

# OFFERING MEMORANDUM



- **\$1,189,000**
- **Absolute NNN Investment**
- **6.5% Cap Rate**
- **Tenant has been in place since 1989, with options through 2030**
- **APN: 113-0-152C Pima County**
- **Building Size: 5,970 Sq. Ft.**
- **Lot Size: 24,233 Sq. Ft.**
- **18 parking spaces**
- **Zoning: Commercial (C1)**

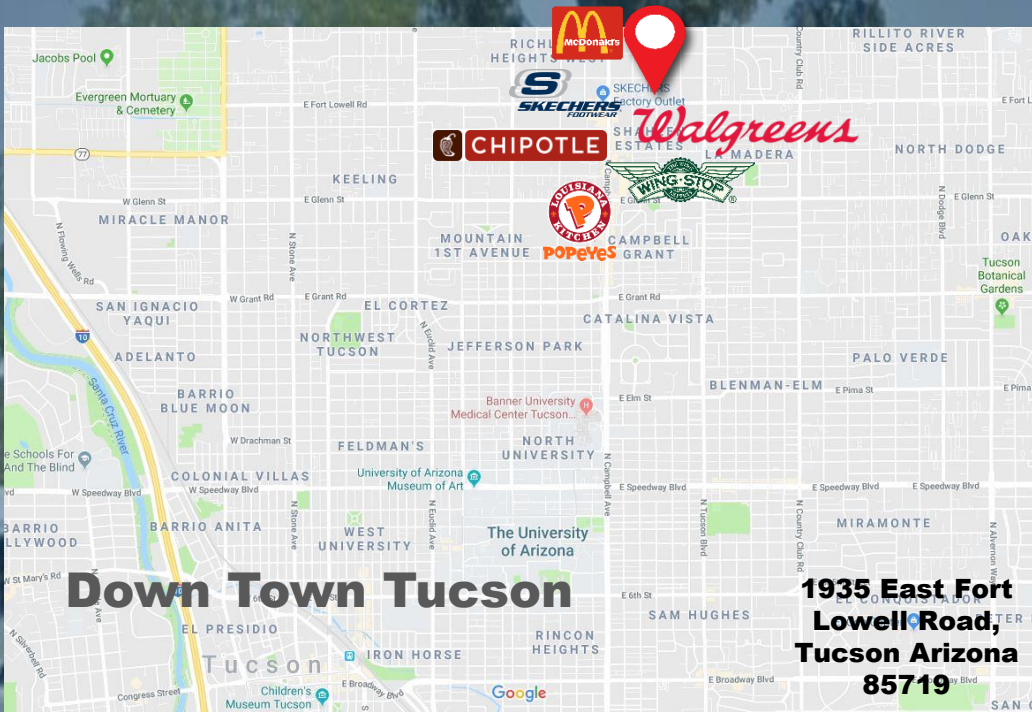
**Great investment opportunity with a well established nationwide chain of childcare providers.**

**For More Information  
Steve Buenger  
(520) 585-6600  
[EastFortLowell@JdsREservices.com](mailto:EastFortLowell@JdsREservices.com)**

**Triple Net (NNN) Lease Investment Opportunity  
1935 East Fort Lowell Road, Tucson Arizona 85719**

**JDS Real Estate Services, INC  
1221 Puerta Del Sol, Suite 600  
San Clemente, CA 92673  
AZ. RE License No. Co661892000**

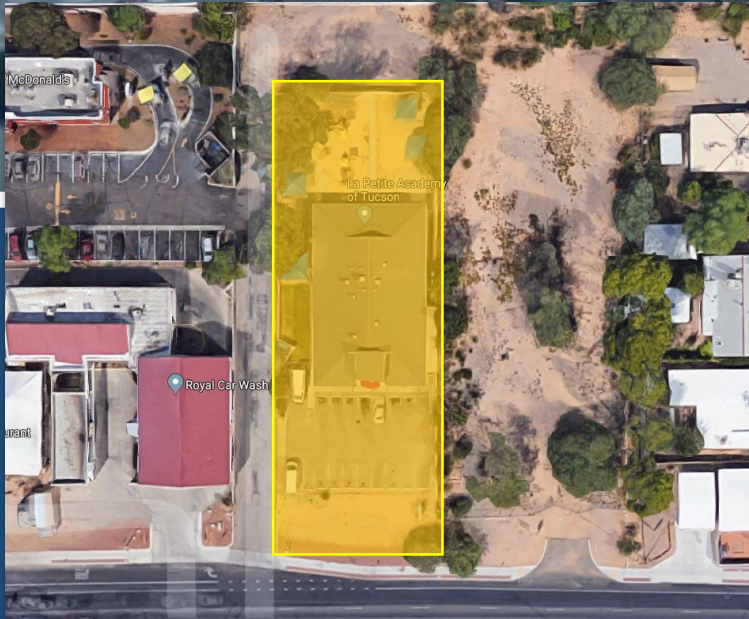




Lease Extension			
Start	End	Monthly	Yearly
8/1/2015	1/31/2018	\$5,875.00	\$70,500.00
2/1/2018	7/31/2020	\$6,250.00	\$75,000.00

Option 1			
Start	End	Monthly	Yearly
8/1/2020	7/31/2025	\$6,690.00	\$80,280.00

Option 2			
Start	End	Monthly	Yearly
8/1/2025	7/31/2030	\$7,155.00	\$85,860.00



Median and Average Income within 5 miles
Median Income \$33,712
Average Income \$53,756

2016 Household Income within 5 miles	
0-15k	23.3%
16-24k	14.6%
25-34k	13.5%
35-49k	13.8%
50-74k	14.1%
75-99k	8.0%
100-149k	7.2%
150-199k	2.4%
200+	3.1%

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, we have not verified, and will not verify, any of the information contained herein, nor have we conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release and hold us harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.