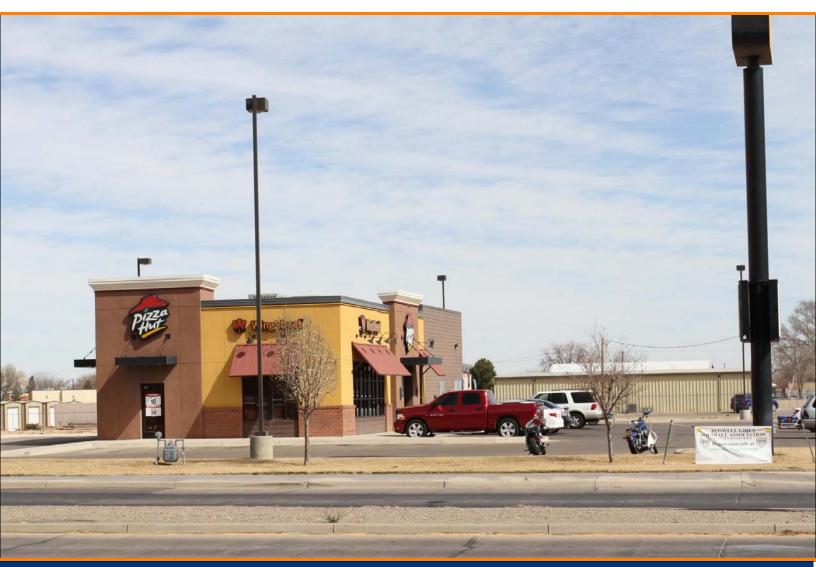
ROSWELL, NM

### **OFFERING MEMORANDUM**



ROSWELL, NM

#### CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure 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. Marcus & Millichap has not made any 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 Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap 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.

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#### ROSWELL, NM

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Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.



INTRODUCTION
Pizza Hut ROSWELL, NM
Marcus & Millichap

#### **FINANCIAL OVERVIEW**

#### Location

201 East Hobbs Street Roswell, NM 88203

Price	\$1,619,000
Down Payment	100% / \$1,619,000
Rentable Square Feet	3,239
Price/SF	\$499.85
CAP Rate	6.50%
Year Built	2006
Lot Size	1.33 AC
Type of Ownership	Fee Simple

#### **Annualized Operating Data**

Base Rent (\$32.49/SF)	\$105,221
Net Operating Income	\$105,221
Total Return	6.50% / \$105,221



### Pizza Hut ROSWELL, NM

#### **TENANT OVERVIEW**

Property Name
Property Address
201 East Hobbs Street
Roswell, NM 88203
Property Type
Rentable Square Feet
3,239

Tenant Trade Name

Ownership

Tenant

Sales Volume

Net Worth

Lease Guarantor

Credit Rating

Valueline Financial Strength

Rating Agency

Stock Symbol

Board

Rank

Lease Commencement Date

Rent Commencement Date

Lease Expiration Date

Term Remaining on Lease

Lease Type

Roof and Structure

Lease Term

Year 1 Net Operating Income

Increases

Options to Renew

Options to Terminate

Options to Purchase

First Right of Refusal

No. of Locations

Headquartered

Web Site

Franchisee Profile

Years in the Business

Other Concepts Owned



**ROSWELL, NM** 

#### **OFFERING MEMORANDUM**

#### Presented By:

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