

Sample NNN Properties for sale from OnlyNNN.com - 800-841-5033.

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Information below is computer generated. Please pardon the typos.

## 1 Portland, OR 97230



|                   |             |
|-------------------|-------------|
| Price             | \$8,500,000 |
| Building Size     | 14,820 SF   |
| Cap Rate          | 5%          |
| Property Sub-type | Anchor      |
| Status            | Active      |

Property Notes

### Property Description

New NNN WALGREENS in Portland, Oregon. Scheduled to open Q1 2016, this is a relocation to the primary intersection of NE 181st & Glisan St. New 20-year primary term.

## 2 Medford, OR 97501



|                   |             |
|-------------------|-------------|
| Price             | \$4,900,000 |
| Building Size     | 10,600 SF   |
| Cap Rate          | 6.40%       |
| Property Sub-type | Restaurant  |
| Status            | Active      |

Property Notes

### Property Description

HomeTown Buffet of Medford, OR. Hometown Buffet has 6 years remaining on an original 20-year corporate backed absolute-net lease with no landlord responsibilities. The lease features very attractive 2.25% annual rent increases and the tenant has two ten-year options to extend the lease. In 2011 HomeTown Buffet underwent a \$500,000 interior and exterior remodel as part of their re-image program. Only select high performing locations along the West Coast were targeted for remodel. HomeTown Buffet is part of Ovation Brands which owns several American National chains of buffet restaurants. Ovation Brands operates 328 restaurants in 35 states. In addition to HomeTown Buffet, Ovation Brands operates Country Buffet, Old Country Buffet, Fire Mountain, Tahoe Joe's, and Ryan's.

## 3 Redmond, OR 97756



|                     |                     |
|---------------------|---------------------|
| Price               | \$3,500,000         |
| Gross Leasable Area | 20,217 SF           |
| Cap Rate            | 6.83%               |
| Property Sub-type   | Neighborhood Center |
| Status              | Active              |

Property Notes

### Property Description

Fully leased investment property at major highway interchange. High visibility location with a wide range of strong tenants including Straw Hat Pizza, Northwest Credit Union, Adair Homes and Fitness 1440. Traffic counts exceed 30,000 vehicles per day. Located near regional airport, hotels and county fairgrounds. Plenty of on-site parking.

## 4 Salem, OR 97301



|                   |             |
|-------------------|-------------|
| Price             | \$3,316,420 |
| Building Size     | 8,356 SF    |
| Cap Rate          | 5.50%       |
| Property Sub-type | Restaurant  |
| Status            | Active      |

Property Notes

### Property Description

Red Lobster located in Salem, Oregon. The property is 8,356 square feet and is situated on approximately 1.79 acres of land. This Red Lobster is subject to a 25-year triple-net (NNN) lease, with roughly 23.50 years remaining on the lease. Current annual rent is \$182,403. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options. Red Lobster is the largest seafood restaurant concept in the world and is an iconic full service brand with broad demographic appeal and significant advertising budget. Red Lobster is led by an experienced management team with a history of success leading the brand(average 27+ years experience across executive team). The company generates \$2.5 billion in revenue and is the 5th largest causal dining concept in North America. Red Lobster was recently acquired by Golden Gate Capital.

## 5 Medford, OR 97504



|                   |             |
|-------------------|-------------|
| Price             | \$3,753,558 |
| Building Size     | 8,356 SF    |
| Cap Rate          | 5.50%       |
| Property Sub-type | Restaurant  |
| Status            | Active      |

Property Notes

### Property Description

Red Lobster located in Medford, Oregon. The property is 8,356 square feet and is situated on approximately 2.66 acres of land. This Red Lobster is subject to a 25-year triple-net (NNN) lease, with roughly 23.5 years remaining on the lease. Current annual rent is \$206,446. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options. Red Lobster is the largest seafood restaurant concept in the world and is an iconic full service brand with broad demographic appeal and significant advertising budget. Red Lobster is led by an experienced management team with a history of success leading the brand(average 27+ years experience across executive team). The company generates \$2.5 billion in revenue and is the 5th largest causal dining concept in North America. Red Lobster was recently acquired by Golden Gate Capital.

## 6 Ontario, OR 97914



|                   |                    |
|-------------------|--------------------|
| Price             | \$7,025,000        |
| Building Size     | 14,820 SF          |
| Cap Rate          | 5.84%              |
| Property Sub-type | Free Standing Bldg |
| Status            | Active             |

Property Notes

### Property Description

Walgreen's is a single-tenant investment property located at the signalized intersection of Goodfellow Street and East Idaho Avenue (US Hwy 30) in Ontario, Oregon. 17 years firm term remain on the corporate-backed absolute NNN lease. With over 8,200 locations, Walgreen's is the largest drugstore chain in the United States and has an investment grade credit rating of BBB by Standard and Poor.

7 Sherwood, OR 97140



|                   |                            |
|-------------------|----------------------------|
| Price             | \$1,880,550                |
| Building Size     | 5,975 SF                   |
| Cap Rate          | 4.75%                      |
| Property Sub-type | Institutional/Governmental |
| Status            | Active                     |

Property Notes

**Property Description**

Sherwood DMV Building for Sale DMV just signed a new five-year NNN lease with 3% annual increases plus a management fee of 5% on the base rent and operating expense billings.

8 Albany, OR 97321



|                   |                    |
|-------------------|--------------------|
| Price             | \$6,538,462        |
| Building Size     | 13,650 SF          |
| Cap Rate          | 6.50%              |
| Property Sub-type | Free Standing Bldg |
| Status            | Active             |

Property Notes

**Property Description**

100% fee-simple interest in a Walgreen's property located in Albany, Oregon. Walgreen's is operating under a twenty year NN lease with more than eight years remaining. The lease contains eight, five year renewal options. The NN lease structure requires the Tenant to pay for taxes, insurance and non-capital parking expenses while the Landlord is responsible for the roof, parking (replacement only) and the structure. This property has 13,650 SF, sits on 1.09 acres and features a Drive-Thru Pharmacy. The subject property features direct access to U.S. 20 and is located in a highly trafficked retail corridor with approximately 19,748 VPD. Walgreen's is visible from Pacific Blvd and adjacent to a signalized intersection. This property is located down the street from the Heritage Plaza Shopping Center, which contains over 406,000 square feet. Other surrounding national tenants include Target, Starbucks, Hobby Lobby, PetCo, Wendy's and many more.

9 Portland, OR 97220



|                   |             |
|-------------------|-------------|
| Price             | \$2,625,000 |
| Building Size     | 4,200 SF    |
| Cap Rate          | 4%          |
| Property Sub-type | Restaurant  |
| Status            | Active      |

Property Notes

**Property Description**

New Absolute NNN Corporate PANERA BREAD located at I-205 & Airport Way in Portland, Oregon. New 15-year primary lease term with (3) 5-year options and 10% rent increases every five years. This is new construction, freestanding with drive-thru. Rare opportunity for FEE OWNERSHIP adjacent to Portland International Airport (PDX).

10 Portland, OR 97220



|                   |                     |
|-------------------|---------------------|
| Price             | \$4,450,000         |
| Building Size     | 3,000 SF            |
| Cap Rate          | 4.50%               |
| Property Sub-type | Service/Gas Station |
| Status            | Active              |

Property Notes

**Property Description**

New NNN Corporate 7-ELEVEN adjacent to PORTLAND INTERNATIONAL AIRPORT (PDX). Located at Interstate 205 & Airport Way, this is the only gas station/convenience store combo in close proximity to the Airport. Tenant is 7-Eleven, Inc. (S&P Rating: AA-). 15-year primary lease term plus (4) 5-year options. Rare FEE OWNERSHIP adjacent to PDX. 3,000 SF convenience store plus 6-MPD fuel station (12 fueling positions).

## 11 Springfield, OR 97477



|                   |                    |
|-------------------|--------------------|
| Price             | \$6,609,250        |
| Building Size     | 14,490 SF          |
| Cap Rate          | 5.35%              |
| Property Sub-type | Free Standing Bldg |
| Status            | Active             |

Property Notes

### Property Description

The subject offering is a fee simple interest in an absolute NNN leased Walgreen's. There are over 15 years remaining on the initial 25 year lease, with the lease calling for zero landlord obligations. The tenant has ten 5 year options to renew. The subject property is well situated on a high traffic commercial thoroughfare surrounded by major retailers, and across the street from the McKenzie-Wilamette Hospital.

## 12 Redmond, OR 97756



|                   |             |
|-------------------|-------------|
| Price             | \$3,181,000 |
| Building Size     | 1,760 SF    |
| Cap Rate          | 5.50%       |
| Property Sub-type | Retail Pad  |
| Status            | Active      |

Property Notes

### Property Description

Typical Sonic Drive-In corner site. 33 Parking spaces.

## 13 Grants Pass, OR 97527



|                   |                    |
|-------------------|--------------------|
| Price             | \$1,636,000        |
| Building Size     | 2,925 SF           |
| Cap Rate          | 5.50%              |
| Property Sub-type | Free Standing Bldg |
| Status            | Active             |

Property Notes

### Property Description

Verizon Wireless - Grants Pass is a 2,925 SF single-tenant building located in central/southeast Grants Pass. Moorehead Communications is the largest Verizon Wireless Master Agent in the nation, operating 95 of their own Premium Retailer Verizon Wireless stores. Doing business as The Cellular Connection, Moorehead recently signed a brand new ten-year NNN lease at this location.

## 14 Portland, OR 97236



|                   |                    |
|-------------------|--------------------|
| Price             | \$5,300,000        |
| Building Size     | 13,490 SF          |
| Cap Rate          | 6.75%              |
| Property Sub-type | Free Standing Bldg |
| Status            | Active             |

Property Notes

### Property Description

The offering provides the opportunity to acquire a freestanding, 13,490 square foot single tenant NNN-leased investment property in Portland, Oregon. The Property is fully leased to Walgreen's, an investment grade tenant issued a BBB credit rating by Standard & Poor's. Walgreen's has 44 years remaining on their initial lease term, with termination options beginning in 2019. Landlord responsibilities are minimal and are exclusive to the building roof, structure, and the cost to replace the parking lot. A portion of the Subject's land area is also leased for cell tower purposes, further increasing the Property's cash flow.

The information above was provided by the property owner or the listing broker. Contact us to confirm availability and to receive additional information.