

# FOR SALE

*Lease Investment Opportunity*

## FIRESTONE AUTO CARE CENTER

5125 W. Southern • Laveen, AZ



All photos are representative of project currently under construction



The experience you want.™



- Price: \$ 3,082,032
- Cap Rate: 7.25% of Adjusted Rent Amount
- Building: 7,575 sf
- Lot Size: .89 acres
- Lease Term: Fifteen (15) Years to commence upon completion of improvements
- Occupancy: Estimated September 2009

*For more information, please contact:*  
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Embree Asset Group, Inc.  
4747 Williams Drive

Since 1926, drivers have trusted Firestone Complete Auto Care to keep their vehicles running well. As America's auto care needs have grown, so have they. Bridgestone/Firestone is the leading provider of maintenance, repairs and tires for one reason: because we believe in offering a total auto care experience that perfectly meets their customers' needs.

Firestone's auto care advisors and service technicians take pride in understanding their customer's vehicle from bumper to bumper and back their services and repairs with a nationwide warranty good at over 1,500 convenient locations, including this Complete Auto Care store in Laveen, Arizona.

With approximately 1.5 million residents, Phoenix is the capital of Arizona and is the largest metropolitan area in the state. The Laveen Village trade area is located 8 miles southwest of downtown Phoenix, and has experienced dynamic growth over the past four years.

The Firestone Auto Care Center is located at the Southwest corner of the 51st Street and Southern Avenue, south of I-10 and east of the planned Loop 202 Freeway. The site is located in a retail development with a Jack-in-the-Box/Gas & Convenience Store and other retailers including Dominos Pizza, Citibank and Liberty Tax Service. Within 1 mile South of the development is 250,000 sf. of retail with prominent national retailers including Super Wal-Mart, Safeway, Fry's Grocery, Home Depot, PetCo and CVS Pharmacy.

## Lease Summary

<b>Tenant:</b>	BFS Retail & Commercial Operations, LLC
<b>Property Address:</b>	5125 W. Southern Avenue • Laveen, Arizona
<b>Lease Term:</b>	Fifteen (15) years
<b>Schedule of Rents:</b>	Years 1 - 5: \$ 223,447 Years 6 - 10: \$ 245,791 Years 11 - 15: \$ 270,370
<b>Options:</b>	Four (4) - 5 Year
<b>Increases:</b>	10% Every Five (5) Years
<b>Taxes &amp; Insurance:</b>	By Tenant
<b>Repairs:</b>	Landlord responsible for Roof & Structure, Parking Lot and Utility Lines Located Outside & Serving the Building. Tenant responsible for all repairs and maintenance.

