

EMBREE

Asset Group, Inc.

FOR SALE

Lease Investment Property

Starbucks

4985 W. Ray Road ◊ Chandler, AZ



Price: \$1,445,150

Cap Rate: 7.00%

Lease Term: Ten (10) Years

Building: 3,000 Sq. Ft.

Lot Size: 37,157+/- Sq. Ft.

Estimated Rent Commencement:

September 2011

Schedule of Rents:

Years 1-5: \$101,160

Years 6-10: \$109,830

Options: Four (4) - Five (5) Year

Lease Type: NNN



**MORE STARBUCKS INVESTMENT
PROPERTIES COMING SOON!**

Locations in: Phoenix & Chandler, AZ & Reno, NV

For more information about our properties for sale please contact:

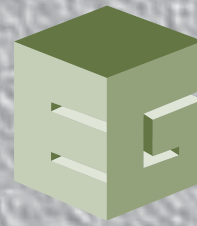
Jason Pongsrikul

619-206-1012

jpongsrikul@embreegroup.com

www.embreegroup.com

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Starbucks is the #1 specialty coffee retailer and has more than 17,000 coffee shops in about 50 countries. The outlet offers coffee drinks and food items as well as, roast beans, coffee accessories and teas. In addition, the company has recently rolled out a new menu with more breakfast items and other hot foods. Starbucks is currently expanding domestically, as well as internationally.

Embree Group of Companies provides fully integrated in-house Development, Design Build, Program Management and Capital Market services.

Established in 1979, Embree Group of Companies:

- ▶ Has completed **over 8,000** projects in **50 states**
- ▶ Specializes in restaurant, retail, financial, automotive and healthcare facilities

With more than **150** employees, including **in-house** attorneys, Development, Design and Construction Managers, Embree brings **stability, scalability** and **expertise** to each project.

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