

EMBREE

Asset Group, Inc.

FOR SALE

Lease Investment Property

Firestone Auto Care Center

1840 N. Lindsay • Mesa, AZ



Price: \$3,302,900

Cap Rate: 7.00%

Lease Term: 15 Years

Building: 8,143

Lot Size: 1.13 +/- Acres

Estimated Rent Commencement:
December 2011

Schedule of Rents:

Years 1-5: \$231,205

Years 6-10: \$245,655

Years 11-15: \$261,008

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

Increases: 6.25% Every Option Period

Lease Type: NNN

For more information about our properties for sale please contact:

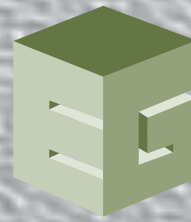
Jason Pongsrikul

619-206-1012

jpongsrikul@embreegroup.com

www.embreegroup.com

FOR SALE



EMBREE

Asset Group, Inc.

Lease Investment Property



Since 1926, drivers have trusted Bridgestone Firestone Retail Operations (BSRO) to keep their vehicles running well. BSRO is the leading provider of maintenance, repairs and tires. The organization operates the world's largest chain of company-owned auto care centers. Through its 2,200 Firestone Complete Auto Care™, Tires Plus™, Expert Tire and Wheel Works retail locations across the United States, BSRO stores address the needs of today's consumers.

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 automotive, restaurant, retail, financial, 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.

For more information about our properties for sale please contact:

Jason Pongsrikul
619-206-1012
jpongsrikul@embreegroup.com
www.embreegroup.com