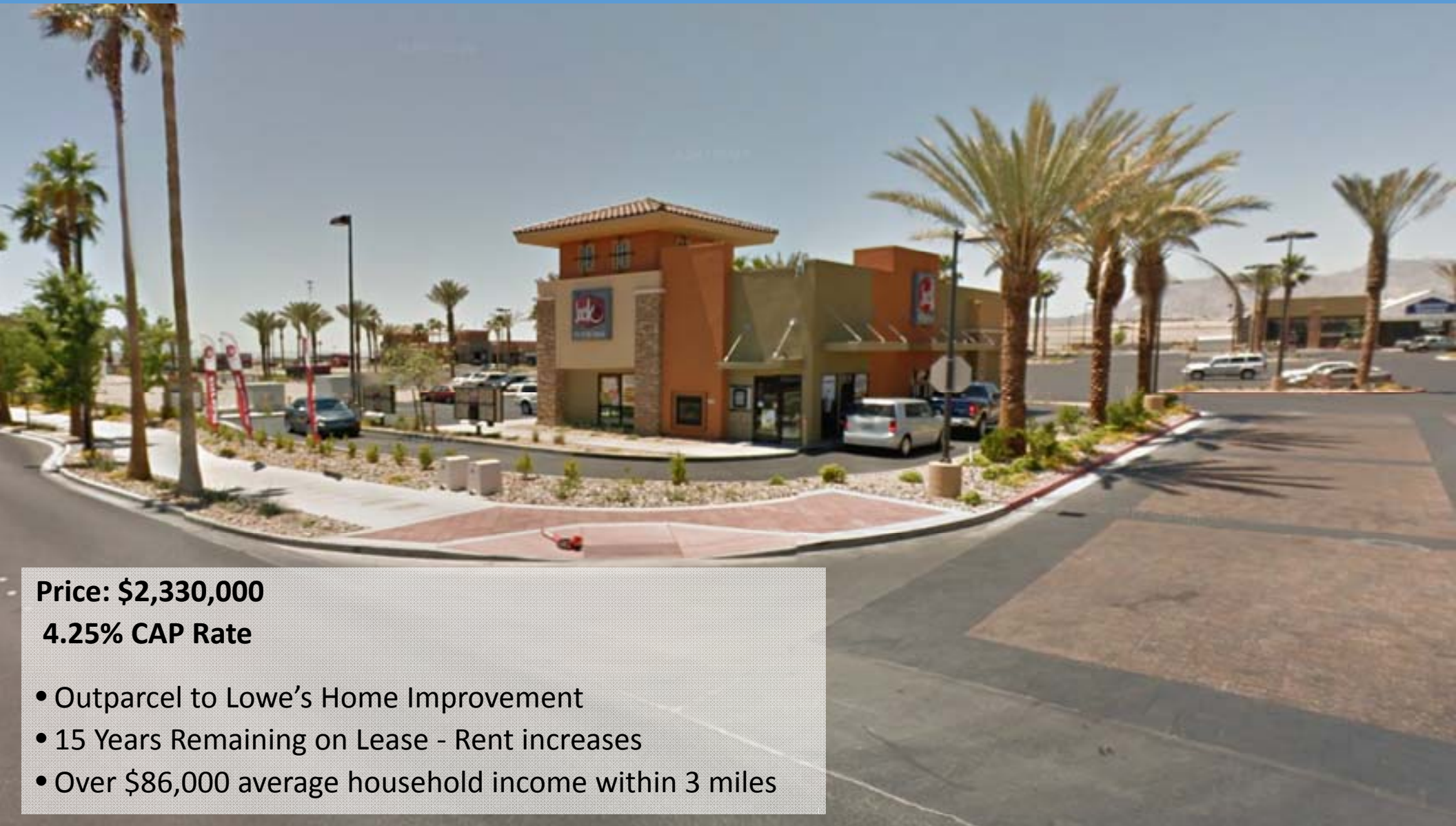


OFFERING MEMORANDUM

Jack in the Box
Las Vegas, NV



Price: \$2,330,000

4.25% CAP Rate

- Outparcel to Lowe's Home Improvement
- 15 Years Remaining on Lease - Rent increases
- Over \$86,000 average household income within 3 miles

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Property Information

Location:

The subject property is located at 7741 El Capitan Way in Las Vegas, Nevada

Lot Size:

Approximately 18,295 square feet.

Improvements:

The improvements consist of a 2,428 square foot restaurant building completed in 2010 with parking for 13 cars and a drive thru.

Lease:

Leased to Jack in the Box Corporate for 20 years commencing on August 13, 2010 and expiring on August 12, 2030. The tenant is responsible for taxes, insurance and maintenance including the roof, walls, foundation and parking lot. Rent will increase every 5 years by the fixed amount of 10%. There are two 5-year options to renew at the same terms and conditions.

Net Annual Income:

Years 1 – 5	\$90,000
Years 6 – 10 CURRENT RENT	\$99,000
Years 11 – 15	\$108,900
Years 16 – 20	\$119,790

Price: \$2,330,000 (4.25% Return)

Rent Per Square Foot:

\$40.77 annually; \$3.40 monthly

Financing:

Offered free and clear of financing.

Tenant Information



Jack in the Box Inc. operates and franchises Jack in the Box quick-service restaurants and Qdoba Mexican Grill fast-casual restaurants in the United States. As of February 17, 2015, it operated approximately 2,200 restaurants in 21 states and Guam; and operated and franchised 600 Qdoba Mexican Grill restaurants in 47 states, the District of Columbia, and Canada. The company was founded in 1951 and is based in San Diego, California. The are listing on the New York Stock Exchange under the symbol JACK.

FYE Sept.	2014	2013	2012
Revenues	\$1.4 billion	\$1.4 billion	\$1.5 billion
Net Income	\$88 million	\$51 million	\$57 million
Stockholders Equity	\$254 million	\$472 million	\$411 million

About the Area

The property is located in the direct path of growth in the Las Vegas Valley, at the on/off ramp of US Highway 95 and N. Durango Drive (76,800 vehicles per day at intersection). The site benefits from excellent street visibility along N. Durango Drive and N. El Capitan Way, and features a large monument sign visible from the Highway. The property is also located adjacent to an Albertson's, Fresh & Easy, and Walgreens creating excellent tenant synergy and strong cross over shopping. In addition there are over 150,000 people living within a 5 mile radius with an average household income above \$96,000.

NORTH WEST LAS VEGAS COMMUNITIES

North West Las Vegas Communities are known for their quality and great locations. From Cheyenne, just north of Summerlin, to the north and from the I-95 to the west is generally considered north west Las Vegas. Many claim that it has the Summerlin feel without the Summerlin prices.

Communities like Iron Mountain Ranch or El Capitan Ranch offer very comfortable living. In fact, residents enjoy just about every style and price range of housing found in the valley. Las Vegas real estate from starter homes to elaborate custom homes people can find what they want. The north west is one area where a lot of custom building is still happening. Huge homes spread over considerable acreage have been around for years as neighboring homes are being built. Many homes in Las Vegas look alike in style and feel but certain parts of the north west display new unique homes. Some of the communities are designed in conformity for those who enjoy the traditional neighborhood feel. Some of the newest communities developed in the valley can be found as ground is broken daily.

Many people decide to live in north west Las Vegas because of its distance from the hustle and bustle of city life. They have adequate access if they want it but in many cases residents are 40 minutes from the strip which narrows down the noise, traffic, and activity. It is out of the way for those who prefer a quieter standard of living.

Many of the streets and neighborhoods have been around for a decade so shopping centers and business parks are already established which isn't the case in some still developing parts of town. Huge grocery centers, pet stores, furniture, banks, restaurants, etc. are close at hand.

Well kept parks are frequently found throughout the north western real estate developments. Some are specific to a community and some are available to the general public. Swimming pools, basketball, sand volleyball, barbeques, and many more features are available.

Though the north west is out of the way there is great access to the rest of the city. The Beltway 215 has been expanded to handle a great deal of traffic. The I-95 cuts strait toward the strip when going south and towards Mt. Charleston when going north. Both intersect with the I-15. Arterial streets run through the area as well providing for ample access to most areas of town.

Source: Las Vegas Community Guide

Demographics

Population Summary		1 mile	3 mile	5 mile
2010 Total Population		21,764	75,579	143,417
2015 Total Population		23,972	87,575	162,686
2020 Total Population		26,189	99,678	180,898
Average Household Income				
2015		\$86,377	\$89,411	\$91,925
2020		\$95,750	\$100,491	\$103,403
Median Home Value				
2015		\$186,552	\$228,340	\$236,382
2020		\$221,063	\$274,589	\$284,744
Traffic Count – Cars Per Day				
N. Durango		29,900 cars per day		
El Capitan		14,825 cars per day		

Adjacent Lowe's and Del Taco





Shady Pines Way

Blowing Pines Dr



Walgreens



Future Development

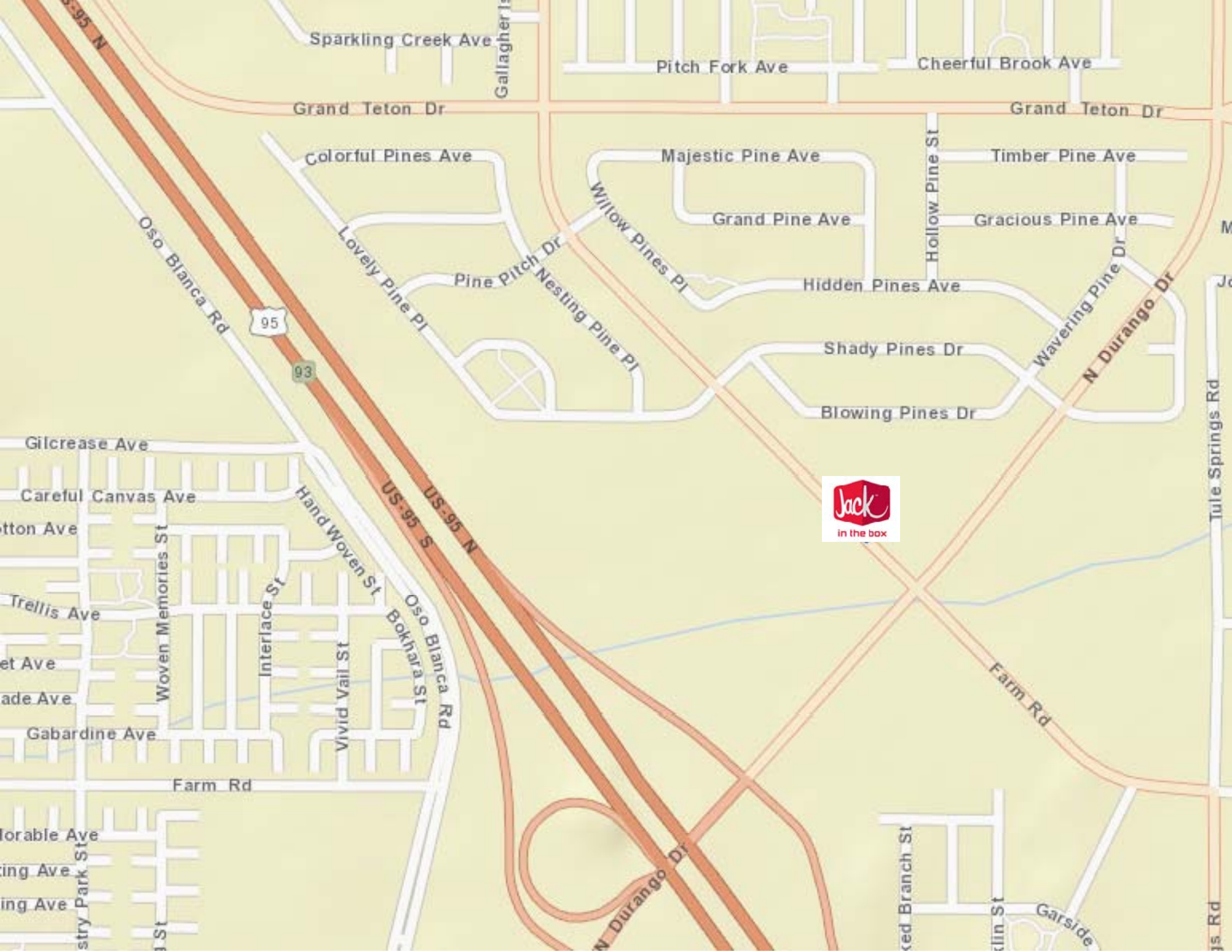


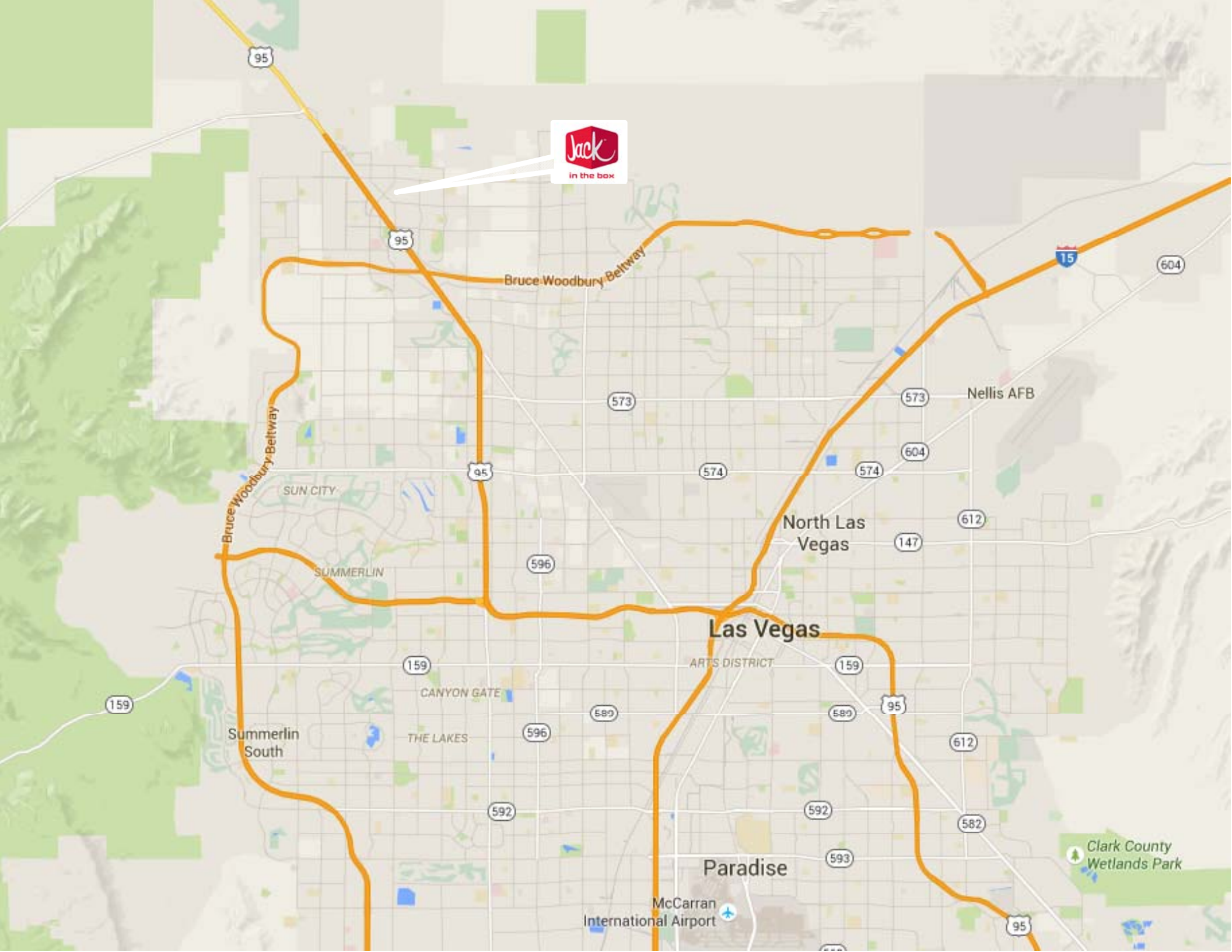
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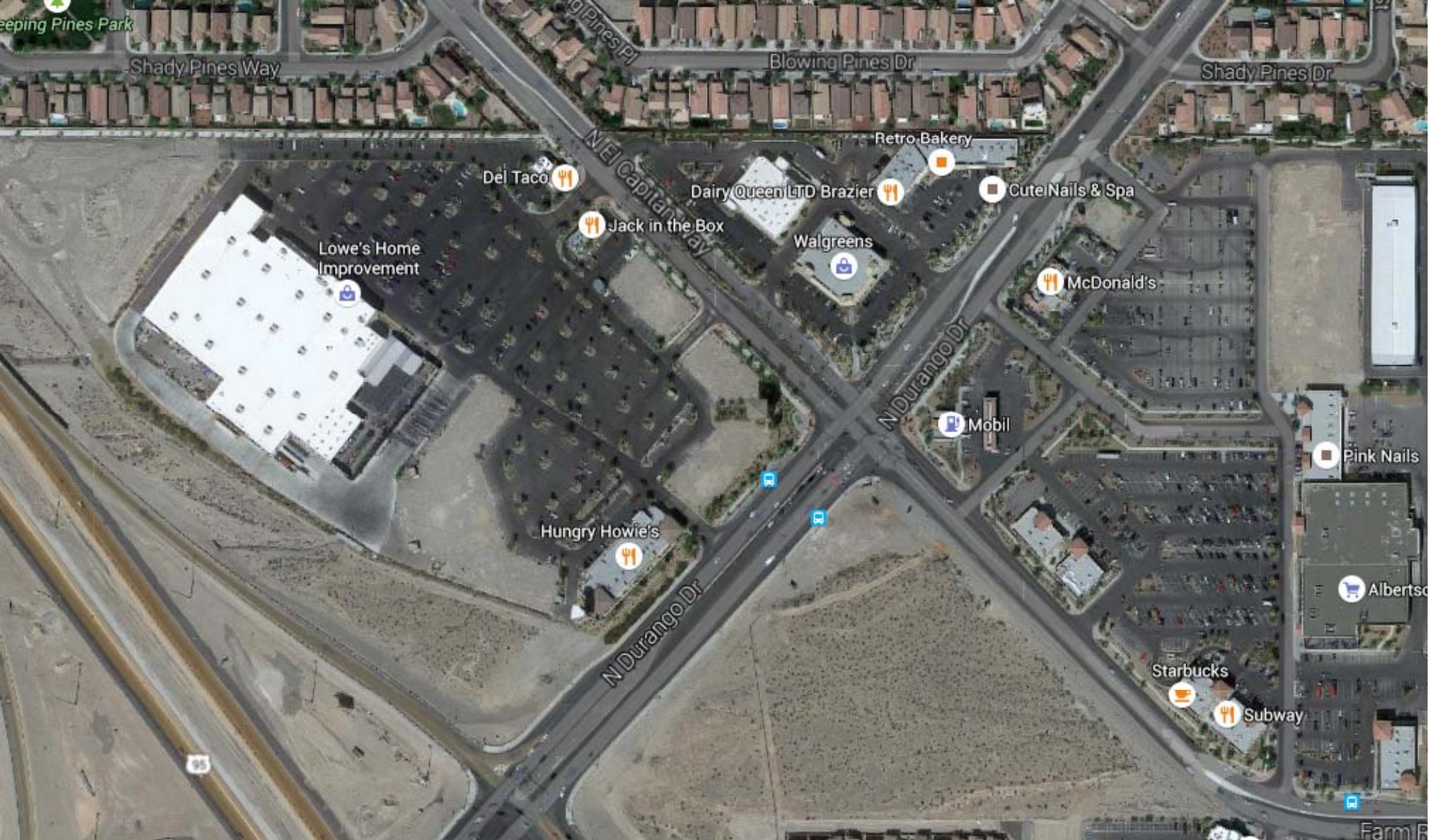
N Durango Dr

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N El Capitan Way







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