

THOMASCOMPANY

NET LEASE CAPITAL MARKETS

401 WEST DIRECT WAY, BENSON, AZ

DIRECTV

LONG TERM ABSOLUTE TRIPLE NET LEASE | 3% ANNUAL ESCALATIONS
MISSION CRITICAL DATA CENTER AND BROADCASTING FACILITY

In Association with Scott Reid & ParaSell, Inc. | A Licensed Arizona Broker #CO709902000

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NET LEASE CAPITAL MARKETS

PLEASE CONTACT

JEFFREY S. THOMAS

WA License #24992

ID License # CO46578

THOMAS COMPANY

100 Sun Valley Road

Suite 328

Sun Valley, ID 83353

800.775.3350

jeffrey@thomascompany.com

THOMASCOMPANY.COM

OFFERED IN ASSOCIATION WITH:

SCOTT REID

scott@parasellinc.com

949.942.6585

ParaSell, Inc.

A Licensed Arizona Broker:

Lic #CO709902000

Arizona residents and property owners
please contact state licensed broker.

Thomas Company is pleased to present a DIRECTV Uplink facility located in Benson, Arizona. This fee simple property totals 6,969 square feet featuring 18 years remaining on an absolute triple net lease with 3% escalations annually providing a low risk, cash flowing investment.

INVESTMENT HIGHLIGHTS

Mission Critical Uplink Facility

This data center and broadcasting facility is a mission critical site for DIRECTV's day to day operations. This site is part of the technical core, housing critical infrastructure that make broadcast signals viable. This site is used to send broadcast signals to DIRECTV satellites in orbit.

Absolute Triple Net Lease

A long term absolute triple net lease with 18 years remaining, no landlord responsibilities, and 3% annual escalations provides an excellent opportunity for an investor looking for a passive, cash flowing investment.

Leading Satellite TV Provider

DIRECTV is a leading provider of satellite television services in the United States with over 12 million subscribers. DIRECTV offers a comprehensive television service with a wide range of channels, sports coverage, and features that cater to the diverse preferences of its subscribers.

Strong Credit Tenant

Given AT&T's 70% majority ownership, this facility could be viewed as being backed by AT&T's credit (S&P:BBB). DIRECTV's strong credit is further enhanced by the fact that AT&T has committed to keeping DIRECTV's leverage ratio below 1.5x with a target ratio of 1.0x.



Executive Summary



PROPERTY SUMMARY

Price	\$4,091,472
Cap Rate	6.25%
Address	401 West Direct Way
City	Benson
State	AZ
Property Type	Data Center and Broadcasting Facility
NOI	\$255,717
Building SF	6,969
Land/Lot Size (Acres)	9.94

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN)
Tenant	DIRECTV, LLC
Landlord Responsibilities	None
Roof & Structure	Tenant Responsible
Lease Commencement Date	03/31/23
Lease Expiration Date	03/31/43
Lease Term (Remaining)	18 years
Renewal Options	4 x 5 year options
Escalations	3% annually

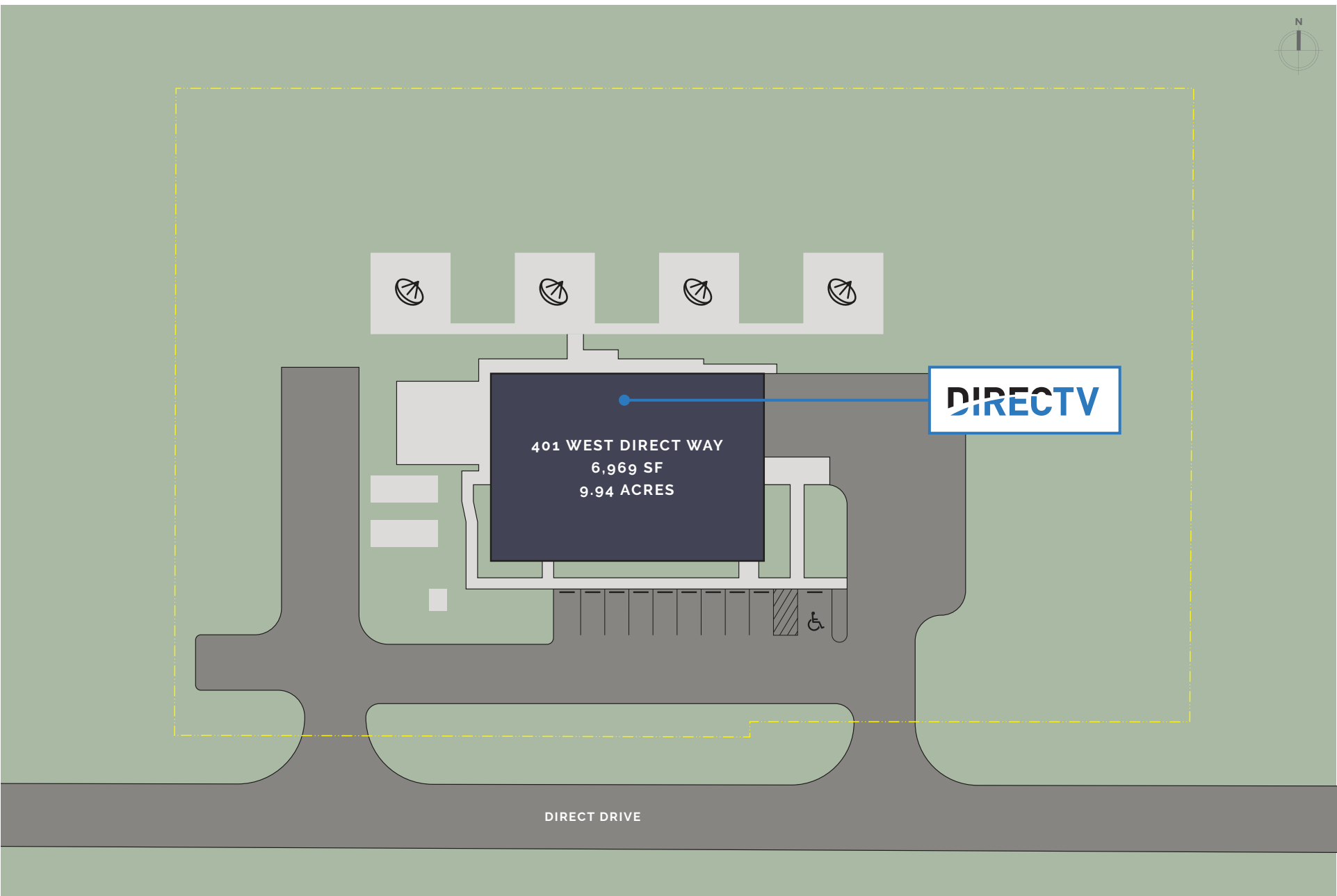


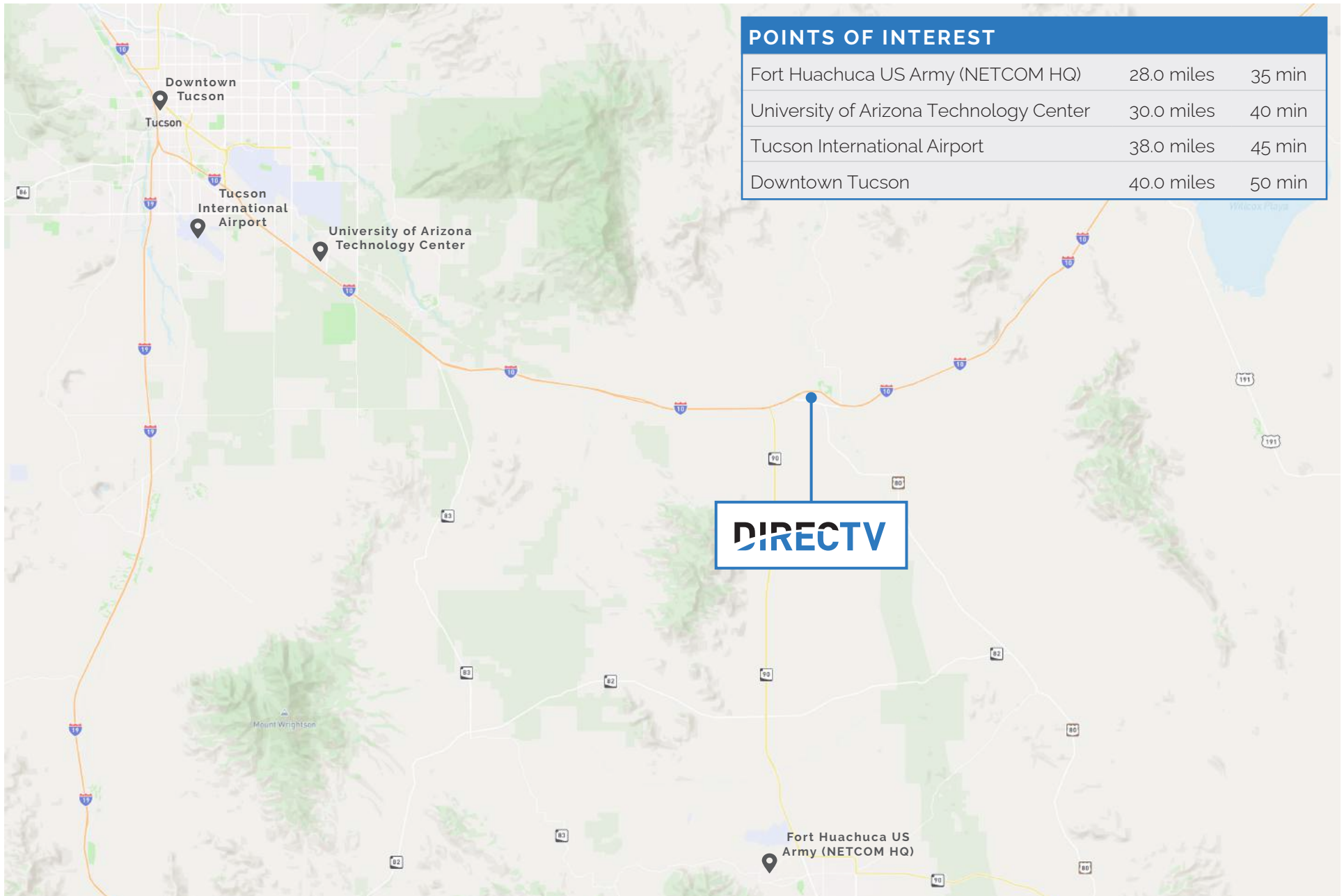
Lease Abstract

LEASE ABSTRACT

Tenant Name	DIRECTV, LLC
Lease Type	Absolute Triple-Net (NNN)
Building Size (SF)	6,969
Land (Acres)	9.94
Lease Commencement Date	03/31/23
Expiration Date	03/31/43
Lease Term	20 years
Remaining Lease Term	18 years
Contractual Rental Rate	\$255,717
Escalations	3% annually
Number of Options	4, 5-year options
Landlord Responsibilities	Absolute Triple-Net Lease. Tenant responsible for all operating expenses.
Utilities	Absolute Triple-Net Lease. Tenant responsible for all utilities.
Property Taxes	Absolute Triple-Net Lease. Tenant responsible for taxes.
Property Insurance	Absolute Triple-Net Lease. Tenant responsible for insurance.
Maintenance & Repairs	Absolute Triple-Net Lease. Tenant responsible for maintenance and repairs.







BENSON, AZ

Benson, Arizona, situated in Cochise County, offers a charming blend of history, natural beauty, and modern amenities. Located approximately 45 miles southeast of Tucson, Benson serves as a convenient gateway to the stunning landscapes of southern Arizona. Its proximity to the bustling city of Tucson provides residents and visitors easy access to cultural attractions, shopping, and dining while still enjoying the tranquility of small-town living.

One of Benson's notable features is its close proximity to Fort Huachuca, a major United States Army installation. Fort Huachuca holds significant relevance as one of the premier intelligence training centers in the United States. It serves as the headquarters for the U.S. Army Intelligence Center of Excellence and the Network Enterprise Technology Command (NETCOM), playing a vital role in shaping the nation's military intelligence capabilities. The base is at the forefront of developing and implementing cutting-edge technologies and strategies to support national security objectives, particularly in the realms of cybersecurity, signals intelligence, and tactical intelligence operations.

Fort Huachuca serves as a key hub for joint military and interagency collaboration, fostering partnerships between the Army, other branches of the military, government agencies, and private sector entities. This collaborative environment enables the exchange of expertise, resources, and information, enhancing the effectiveness of intelligence operations and strengthening national defense efforts. The presence of Fort Huachuca has a substantial economic impact on the Benson area and the broader region, providing employment opportunities, driving local business activity, and supporting infrastructure development. The base's continued growth and investment in training facilities, research and development initiatives, and community outreach programs underscore its enduring significance as a cornerstone of national security and a cornerstone of the local economy.



AT&T OVERVIEW

AT&T is a multinational telecommunications conglomerate based in the United States. It is one of the largest telecommunications companies in the world and provides a wide variety of services including wireless communication, high speed-internet, phone services, entertainment, and digital advertising solutions. AT&T is a majority owner of DIRECTV.

DIRECTV OVERVIEW

Incorporated in 1994, DIRECTV is a subsidiary of AT&T and operates as a tenant under the AT&T umbrella. AT&T acquired DIRECTV in 2015 and integrated it into its entertainment and media division. DIRECTV, as a tenant, primarily focuses on providing satellite television services to residential and commercial customers. It offers a wide range of channels and programming options, including sports, movies, news, and entertainment, through its satellite TV service. DIRECTV also offers features like DVR functionality, on-demand content, and streaming services through its online platform.

DIRECTV has 12 million subscribers and continues to experience significant subscriber growth, being one of the largest satellite television providers in the United States. Its subscriber base continues to expand as it offers a wide range of channels and programming options. DIRECTV has three major operating segments, DIRECTV which is the largest provider of DTH digital television, DIRECTV Stream, a streaming cloud based offering with low customer acquisition cost, and U-Verse AT&T's high speed television and internet service. Given AT&T's majority 70% ownership in DIRECTV, this facility could be viewed as being backed by AT&T's credit (S&P:BBB). DIRECTV's strong credit is further enhanced by the fact that AT&T has committed to keeping DIRECTV's leverage ratio below 1.5x with a target ratio of 1.0x. As a subsidiary of AT&T, DIRECTV is poised for growth while continuing to operating various AT&T business units.



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PLEASE CONTACT

JEFFREY S. THOMAS

THOMAS COMPANY

100 Sun Valley Road | Suite 328

Sun Valley, ID 83353

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