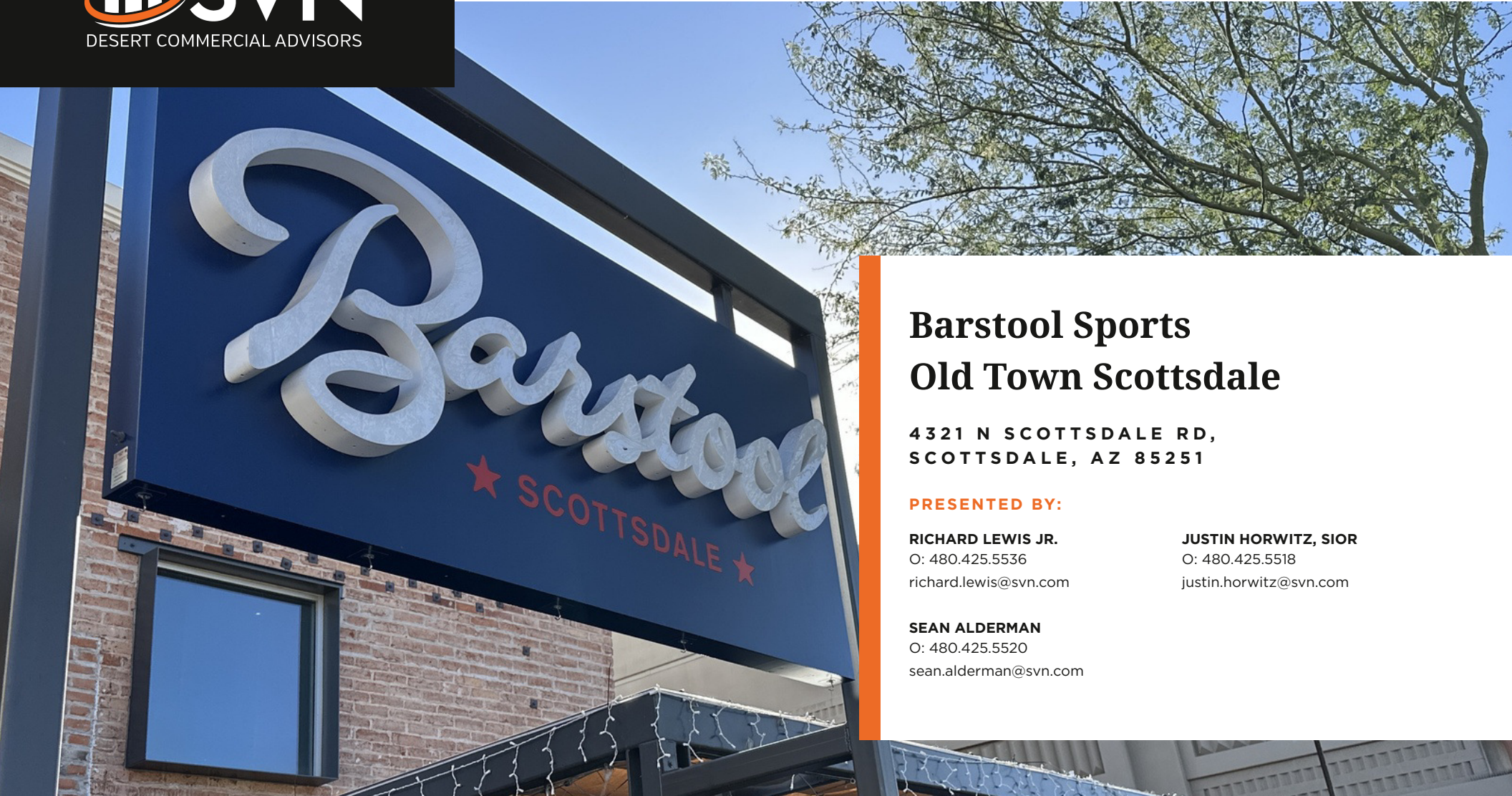




NNN Leased Investment



Barstool Sports Old Town Scottsdale

4321 N SCOTTSDALE RD,
SCOTTSDALE, AZ 85251

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

PROPERTY DETAILS

INVESTMENT SUMMARY

PRICE	\$7,840,000
CAP RATE	5.42%
YEAR 1 NOI	\$ 424,772.77 (1/1/2026 - 12/31/2026)
BLDG SIZE	9,551 SF
2025 NOI	\$411,600
LAND SIZE	0.19 AC 8,276 SF
ZONING	D/OC-2
OPPORTUNITY ZONE	Yes
APN	173-41-028A, 173-41-028, 173-41-029, 173-41-036A
LEASE TERM	June 2022- May 2032
LEASE TYPE	Absolute NNN
RENEWAL OPTIONS	2x - 5 Year Options, at 3% Annual Increases

INVESTMENT HIGHLIGHTS

- **Absolute NNN Lease:** This property features an absolute triple-net (NNN) lease, where the tenant assumes responsibility for all property expenses, including taxes, insurance, and maintenance. This structure offers investors a passive income opportunity with minimal management obligations, ensuring stable and predictable cash flow throughout the lease term.
- **Tenant:** a nationally recognized and reputable brand, occupies the property under an initial 10-year lease that commenced in June 2022 and extends through May 2032. The lease includes two 5-year renewal options, continuing the 3% annual increases, providing up to 20 years of potential income from a tenant with strong brand appeal and a growing national presence.
- **Prime Location:** Located in the vibrant heart of Old Town Scottsdale, the property benefits from a premium location within walking distance of the W Scottsdale Hotel, The Remi Scottsdale, Scottsdale Fashion Square Mall, Scottsdale Waterfront, as well as numerous other lifestyle and retail amenities. Positioned in the northern pocket of Old Town Scottsdale, this high-visibility location attracts strong foot traffic and is a prime destination for both locals and tourists.
- **Unique Location:** This is one of only four Barstool Sports physical locations nationwide, joining sister properties in Chicago, Philadelphia, and Nashville. Operating as a bar, restaurant, and nightclub, the property caters to a wide demographic and generates diversified revenue streams for the tenant. The unique branding and association with Barstool Sports enhance the property's investment appeal, making it a rare and sought-after asset.
- **Opportunity Zone:** The property lies within a qualified census tract in Scottsdale's opportunity zone, offering significant tax benefits to investors. These benefits include deferral and potential exclusion of capital gains taxes on qualifying investments. Additionally, there is potential for substantial property renovations in the future, creating further opportunities to add value while leveraging the tax incentives of the opportunity zone.
- **Investment Details:** The property is offered at \$7,840,000, representing a 5.42% CAP rate based on 2026 projected income. and a 5.26% CAP on 2025 actual This investment combines the creditworthiness of Barstool Sports as a tenant, the irreplaceable Old Town Scottsdale location, and opportunity zone advantages to create a compelling and rare opportunity for qualified investors.



ABOUT

Barstool Scottsdale is a premier nightlife destination located at 4321 North Scottsdale Road in the heart of Old Town Scottsdale. Opened in November 2022, this 9,551-square-foot venue, complete with a 1,700-square-foot patio overlooking Scottsdale Road, blends sports, entertainment, and dining to create a dynamic atmosphere. As part of the Barstool Sports brand, originally founded by David Portnoy in 2003, this location continues the brand's expansion into the hospitality industry, joining successful ventures in cities like Chicago and Philadelphia. Barstool Scottsdale boasts a modern and chic design with numerous high-definition TVs, making it the go-to spot for catching live sports events while enjoying a wide variety of craft cocktails and mouthwatering menu items like tacos, burgers, and fish and chips. Whether you're relaxing on the patio with friends, celebrating a milestone, or immersing yourself in the electrifying energy of Old Town Scottsdale's nightlife, Barstool Scottsdale delivers an unforgettable experience at the intersection of entertainment and excitement.

HIGHLIGHTS

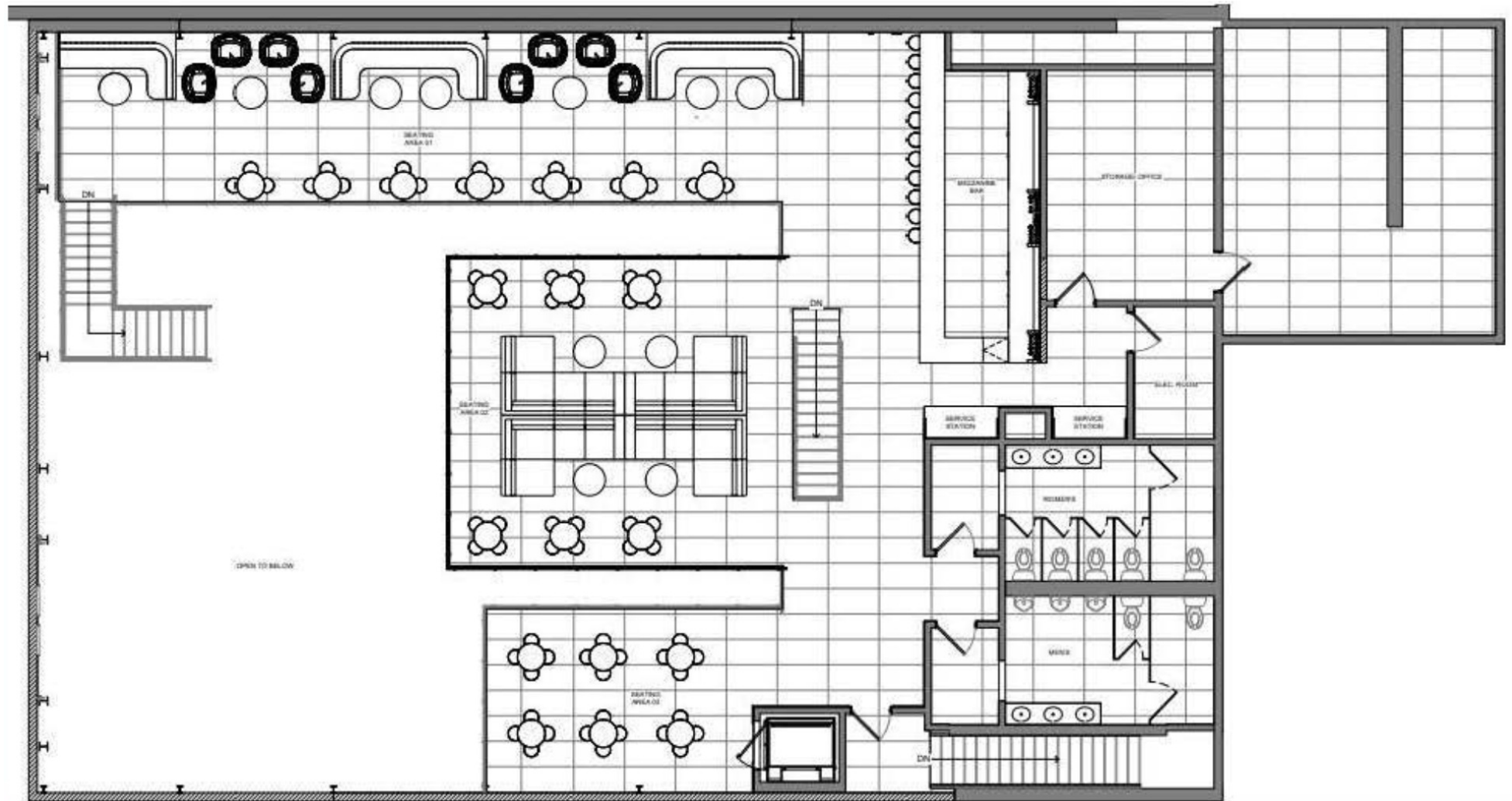
- Prime location in the vibrant heart of Old Town Scottsdale.
- 9,551 SF of indoor space and a 1,700 SF outdoor patio.
- Barstool has a multimedia presence operating across various platforms including, blogs, podcasts, and social media, covering everything from sports and lifestyle.
- Their brand has extended into brick-and-mortar venues across the nation in Chicago, Nashville, and Philadelphia.
- During the COVID-19 pandemic, the company launched the Barstool Fund, raising over \$41 million to support struggling small businesses.
- In 2016, Barstool Sports partnered with The Chernin Group, which acquired a majority stake. In 2020, Penn Entertainment (formerly Penn National Gaming) acquired a significant stake, marking Barstool's entrance into the sports betting industry with the Barstool Sportsbook app.

RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	ESCALATION DATES	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
-	Barstool Sports	9,551 SF	100%		\$43.71	\$417,474	6/1/2022	5/31/2032
				6/1/2025	\$43.71			
				6/1/2026	\$45.02			
				6/1/2027	\$46.37			
				6/1/2028	\$47.77			
				6/1/2029	\$49.20			
				6/1/2030	\$50.67			
				6/1/2031	\$52.20			
TOTALS		9,551 SF	100%		\$43.71	\$417,474		

Tenants Lease has 2x options to renew their lease for 5 years at 3% annual increases.

MEZZANINE FLOORPLAN



PROPERTY AERIAL



RETAILER MAP



CITY OF SCOTTSDALE

The City of Scottsdale is one of Arizona's 10 largest cities with a population of more than 240,000. Scottsdale continues to be recognized nationwide as one of the top markets for business performance, job growth, livability, and hospitality.

More than 28,000 businesses and more than 25% of Arizona corporate headquarters have made Scottsdale their home. Professionals have chosen Scottsdale due to the city's commitment to long-range planning, dedication to the success of residents and the business community, low taxes for families and corporations, and so much more.

What Scottsdale was known for even before becoming a global destination for business, was its exceptional recreational amenities. Still today, Scottsdale remains a popular tourist destination, visited by more than 11 million people annually, generating an economic impact of \$3.3 billion. Home to Arizona's finest shopping and dining, visitors come to experience the best in art, sports, special events, and the natural beauty of the Sonoran Desert.



SCOTTSDALE RANKINGS

TOP 100 BEST COMMUNITIES FOR YOUNG PEOPLE

- AMERICA'S PROMISE ALLIANCE

NO. 1 HIGH SCHOOL IN THE NATION

- U.S. NEWS & WORLD REPORT

TOP 10 CITY TO LAUNCH A STARTUP

- DATAFOX RANKING

BEST CITIES FOR HISPANIC ENTREPRENEURS

- WALLETHUB

BEST CITY IN THE U.S. TO GET A JOB

- WALLETHUB

NO. 7 SAFEST CITY IN THE U.S.

- LAW STREET MEDIA

NO. 1 U.S. CITY TO LIVE AN ACTIVE LIFESTYLE

- WALLETHUB

TOP 25 CITY IN THE U.S. FOR ARTS DESTINATIONS

- AMERICAN/STYLE MAGAZINE

CITY OF SCOTTSDALE EMPLOYMENT

Scottsdale is one of the state's leading job centers with a robust economy anchored by bio-life science companies, high-tech innovation, financial services, tourism, and corporate headquarters. More than 28,000 companies do business in Scottsdale, with nearly 210,000 employees. SkySong, the ASU Scottsdale Innovation Center, is designed to help companies grow through a unique partnership with Arizona State University. Scottsdale's downtown, Old Town Scottsdale, is an emerging center for high-tech businesses. To the north, the Scottsdale Airpark is the city's largest employment area, and the Scottsdale Cure Corridor is a hub of premier healthcare providers and biomedical companies.



28,000+

**COMPANIES
OPERATING**



210,000

**NUMBER OF
EMPLOYEES**



\$145,977

**AVG. WAGE OF JOBS
CREATED/RETAINED**

***39,673+**

FINANCE & INSURANCE

***37,922+**

**HEALTHCARE & SOCIAL
ASSISTANCE**

***35,478+**

**WASTE MANAGEMENT,
REMEDIATION & ADMIN**

***25,162+**

**TRANSPORTATION &
WAREHOUSING**

***24,982+**

RETAIL TRADE

***24,226+**

**PROF, SCIENTIFIC &
TECHNICAL SERVICES**

*2021 Jobs Data

CITY OF SCOTTSDALE MAJOR EMPLOYERS

HONORHEALTH.

7,131+

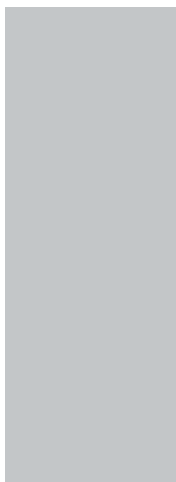
EMPLOYEES



2,770+
EMPLOYEES



2,700+
EMPLOYEES



2,612+
EMPLOYEES



2,093+
EMPLOYEES



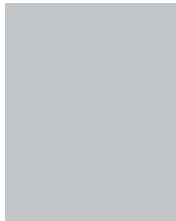
1,917+
EMPLOYEES



1,600+
EMPLOYEES



1,407+
EMPLOYEES



1,345+
EMPLOYEES



785+
EMPLOYEES



TOP 10 EMPLOYERS*

Healthcare, finance, and technology firms lead the list of large employers.

*Excludes grocers, convenience stores, and traditional retail stores.

Source: <https://www.scottsdaleaz.gov/about>, <https://www.choosescottsdale.com/data/data-reports/fy-2021-22-annual-report>, City of Scottsdale Economic Development Department as of 7/2022

CITY OF SCOTTSDALE TOURISM

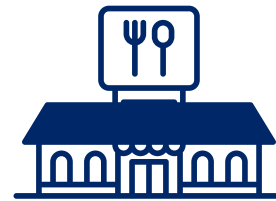
With over 300 days of sunshine, 30,000 acres of breathtaking desert scenery, and a calendar full of special events, Scottsdale is a popular tourist destination in Arizona that welcomes millions of visitors annually. The annual economic impact of Scottsdale visitors is estimated at \$2 billion dollars. Visitors generate more than \$38 million dollars of annual tax revenue— representing about one in every five city sales tax dollars.



52+
HOTELS



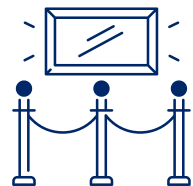
1
AIRPORT



868+
RESTAURANTS



7
MUSEUMS



107
ART GALLERIES
& DEALERS



125+
SCOTTSDALE-AREA
GOLF COURSES



43
PARKS



37
PUBLIC SCHOOLS

CITY OF SCOTTSDALE ATTRACTIONS

GOLF

Well known as 'America's Best Place to Live for Golf' there are over 125 golf courses in the Scottsdale-area, ranging from championship tournament facilities to municipal courses. Millions of people from all over the world visit Scottsdale each year to both play and watch, especially during the Waste Management Phoenix Open at the TPC of Scottsdale Stadium Course.



SPORTS

Each year millions travel to Scottsdale to experience attractions like spring training, golf, and football. Scottsdale is home to three baseball spring training programs. The Salt River Fields at Talking Stick, an 11,000-seat spring training facility is home to both the Arizona Diamondbacks and Colorado Rockies, and Old Town Stadium is home to the San Francisco Giants.



WESTWORLD

Each year, WestWorld hosts more than 70 events spanning 579 event days at the facility, attracting 500,000 people for an array of vastly different activities and attractions. Among many nationally recognized events that call WestWorld home are; the Barrett-Jackson Collector Car Auction, the Scottsdale Arabian Horse Show, and the Sun Circuit Quarter Horse Association.



CITY OF SCOTTSDALE ATTRACTIONS

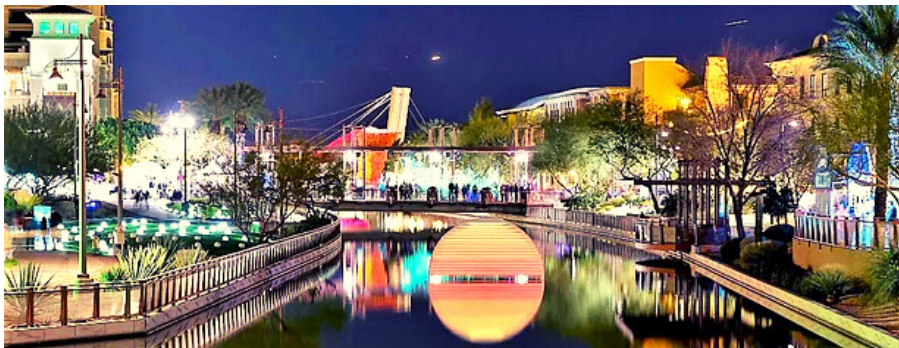
SHOPPING

Scottsdale boasts the best shopping in Arizona with more than 2,500 luxury retailers, one-off boutiques, and upscale malls. Old Town Scottsdale is home to dozens of gift shops, Native American jewelry stores, and Scottsdale Fashion Square. Fashion Square is Southwest's largest shopping destination, offering over 200 stores, a Harkins Theater, concierge services, and more. In North Scottsdale, Scottsdale Quarter and Kierland Commons offer shoppers high-end stores in an open-air setting.



ART & CULTURE

The Scottsdale arts scene vibrates with a creative energy all its own. A pillar in the legacies of Frank Lloyd Wright, Bennie Gonzales, Paolo Soleri, and many more architects. Visitors and locals alike can enjoy ArtWalk, Canal Convergence, and Scottsdale Contemporary Month. Catch Broadway shows at one of the performing arts theaters. Take a walking tour of public art installations in Old Town. And more!



RESTAURANTS & ENTERTAINMENT

Scottsdale offers more than 800 restaurants, Old Town nightlife, and plenty of fun activities including Top Golf at Talking Stick Resort, ATV tours, wine tasting, high-tech bowling alleys, and more! Looking to relax? Scottsdale has more than 50 renowned spas with innovative treatments inspired by Sonoran Desert Botanicals and Native American traditions.



