

INVESTMENT SALE - LAZYDAYS RV 2260 E MAIN STREET

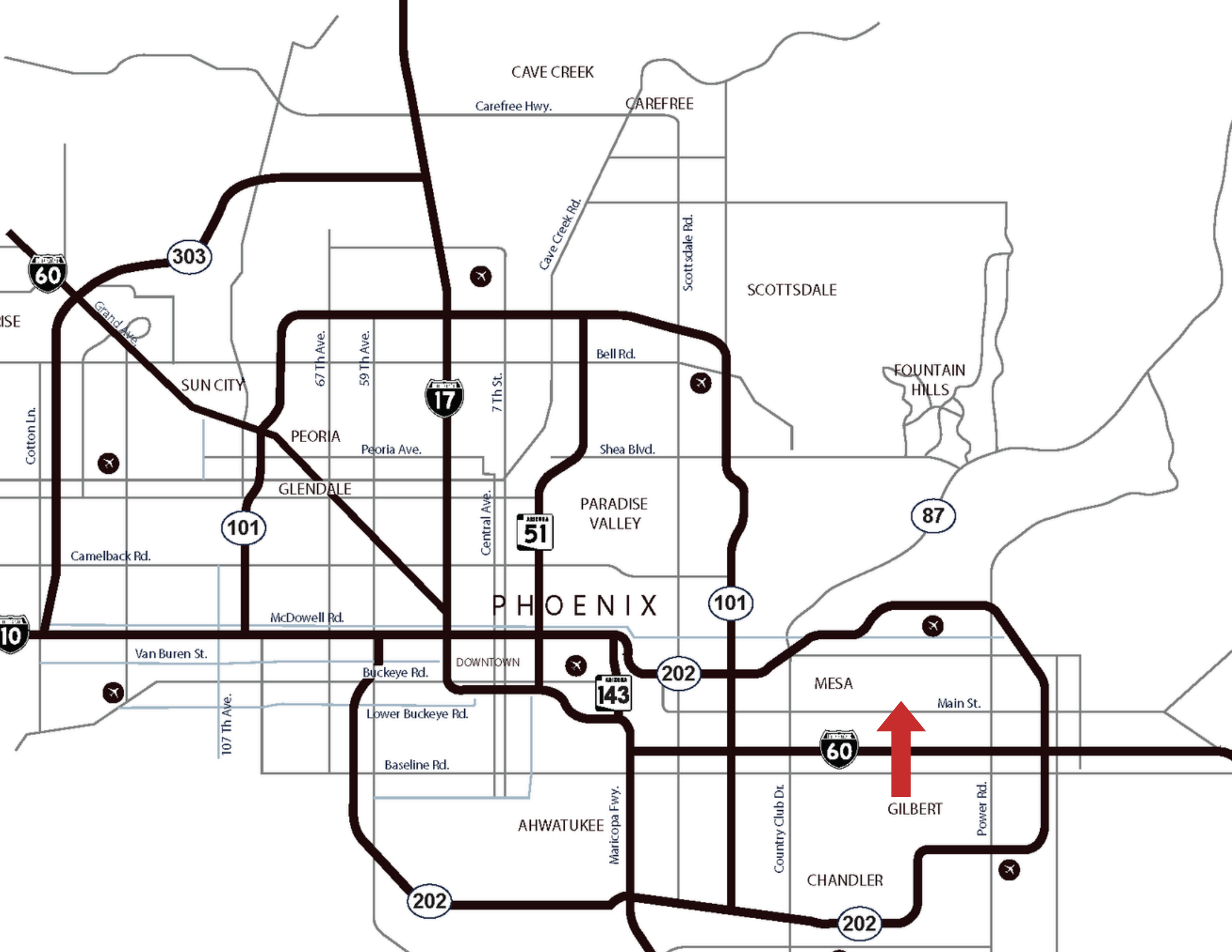
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SITE FEATURES

- 5 years remaining on a national credit lease (3, 5 year options to renew at fixed rate)
- Guaranteed by Publicly Traded Company Lazy Daze RV (NASDAQ:LAZY)
- 9.6 AC of Land
- Over 500' of Frontage on Main Street with Great Light Rail Access
- Zoned C-3
- \$520,057.04 year 1 NOI, with 2% Annual Escalations
- Used as a Recreation Vehicle Sales, Storage, and Maintenance Facility
- 20,000 SF Sales and Service Building that is 50% HVAC & 50% EVAP
- Cash Flowing Covered Land





CAVE CREEK

Carefree Hwy.

CAREFREE

Cave Creek Rd.

Scottsdale Rd.

SCOTTSDALE

FOUNTAIN HILLS

SUN CITY

PEORIA

GLENDALE

PARADISE VALLEY

PHOENIX

DOWNTOWN

MESA

AHWATUKEE

GILBERT

CHANDLER

60

303

17

51

101

101

87

202

143

60

202

202



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