

Filiberto's Two Tenant Retail Strip for Sale

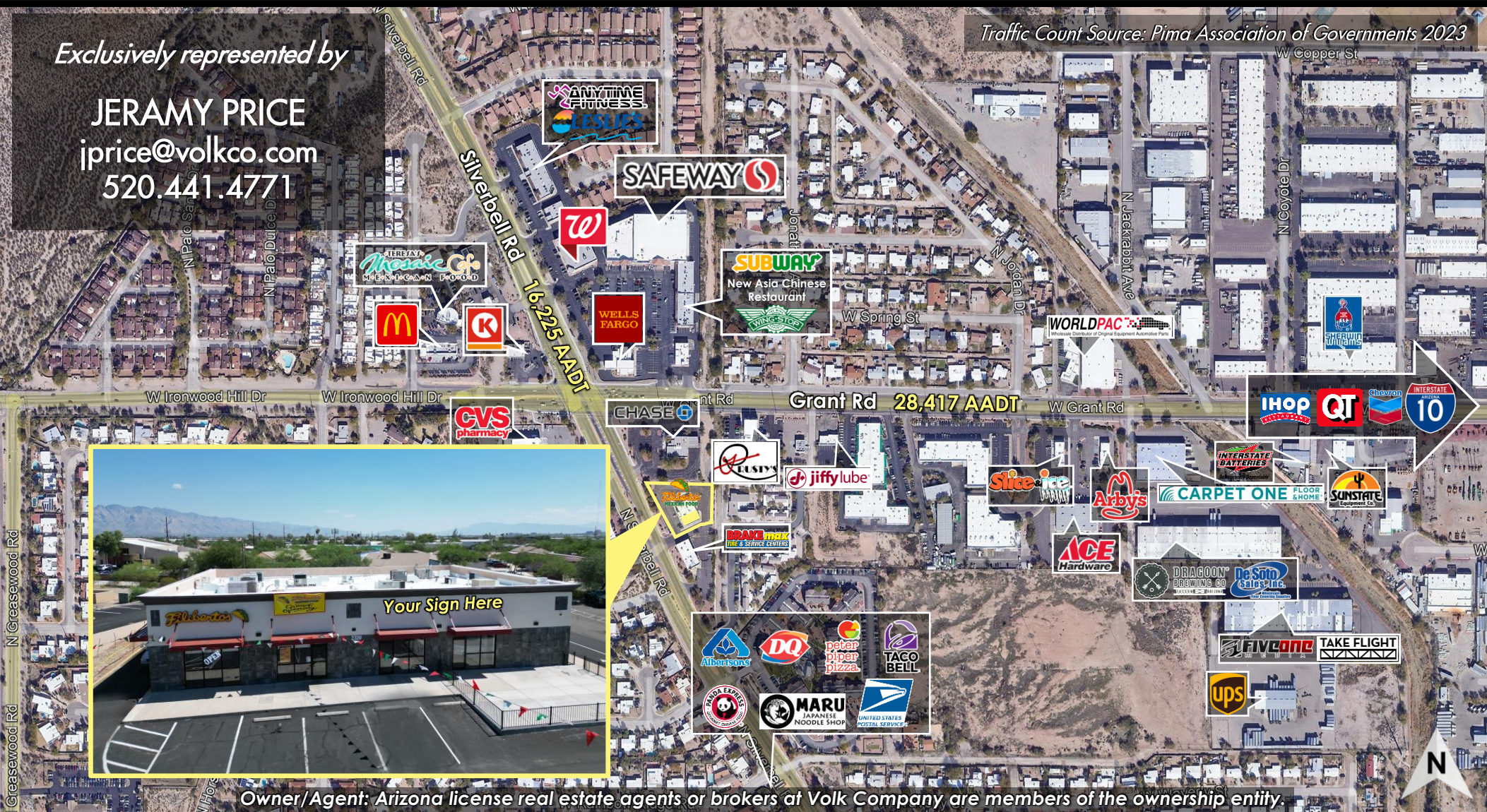
Added Value Investor or Owner/User Opportunity

2320 N Silverbell Road, Tucson, Arizona

Exclusively represented by

JERAMY PRICE
jprice@volkco.com
520.441.4771

Traffic Count Source: Pima Association of Governments 2023



Owner/Agent: Arizona license real estate agents or brokers at Volk Company are members of the ownership entity.

The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express, or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein. Not to scale- for illustration only. All projected income or expenses, tenant and financial data, sizes, dimensions, property lines, zoning boundaries, and locations of buildings, parking, entrances and other improvements are approximate only and must be independently verified by buyer or tenant. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Property or adjacent areas.

Filiberto's Two Tenant Retail Strip for Sale

Added Value Investor or Owner/User Opportunity


2320 N Silverbell Road, Tucson, Arizona

Owner / User Opportunity

Own Your Business Location and Build Equity – Let Your Tenant Pay the Mortgage

Potential for SBA financing

 Purchase the building, operate out of the 2,909 SF restaurant, and let Filiberto's rent help cover the mortgage

 Stable, Long-Term Tenant: Filiberto's pays \$120,000 per year, NNN with 2% annual increases and an additional 10-year option period. Tenant is a multi-unit operator with excellent payment history.

 Great Economics:

Purchase Price: \$2,600,000

Down Payment: \$780,000

Loan Amount: \$1,820,000

Annual Debt Service: \$141,653 (approximate)*

Filiberto's Rent Covers Most of It! After rent, net cost to occupy vacancy is only \$7.44 PSF – far below market lease rates of \$24.00+ PSF

Filiberto's rent essentially buys the building while an owner user operates out of the 2,909 square foot restaurant space at an unbeatable cost. This is an ideal setup for an owner-user looking to build long-term equity while keeping overhead low.

Added Value / Investor Opportunity

Attractive Cash Flow plus Long-Term Stability for Investors

100% Leased Proforma

Tenant	Square Feet	Base Rent
Filiberto's Mexican Food	2,300 SF	\$120,000
Projected	2,909 SF	\$87,270
Total	5,209 SF	\$207,270

Purchase Price \$2,600,000

Mortgage*

30-year amortization @ 6.75% \$1,820,000

Cash Down Payment \$780,000

Annual Debt Service \$141,653

PRO FORMA

Income & Expense – Initial Year

NOI \$207,270

Less debt service \$141,653

Cash Flow before taxes \$65,617 / 8.4% cap

Sale: \$3,188,000

\$207,270 NOI / 6.5% cap rate

Potential upside includes rent escalations and full occupancy. Whether you are holding for cash flow or planning to reposition and sell, this asset gives you both stability and upside.



*Potential loan terms depend on borrower's financial strength and market rates at the time of purchase.

Filiberto's Two Tenant Retail Strip for Sale

Added Value Investor or Owner/User Opportunity

2320 N Silverbell Road, Tucson, Arizona

FILIBERTO'S LEASE SUMMARY

Annual Base Rent	\$120,000
Guaranty	Strong Personal Guaranty
Tenant	VRBERNAL BROSS LLC
Lease Type	NNN Lease
Term	15 Years (14.5 years remaining)
Options	One, 10- year
Rent Increases	2% annual increases throughout initial term and option period
Landlord Responsibilities	None

PROPERTY INFORMATION

Address	2320 N Silverbell Road, Tucson, AZ
Building Size	±5,874 SF (Per Floor Plan)
Land Size	±41,768 SF (Per Pima County Assessor)
Zoning	C-1, Tucson
Date Remodeled	August 2024
Ownership	Fee simple (land and building)

DEMOGRAPHICS (2024 Estimates)	1-MILE	3-MILES	5-MILES
Population	9,472	75,261	200,375
Avg Household Income	\$91,889	\$66,086	\$72,716
Total Employees	2,877	44,701	109,399

SOURCE: Applied Geographic Solutions/TIGER Geography, 11/2024



Filiberto's Two Tenant Retail Strip for Sale

Added Value Investor or Owner/User Opportunity

2320 N Silverbell Road, Tucson, Arizona



Filiberto's Two Tenant Retail Strip for Sale

Added Value Investor or Owner/User Opportunity

2320 N Silverbell Road, Tucson, Arizona

TENANT OVERVIEW

Where do you go when you're craving a good ol' carne asada burrito anytime, day or night?

That's what Southwest residents wondered until Filiberto's introduced their original menu of tacos and burritos to the desert and brought a whole new heatwave into effect. Founded in 1993 Filiberto's has served the southwest with 24 hour, fast, authentic Mexican food. Since then, there has been no comparison to the great product that Filiberto's provides. Filiberto's launched their first restaurant in Mesa, Arizona in 1993. From there, the venture paid off and only a few short years later, ten other locations were providing a great Mexican selection, friendly service, and a wonderful experience. Soon enough, Filiberto's carry out and drive thru became a Phoenix Valley essential.

As the Phoenix Valley began to fall in love with Filiberto's, in turn, they showed their appreciation by making many long-lasting commitments to the community. Filiberto's is a dedicated supporter of St. Jude Children's Hospital and youth athletics in the community among others. Their enthusiasm is not solely based on growth (having added more than 116+ restaurants across 3 states) but on integrity. Every single day, Filiberto's prepares freshly cut produce for our recipes. They care very much about taste and customer satisfaction. These are a few of the many measures they take to ensure guests receive only the best quality in food and service.

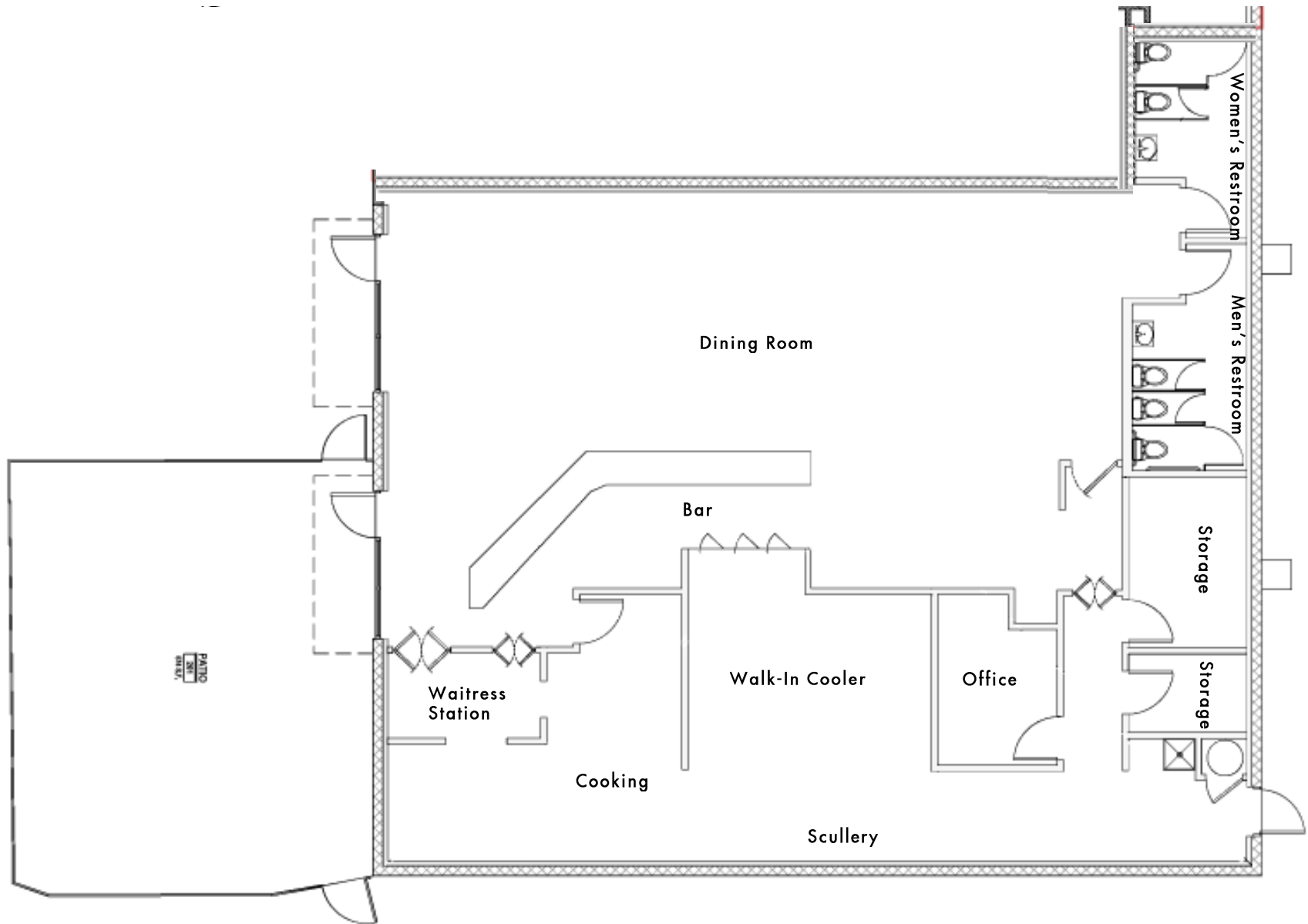
Their mission is to provide each guest prompt, professional, friendly and courteous service. They are committed to maintaining clean, comfortable and well-maintained premises for their guests and staff. They strive to provide a fair price and well-prepared meals using only the freshest ingredients. They strive to treat all guests and staff with the respect and dignity they deserve. By maintaining these objectives, they shall be assured of a beneficial relationship with the communities they are so proud to be a part of.

Source: www.filibertos.com



YEAR FOUNDED:	1993
HEADQUARTERS:	Phoenix, Arizona
TOTAL LOCATIONS:	150+ Locations

VACANCY SPACE PLAN



Filiberto's Two Tenant Retail Strip for Sale

Added Value Investor or Owner/User Opportunity

2320 N Silverbell Road, Tucson, Arizona

TUCSON, ARIZONA

Located in the heart of Southern Arizona, Tucson is strategically positioned in the Sonoran desert between Phoenix and Mexico along Arizona's "Sun Corridor." The county seat of Pima County, Tucson is Arizona's second-largest city and the 33rd largest city in the country, with a metropolitan area population of nearly 1.2 million people.

Tucson's expanding economy is based on technology, tourism, and education. Large institutions like Raytheon Missile Systems, the Davis-Monthan Air Force Base, and the University of Arizona complement and support Tucson's status as a growing entrepreneurial hub (one of five recently recognized by Entrepreneur magazine). Tucson also supports a more than \$2 billion per year tourism industry due to its attractive climate, natural wonders, and unique cultural events like the Tucson Gem and Mineral Show and El Tour de Tucson bicycling event, and benefits from the estimated \$1 billion per year in direct economic benefit to Southern Arizona from Mexican citizens who travel north to shop in the community.

With its low cost of living and educated workforce, Tucson has shown significant economic strength. There has been a surge of public and private investment into the downtown area following the construction of the new streetcar line, which has led to an explosion of new dining and nightlife options and plans for extensive hotel, office, and residential development. Large employers who have made recent commitments to Tucson include HomeGoods (new 800,000 square foot distribution center housing 900 jobs), Comcast (1,200 new jobs), Geico (new 200,000 square foot office, 700 jobs), Caterpillar (new 150,000 square foot office, 600 new jobs) and Amazon (new 855,000 square foot warehouse with 1,500 new jobs).