



10 YEAR NET LEASE INVESTMENT

APACHE JUNCTION, ARIZONA
OFFERING MEMORANDUM



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Private Capital Group



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OFFERING

APACHE JUNCTION, ARIZONA

OFFERING MEMORANDUM

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2281

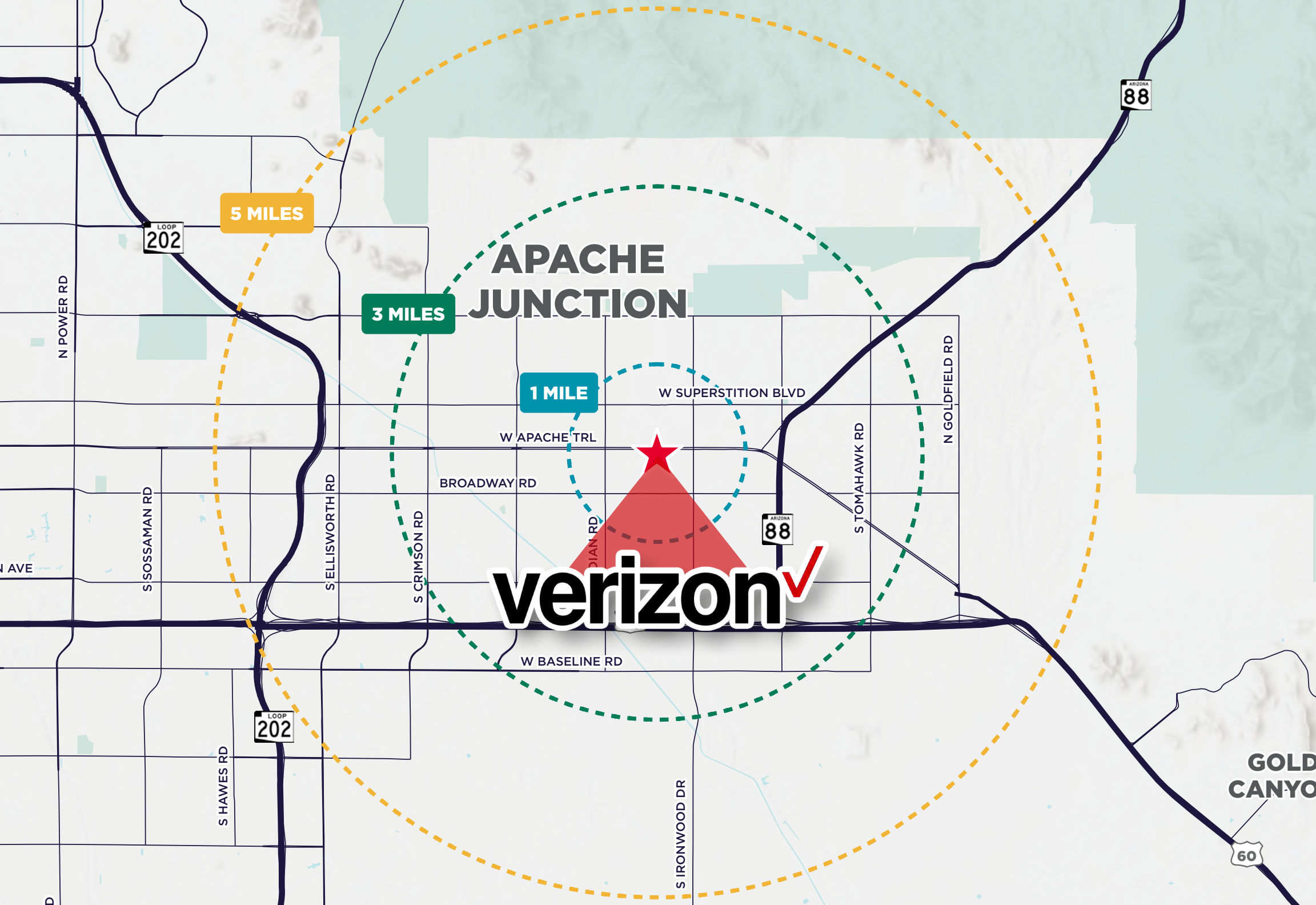
verizon

01

OFFERING

INVESTMENT HIGHLIGHTS
EXECUTIVE SUMMARY

ACTUAL PROPERTY



INVESTMENT HIGHLIGHTS

TENANT:	Cellular Sales of Arizona, LLC dba Verizon Wireless
GUARANTY:	Cellular Sales of Knoxville, Inc (±850 locations)
LOCATION:	2281 W Apache Trail, Apache Junction, AZ 85120
LEASE TYPE:	NN
BUILDING SIZE:	±3,000 SF
LAND SIZE:	±0.51 AC (±22,354 SF)
YEAR BUILT:	2026 (New Construction)
RENT COMMENCEMENT:	June 13, 2026
LEASE EXPIRATION:	June 30, 2036
INITIAL LEASE TERM:	±10 years
OPTIONS:	Two (2) five (5) year options
RENT ADJUSTMENT:	10% every 5 years
APN:	101-10-1100
LANDLORD RESPONSIBILITIES:	Structure, foundation, roof, exterior and repairs *15 year transferable roof warranty in place

CURRENT NOI	PRICE	CAP
\$222,360	\$3,833,793	5.80%

RENT SCHEDULE:

TERM	YEARS	MONTHLY RENT	ANNUAL RENT	% INCREASE	CAP RATE
Primary	1-5	\$18,530.00	\$222,360.00	N/A	5.80%
Primary	6-10	\$20,383.00	\$244,596.00	10.00%	6.38%
Option 1	11-15	\$22,421.30	\$269,055.60	10.00%	7.02%
Option 2	16-20	\$24,663.43	\$295,961.16	10.00%	7.72%

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- New construction – built in 2026
- Strong guaranty from experienced operator (±850 locations)
- 10% increases every 5 years
- **15 year roof warranty in place**

TENANT HIGHLIGHTS

- Verizon generated \$138.2 billion in 2025 revenue
- Standard & Poor Investment Grade: BBB+
- Verizon serves customers worldwide and nearly all of the Fortune 500, with a national platform across wireless, broadband, voice, data, and business communications services
- Verizon provides 4G LTE coverage to approximately 99% of the U.S. population and 5G coverage to ±230 million people
- Cellular Sales of Knoxville, Inc. is one of the nation's largest Verizon Authorized Retailers, with an estimated 850+ retail locations across more than 40 states

LOCATION HIGHLIGHTS

- Fronting Apache Trail, a major east-west corridor serving Apache Junction and the East Valley
- Located ±2 miles from U.S. 60 with 70,577 VPD
- Surrounded by national retailers and restaurants including Walmart Supercenter, Dollar Tree, McDonald's, Arby's, Starbucks, Jersey Mike's, and more
- Densely populated trade area with over 143,000 residents in a 5-mile radius
- Strong average household incomes of approximately \$101,000 within a 5-mile radius









2281

verizon

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OVERVIEW

TENANT OVERVIEW

ACTUAL PROPERTY

TENANT OVERVIEW

VERIZON

Verizon Communications Inc. (NYSE, Nasdaq: VZ) is one of the world's leading providers of communications, technology, information, and streaming products and services. Headquartered in New York City, Verizon serves customers across consumer, business, and government markets, offering wireless, broadband, data, video, voice, security, and managed network solutions through its extensive network platforms. As of 2025, Verizon generated \$138.2 billion in annual revenue and served 99% of Fortune 500 companies, further reinforcing its position as one of the most established names in global telecommunications.

Website: www.verizon.com

CELLULAR SALES

Cellular Sales of Knoxville, Inc. is one of the nation's largest Verizon Authorized Retailers. Founded in 1993 and headquartered in Knoxville, Tennessee, the company has grown from its original Tennessee roots into a major wireless retail operator with a national footprint. Cellular Sales has earned recognition as a three-time Verizon Agent of the Year, was named Verizon Partner of the Year in 2017, and has been included on the Inc. 5000 list nine times. Today, Cellular Sales operates 857 Verizon Authorized Retailer locations across 43 states, based on its current official store directory.

Website: www.cellularsales.com

\$138.2 BILLION

2025 Revenue

BBB+

Tenant S&P Credit Rating

#30 Fortune 500 Rank

±2,330

Locations in operation



±90,000

Employees



Located in
Countries

150

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verizon

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MARKET

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PHOENIX



AREA OVERVIEW

Population

Phoenix is the fifth largest city in the United States and anchors the nation's tenth largest metropolitan area, with 5.1 million residents. Greater Phoenix encompasses 14,600 square miles and more than 20 incorporated cities, including Glendale, Scottsdale, Tempe and Mesa. Greater Phoenix is the financial, commercial, cultural, entertainment and government center of Arizona.

Maricopa County, in which Phoenix is located, covers more than 14,600 square miles. Its strategic southwest location has made it a major business and distribution hub for aerospace, high-technology, logistics, financial services, bio-science and sustainable technology companies.

Phoenix is a large desert city. Its elevation is 1,117 feet above sea level. The city's horizon is defined by three distinct mountains: South Mountain, Camelback Mountain and Piestewa Peak. It is known for its warm climate, beautiful setting and great cultural and recreational amenities. The timeless Southwestern backdrop is scattered with resorts and spas infused with Native American tradition. Numerous golf courses stay emerald green all year. Mountain parks are criss-crossed with trails and plentiful sports venues host some of the biggest events in the nation. All together, Phoenix makes for the perfect setting for 16 million leisure visitors each year, which is good for business.

The population of Greater Phoenix is 5.1 million and is expected to grow to nearly 6.4 million in the next 20 years. A relatively young region, Greater Phoenix has a median age of 36.6 – 2.3 years younger than the average age nationwide. The population boasts comparatively high-earnings, with an median household income of over \$75,940. This is 4.9% above the national median average household income, which stands at \$72,414.

Employment

The Metro Phoenix employment base has grown rapidly in the past 20 years and currently boasts more than 2 million workers. Projected employment by occupation shows continued strength in the area's professional and technical workforce, with service employment increasing as well. A steady influx of new workers and high graduation levels from the state's largest university, Arizona State University, enrich the quality of labor. Thanks to the variety of universities and technical schools in the area, the pipeline of skilled workers continues to grow.

Metro Phoenix has a diversified base of industries, led by aerospace, high-tech manufacturing, distribution and logistics, financial services and corporate/regional headquarters. Major data processing, credit card and customer service companies are also attracted to Greater Phoenix's telecommunications infrastructure. Phoenix has a predictable climate and low catastrophic risk—no earthquakes, tornadoes or coastal flooding.

Intel, Freescale, Microchip Technology and ON Semiconductor have given Arizona the distinction of being the fourth largest semiconductor manufacturing exporter in the nation.

Phoenix is ranked among the top in the country for its solar and renewable energy sector, and has a rapidly growing healthcare and biomedical industry. With \$1.3 billion in strategic investments over the past 10 years added into its emerging healthcare enterprise and research capabilities, Greater Phoenix is the place for healthcare opportunities.

MAJOR PHOENIX EMPLOYERS

State of Arizona
Banner Health
Walmart
Frys Food Stores
Wells Fargo
Maricopa County
City of Phoenix
Intel
Arizona State University
Bank of America
State Farm Insurance
U-Haul
Dignity Health
USAA
The Boeing Company
Phoenix Childrens Hospital
Vanguard
General Dynamics
American Express
Amazon
Honeywell
HonorHealth

AREA OVERVIEW

Lifestyle & Entertainment

Dependable sunshine and warm temperatures make outdoor activities a way of life in Phoenix. Golf, tennis, hiking, cycling, mountain biking and rock climbing are popular Phoenix activities. Some of Greater Phoenix's most notable outdoor attractions are South Mountain Park and Preserve, Tempe Town Lake, Camelback Mountain, Desert Botanical Garden, the Tournament Players Club (TPC) and the Phoenix Zoo. Phoenix is also a gateway to the Grand Canyon, just a short three and a half hour drive to America's greatest natural wonder.

Live music including classical, blues, local bands and major concerts are easy to come by, and Downtown Phoenix's First Friday Artwalk is a popular event each month with thousands of attendees. Phoenix is chockfull of local galleries, boutiques and studios.

Greater Phoenix annually plays host to the PGA Tour's Waste Management Phoenix Open at the TPC, NASCAR's March and November events at Phoenix International Raceway, the Rock 'n' Roll Arizona Marathon and college football's VRBO Fiesta Bowl and Guaranteed Rate Bowl. Phoenix has played host to the Super Bowl in 2023, 2015 and 2008 at University of State Farm Stadium, the College Football Playoff National Championship Game in 2016 and the 2017 and 2024 NCAA Men's Basketball Final Four. Phoenix has franchises in three major professional sports leagues: Phoenix Suns (NBA), Arizona Diamondbacks (MLB) and Arizona Cardinals (NFL).

With more than 16 million leisure visitors each year, Greater Phoenix is home to more than 500+ hotels with more than 69,000 guest rooms. That total includes more than 40 luxury resorts. Notable resorts include the JW Marriott Desert Ridge Resort and Spa, the Arizona Biltmore, Westin Kierland Resort & Spa, The Phoenician, Royal Palms, Omni Scottsdale Resort & Spa at Montelucia, Four Seasons Resort at Troon North, Hyatt Regency Resort & Spa at Gainey Ranch, Sanctuary Camelback Mountain, The Camby, The Wigwam, W Scottsdale, and the Fairmont Scottsdale Princess.

Housing

As one might expect in the 10th largest metropolitan area in America, the options for housing are as diverse as the people who live here. You'll find everything from luxury high-rise condos to modest apartments, to mature tree-lined family neighborhoods and brand-new gated communities. The metro area has many distinct neighborhoods and urban "villages" and no home in Phoenix is very far from one of the city's parks. Whether you want the bustle of living in a downtown loft or historic mid-century gem, the comfort of a home in a family oriented neighborhood, or the quiet of a mini-ranch in the beautiful Sonoran Desert, Phoenix is a great place to put down roots.

Sources: Moody's Analytics; The Cromford Report; U.S. Census Bureau Census 2010 – ESRI Forecasts; 2015 MAG Employer Database; 2016 ARMLS and FBS. DMCA; Costar; 2016 Arizona Department of Education; Arizona State University – Degree Facts; Gilbert Public Schools; Chandler-Gilbert Community College; Golf Academy of America Chandler; Mesa Community College Graduation and Transfer Report; GPEC; Visit Phoenix; City of Phoenix



AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 POPULATION GROWTH			
2025	13,205	67,491	143,079
2030	14,007	72,454	150,045
Daytime Population	13,305	60,351	116,923
 AVERAGE HH INCOME			
2025	\$68,748	\$87,734	\$101,309
2030	\$76,253	\$97,615	\$113,034

PRIVATE CAPITAL GROUP WESTERN REGION

ONE team THIRTEEN markets





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