



INVESTMENT OPPORTUNITY

7352 Greenridge Road, Windsor, CO 80550



- 10% cap rate
- Four year remaining lease
- Solid, credit-worthy tenant (see back for details)
- Current rent is under market
- Just east of I-25 in commercial developing area
- **PRICE REDUCED!**

TODDAMY, INC. DBA McDONALDS™ - FRANCHISEE LEASE

~~WAS \$82,800~~

Financial Analysis	
PURCHASE PRICE NOW	\$72,500
Price	\$70/sf
Annual Cash Return	10%
Year Built	2004
Size	1,035 sf
Lease Term	5 years
Lease Type	Triple Net
Lease Guarantor	Personal
Lease Commencement	2008
Term Remaining	3.5 years
Rent Increases	See chart (on back)



Under market rent! Seller will credit difference in rent to match fifth year term. See chart on back for details.

Don't miss out on this amazing opportunity!
Now is the time to include a value-add business in your portfolio!

Developed by:





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Annual Operating Information:

	Rent	Seller Contribtuion	ROI
Year 2	\$5,977.20	\$600	10%
Year 3	\$6,276	\$1,000	10%
Year 4	\$6,590	\$700	10%
Year 5	\$6,919	\$350	10%

McDonalds:

It takes a lot of potatoes to make fries with McDonalds. Franchisee's need a minimum of \$300,000 in non-borrowed personal resources to be considered for a franchise.

Toddamy, Inc is a private company categorized under fast-food restaurant, chain and located in Camdenton, Missouri. They were established in 1985 and incorporated in Missouri. Current estimates show this company has an annual revenue of \$1,000,000 to \$5,000,000 and employs 20 to 50 staff members.

McDonald's provides hands on training and the materials they need to become a success. With world-class training, world-class service, world-class support, and unsurpassed name recognition. McDonald's is a sure winner for franchisees seeking a serious "all-in" franchising opportunity with guaranteed community presence and predictable profit.



Exclusively Marketed by

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BRE Real Estate is a full-service real estate firm located in Highlands Ranch, CO. We specialize in commercial sales and leasing, residential sales, single family property management, home owners association management, and apartment rentals and management. Our goal is to provide clients with the right tools to make intelligent decisions about their real estate needs. Our team of highly-skilled professionals serves the Denver metro area with superior customer service and valuable market information in a constantly changing industry.

Our focus on building relationships requires the team at BRE to be easily accessible, operate with integrity and go "above-and-beyond" to provide quality customer care. Our unique approach to making our customers #1 has allowed us to stand out from the rest and forge ahead during any economic climate.