
McDONALD'S/WINCO ENTRANCE

Barnett Road - Medford

© Naumes, Inc.
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PROPERTY PROFILE

Property Name: **MCDONALD'S/WINCO ENTRANCE**

Property Location:	Entrance to McDonald's & WinCo on Barnett Road Medford, Jackson County, Oregon <ul style="list-style-type: none">▪ <i>Adjacent southeast corner of Barnett Road and South Riverside Avenue</i>
Owner:	Naumes, Inc.
Lot Size:	.77 Acres
Zoning:	CR – Medford Regional Commercial
Tax Lot:	37-1W-30DC TL #6800
2009 Tax:	\$11,084.21
Tax Account:	1-037841-3
Lease:	Medford East, LLC (<i>Assignee</i>) c/o Bentley Properties, Ltd. \$4,663.33 per month through July 2021 CPI Adjustments every 5 years (<i>see lease information attached</i>)
Truck Facilities:	Barnett Road and Central Avenue are classified as RTP – Designated Freight Routes by the City of Medford
Environmental:	No known hazardous chemicals are located on the property. Surrounding area is situated in a mix of commercial zones.
Utilities:	The property is served by all the normally available utilities in the area including water, electricity, sanitary sewer, storm sewer, natural gas, telephone and fiber optics.
Exceptions:	No covenants or restrictions. Request title report for information on general exceptions and utility easements
Best Use:	The highest and best use is as vacant for continued commercial use.



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Property Name: **MCDONALD'S/WINCO ENTRANCE**

**Lease with Medford East, LLC
Barnett Road**

February 2010

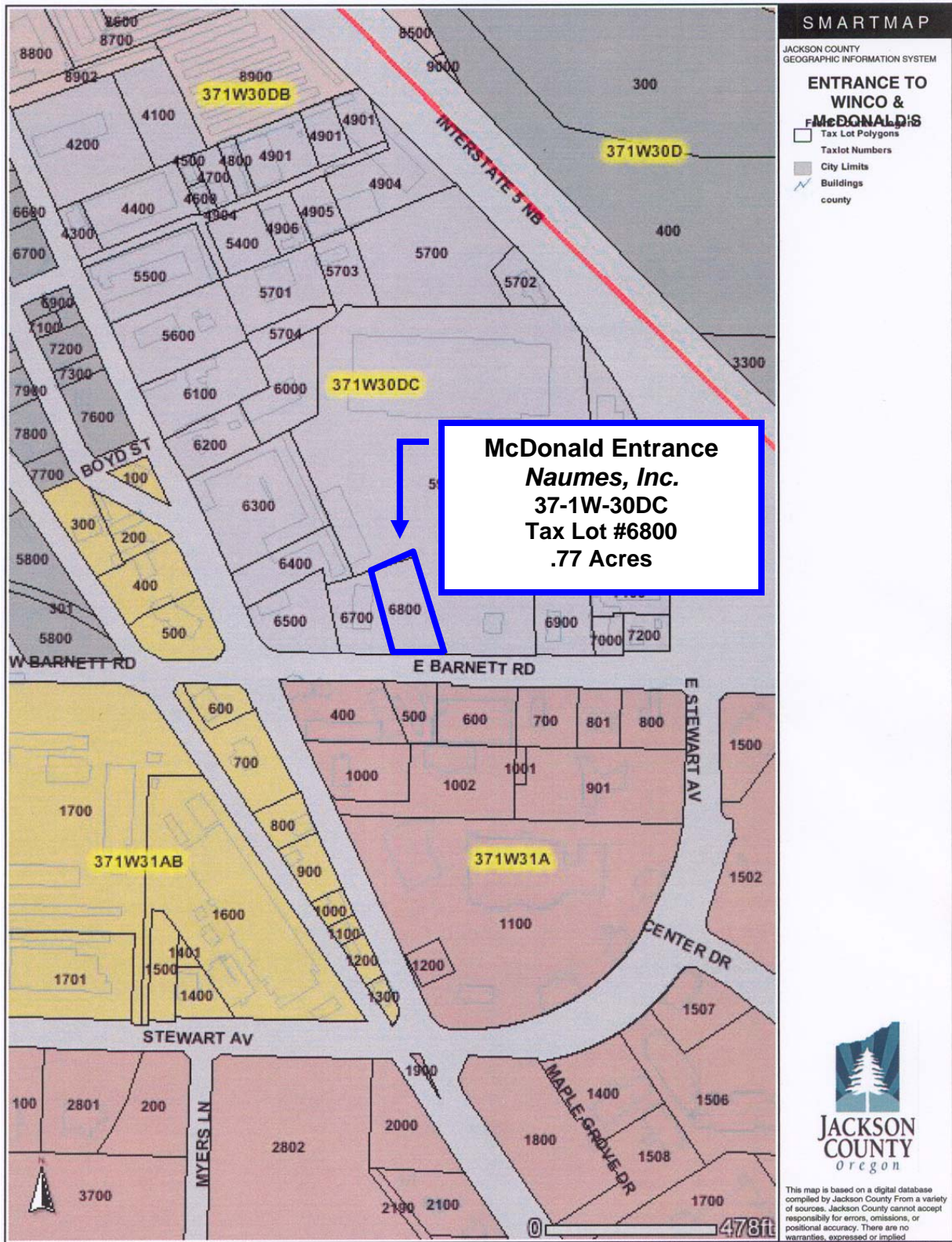
Lessee (<i>assignee</i>):	Medford East, LLC c/o Bentley Properties, Ltd. 1411 Broadway New York, NY 10018
Lessor:	Naumes, Inc.
Lease Date:	August 23, 1969
Original Rent:	\$800.00 per month, \$9,600.00 per annum
Current Rent:	\$4,663.33 per month, \$55,959.96 per annum
Lease Term:	Expires July 31, 2021. (<i>The maximum lease extension options were exercised on 4/11/05, resulting in a final expiration date of July 31, 2021.</i>)
CPI Adjustments:	Every five (5) years: 8/1/2011 and 8/1/2016

Lessee is responsible for real estate and personal property taxes and assessments; water rates and any other government charges; utilities and/or permits and licenses for installation and maintenance of wires, pipes and other equipment for use in supplying any such service to the premises; repairs and alternations applicable to fixtures, sidewalks and curbs; and liability insurance on the property.



PROPERTY PROFILE

Property Name: Entrance to McDonald's – County Assessor's Map



Please recycle with colored office grade paper

Created with MapMaker

Map created on 7/19/2004 4:02:10 PM using www.smartmap.org



February 2010

PROPERTY PROFILE

Property Name: Entrance to McDonald's & WinCo – Aerial Map



PROPERTY PROFILE

Property Name: **MCDONALD'S ENTRANCE - PHOTOGRAPHS**



PROPERTY PROFILE

Property Name: **MCDONALD'S ENTRANCE**

NAUMES INC - Real Property Location Map

