

OFFERING MEMORANDUM

FOR SALE | \$4,250,000 (\$140.70/SF)
2051 W Northern Ave

OUTSTANDING OPPORTUNITY

3.23%

LOAN TO NOV 2027
~ and ~

\$1.20

PSF/YR
COST OF OCCUPANCY

Low interest rate
assumable financing,
& income from existing
tenant, combine
for a low owner/user
cost of occupancy.



Offered Exclusively by:

NAIHorizon **TRUMARK**

2944 N 44th St, Suite 200, Phoenix, AZ 85018
602 955 4000 | naihorizon.com

Northern Business Center | 30,205 SF | Phoenix, AZ 85021

BUILDING/LOCATION FEATURES



Economic Benefits:

Over \$400,000 in annual income from full first floor lease:

- Approximately 2 years remaining
- Reduces occupancy cost for owner/user

Assumable Existing financing:

- Remaining balance: approximately \$2.73 M
- Interest rate: **3.23%**
- 25 year amortization
- Due date: November 11, 2034
- Interest rate adjustment: November 11, 2027

Capital expenditures of over \$570,000 recently completed:

- Solar panels were installed on roof of the building in 2021 at a cost of \$150,000
 - Annual electricity savings of \$12–\$15K
 - AC units all have state of the art thermal panels that make the units more cost effective to operate.
- 23 HVAC units were replaced in 2021-2023 – cost of \$250,000
- Roof had a new elastomeric coating applied in February 2020 – cost of \$29,000
- Parking lot sealed and restriped 2018 – cost of \$13,000
- All windows in the building resealed in 2020 – cost \$20,000
- Bathrooms renovated 2018 – cost of \$109,000

BUILDING AND AREA FEATURES



Built in 2000 with timeless modern architecture



Monument signage on Northern Ave offering tenant identity



Good parking with 4.2 spaces per 1,000 SF – 110 stalls / 80 covered stalls (73% is covered)



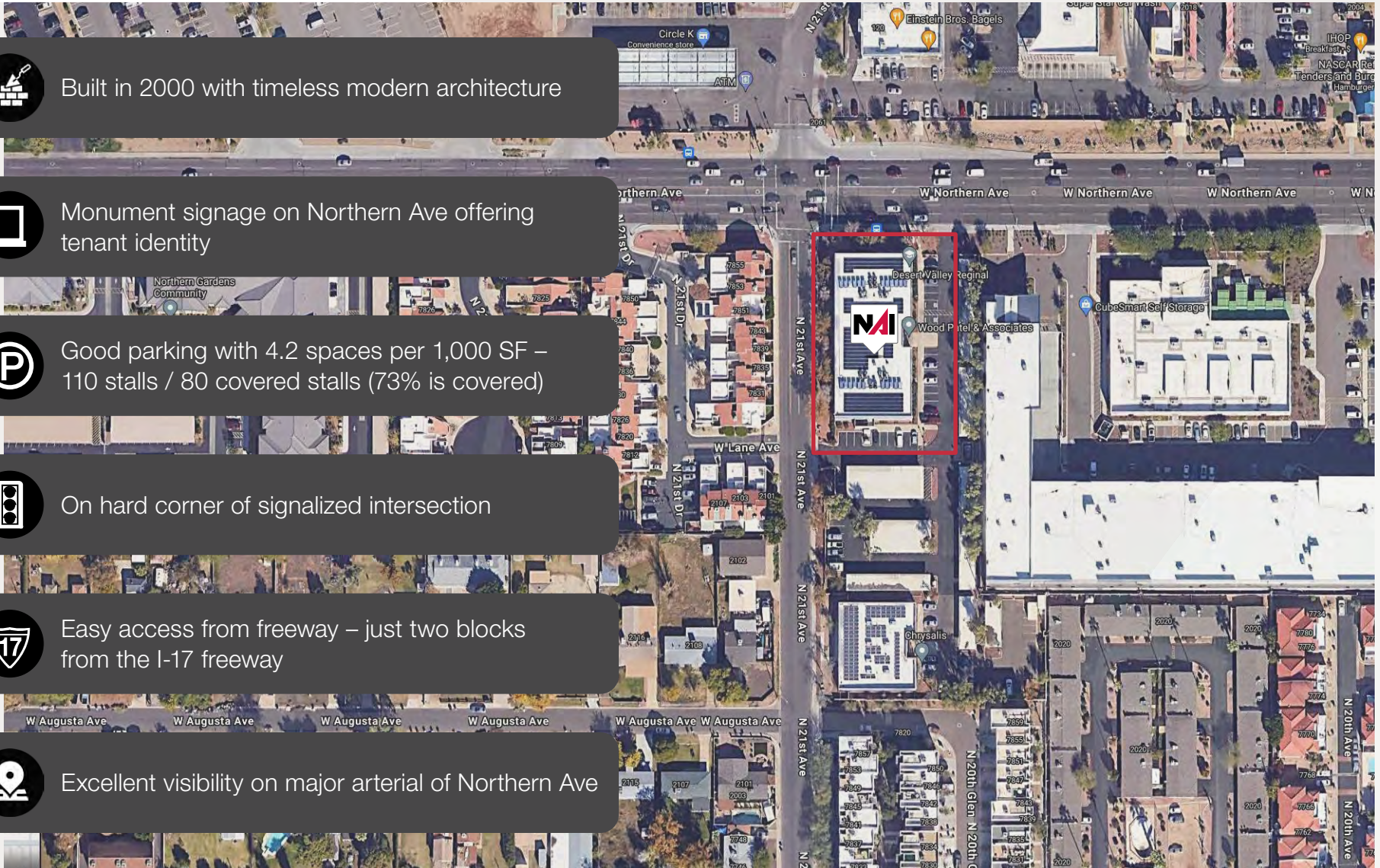
On hard corner of signalized intersection



Easy access from freeway – just two blocks from the I-17 freeway



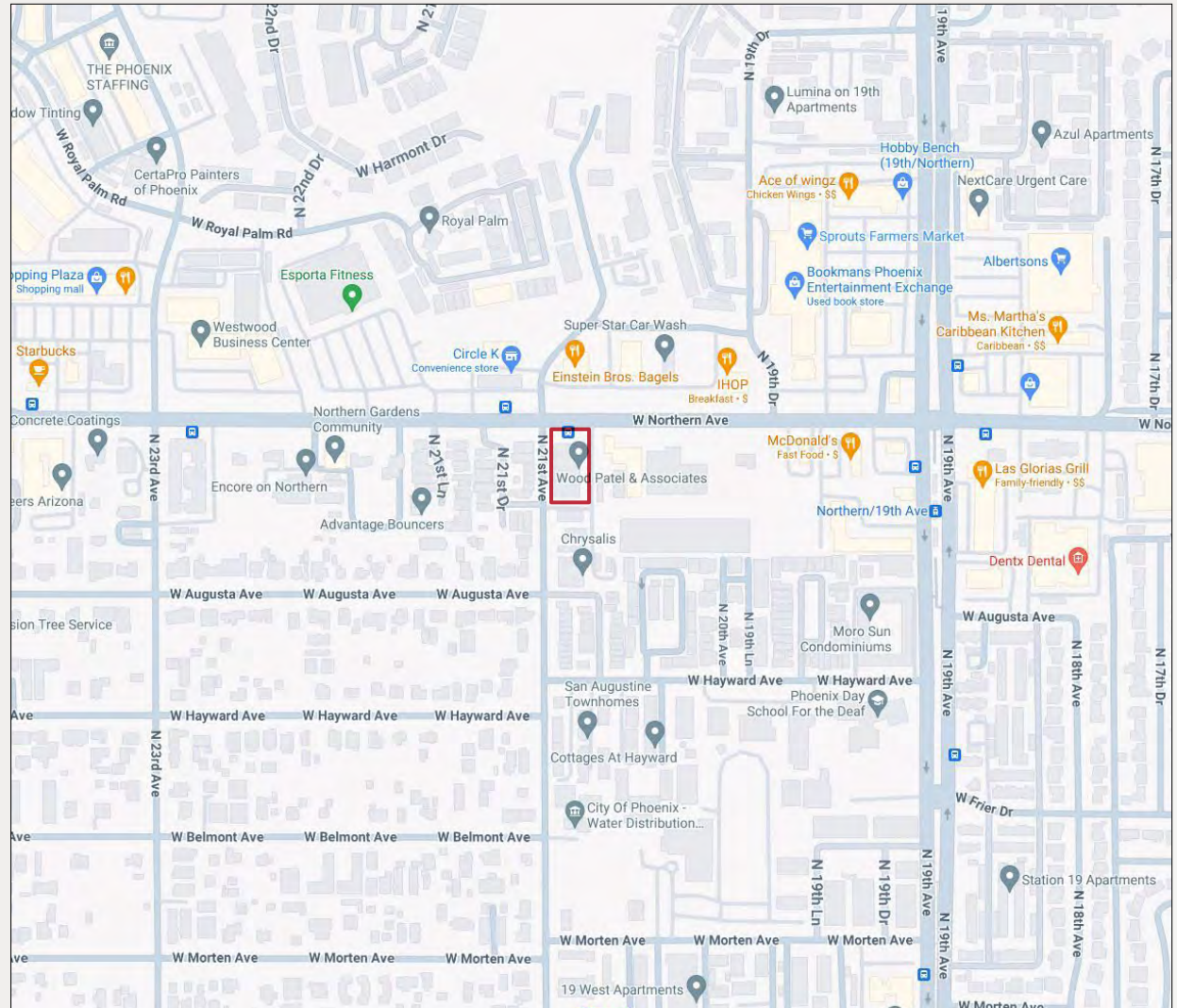
Excellent visibility on major arterial of Northern Ave



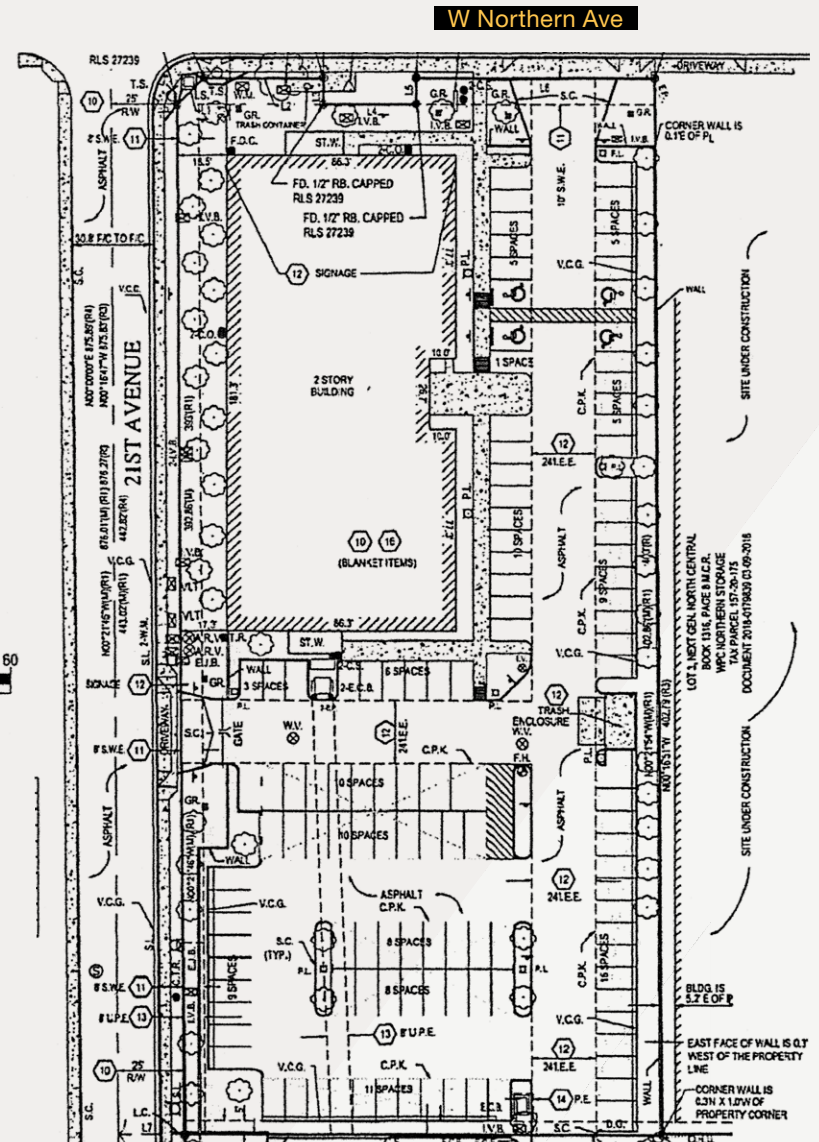
PROPERTY OVERVIEW

Offering Summary

Address	Northern Business Center 2051 W Northern Ave Phoenix, AZ 85021
Price	\$4,250,000
County	Maricopa
Parcels	157-20-001
Lot Size	72,309 SF (1.66 Acres)
Zoning	C-0
Building	30,205
Floor Size	15,142
Year Built	2000



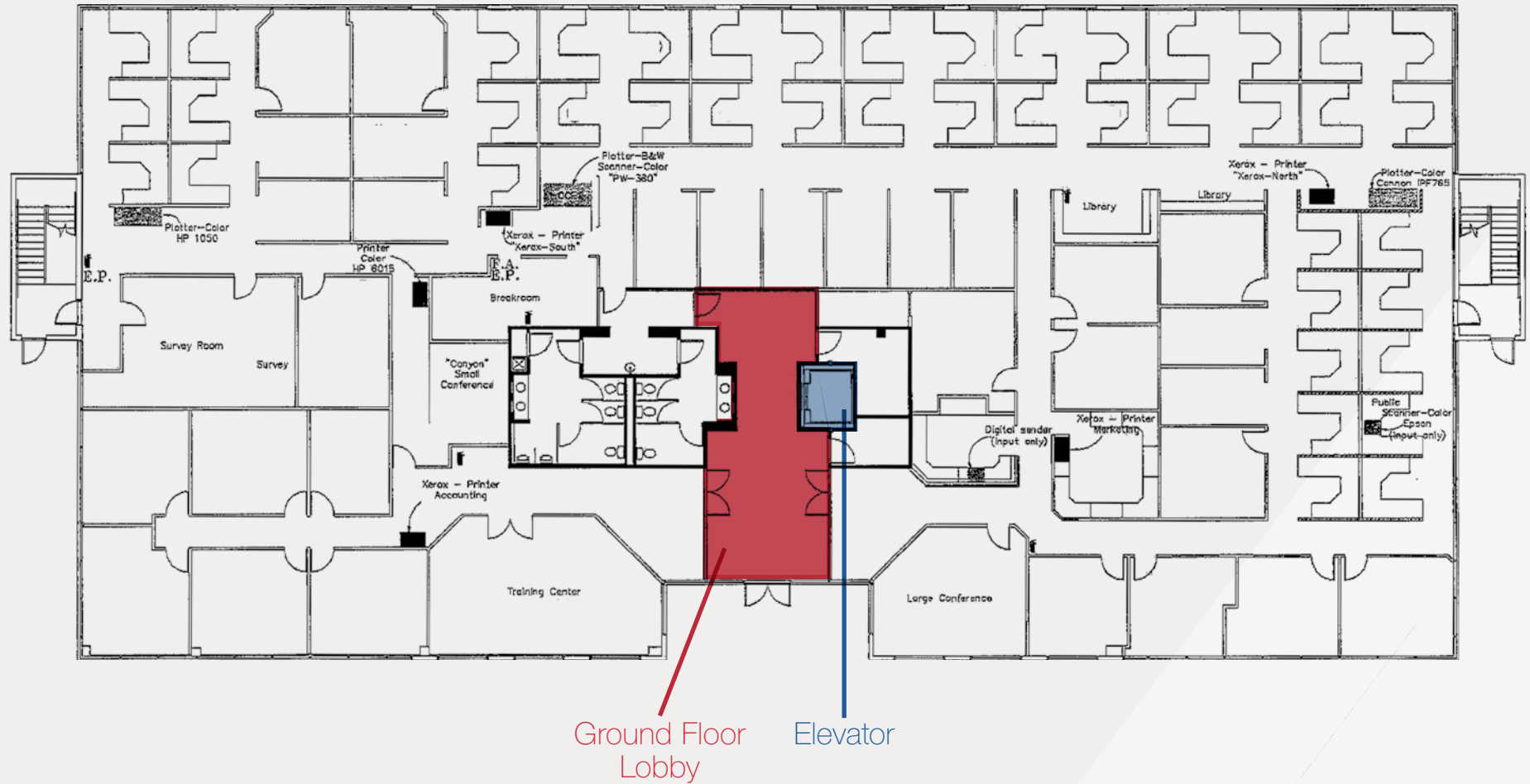
SURVEY



FLOOR PLAN First Floor

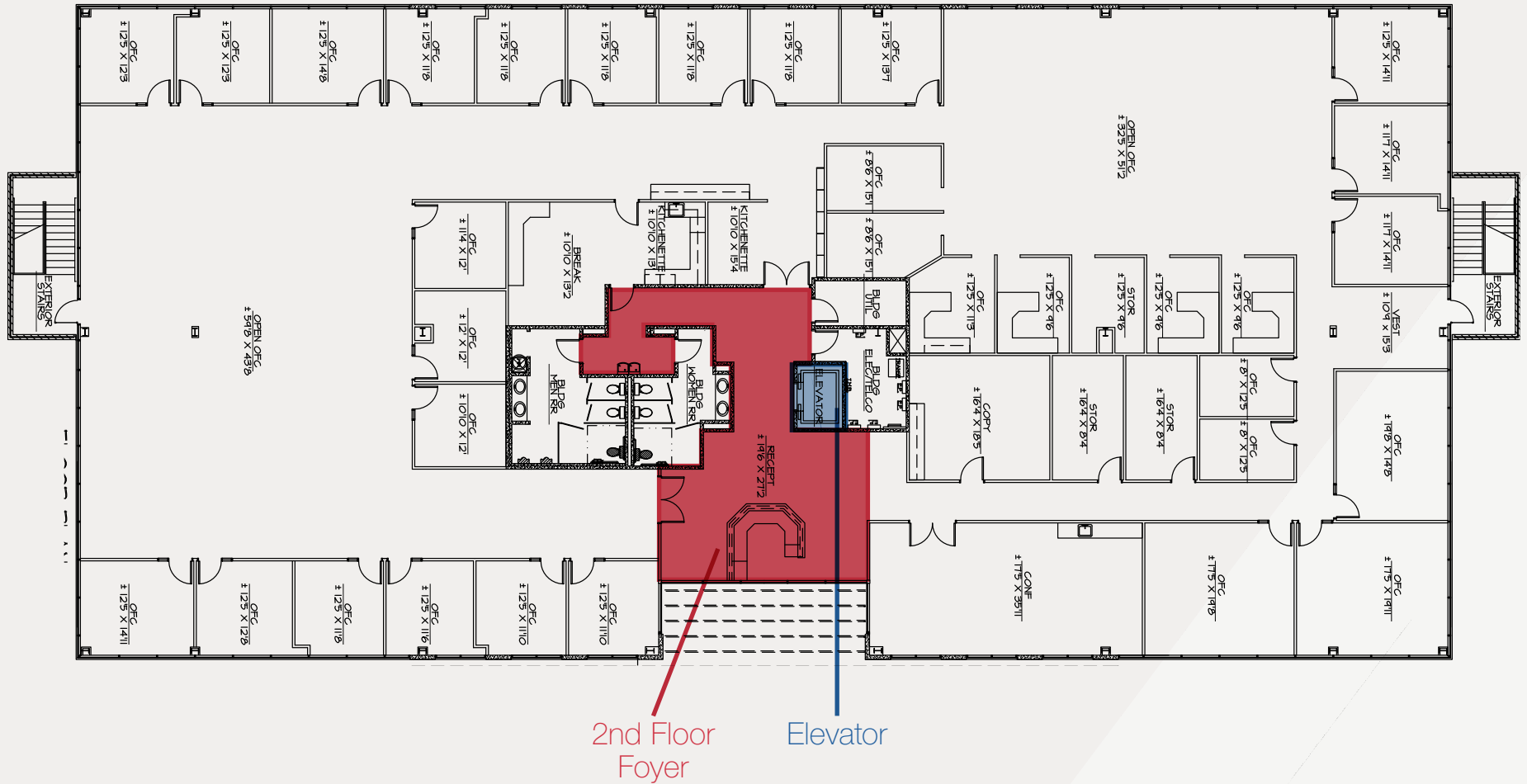
15,100 SF

Lease to June 2026 – For buyers wanting to occupy both the 1st & 2nd floor, please contact the listing brokers.



FLOOR PLAN Second Floor

Vacant 15,100 SF



PHOTOS



Ground Floor Lobby



Second Floor Lobby

PHOTOS



FINANCIAL OVERVIEW

Northern Business Center 2051 W Northern Ave, Phoenix AZ

Building square footage: 30,205

Price/SF: \$140.71

Asking price: \$4,250,000

Wood Patel Suite 100: **15,142 SF**

INCOME FROM 1ST FLOOR SPACE:		
	Monthly	Annual
Rent Income:	\$34,617	\$415,407
OPERATING EXPENSES:		
Less Expenses:	Per Sq Ft	Annual
Supplies & materials:	\$0.11	\$3,326
Elevator:	0.08	2,494
HVAC Repairs:	0.07	2,085
Total Repairs:	1.03	31,111
Other building maintenance:	0.01	165
Utilities: Water-Trash-Electricity:	1.55	46,689
Security:	0.10	3,150
Total cleaning expense:	0.86	25,989
Exterior painting:	0.18	5,500
Windows & cabinets:	0.03	1,030
Management & Administrative fees:	1.31	39,712
Professional fees:	0.08	2,400
Other CAM including landscaping:	0.54	16,288
Real Estate Taxes (2023 actual):	2.42	73,169
Insurance:	0.18	5,303
TOTAL EXPENSES:	\$8.56	\$258,411
NET INPLACE INCOME		\$156,996

Owner/User Cost of Occupancy

IN PLACE INCOME

(The income amount is from Suite 100 – Wood Patel)

INCOME:

Rent Income:	\$415,407
OPERATING EXPENSES:	(\$258,411)
Net Income:	\$156,996

LOAN INFORMATION:

Valuation:	(\$140.71/SF)	\$4,250,000
Down payment:		
Loan to value:	64%	
Loan amount: (Remaining Bal)	\$2,739,782	
Original amount:	\$3,000,000	
Interest rate:	3.23%	
Amortization (Yrs):	25	
Debt service: *		(\$175,054)
Debt service/SF	(\$5.80)	
OWNER USER TOTAL COST/SF/YR:		(\$18,057)
Square footage/User:	15,063	

Rental Income and low interest rate assumable financing create low occupancy cost.
Owner/User effective occupancy cost PSF: (\$1.20)

ASSUMABLE LOAN

Northern Business Center
2051 W Northern
Phoenix, AZ

Assumable in place financing:

Assumable loan with Symetra Life Insurance Company:

- Current unpaid balance: as of 1/31/2024 is \$2,739,782
- **Current interest rate: 3.23% Fixed to Nov 2027**
- Interest rate adjustment: Year 7 – November 2027

Below is the list of fees associated with an assumption. Lender requires a complete assumption package from both seller and buyer for review. Please note it takes 60-90 days minimum after the gathered due diligence is received for Lender's review.

1. Borrower's notice of the assumption required.
2. Purchase and Sale Agreement plus amendments – executed.
3. Authorization form – Each person who is authorized to receive/discuss details of this loan including buyer, broker or attorney, etc.
4. Lender admin fee - \$3,500
5. Administration fee - \$3,000
6. Lender legal deposit - \$5,000 – once the assumption is approved and moves to legal, the deposit is then collected.
7. Assumption fee – 1% of the principal balance paid at closing of assumption.

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Offered Exclusively by:

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