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This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

PROPERTY SUMMARY

OFFERING SUMMARY

SALE PRICE	\$723,000 ±\$397 PSF
UNIT SIZE	1,819 SF
APN	301-63-822
PARKING	2 Covered, Reserved Spaces 4.00/1,000 SF Parking Ratio
HVAC	1 - 2024 1 - Original *Exact age/specs TBD
CAM FEES	±\$428 per month
2024 TAXES	\$4,601.98

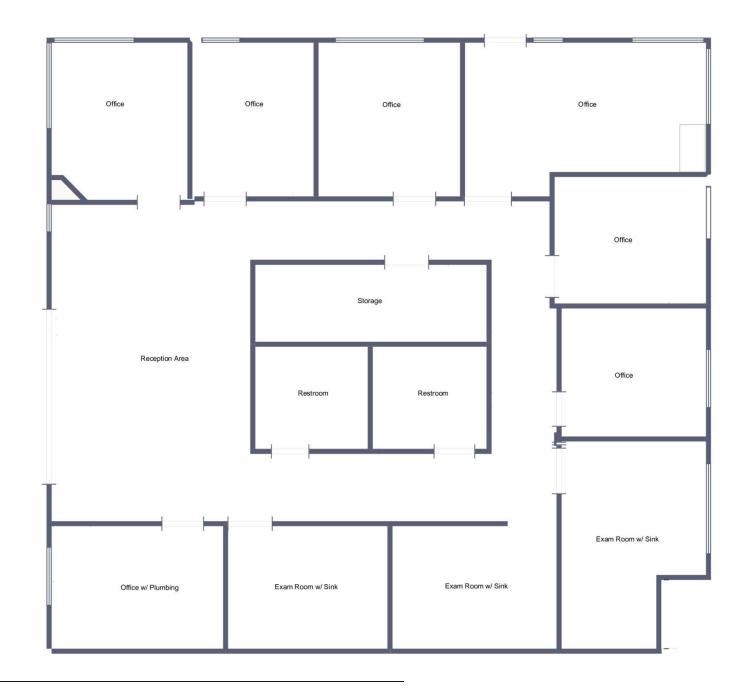


HIGHLIGHTS

- Office and Medical Office Condo For Sale
- Highly functional layout
- Multiple private rooms with sinks allowing potential for exam rooms
- Extremely well located at SWC of Warner Rd. and 101 Fwy.
- Convenient access from both the Gilbert/Chandler submarkets and the Tempe/Scottsdale areas
- Short drive times throughout the valley
- · Countless restaurant and retail amenities in the immediate area



FLOOR PLAN



INTERIOR PHOTOS









PROPERTY AERIAL



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,677	132,508	354,818
AVERAGE AGE	42	40	38
AVERAGE AGE (MALE)	41	39	37
AVERAGE AGE (FEMALE)	43	41	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,091	52,467	141,946
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$139,680	\$126,956	\$114,458
AVERAGE HOUSE VALUE	\$556,410	\$510,269	\$467,363

Demographics data derived from AlphaMap

