



\$1,025,000 SALES PRICE

**1515 W DEER VALLEY RD #102B
PHOENIX, ARIZONA 85027**

NICK DEPAUL +

PRESTON BRIMHALL

Partner/Designated Broker

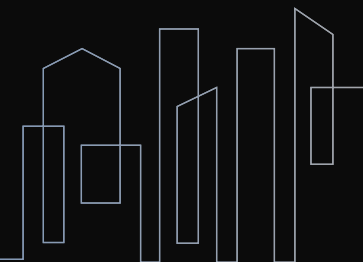
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Tenant Bio:

Competition BBQ, Neighborhood Table
Phoenix's best barbecue since 2010: smoked to competition standard and handed to you naked so you can write the ending. Built by Nebraska hog-farm grit, farmers-market hustle, and a pit crew that moves fast without losing the soul.

Investment Overview:

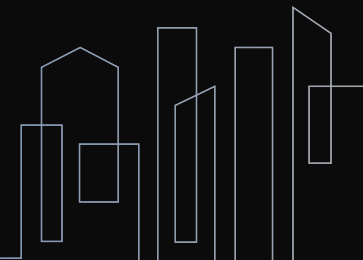
- Tenant 'Pork on a Fork' currently on a month-to-month lease paying \$6,195/Month Modified Gross
- Tenant to sign a new 5-year lease at \$6,195/Month NNN with a 5-year option to renew at COE
- 7.3% Cap Rate (Pro Forma)
- 3% Annual increases
- Mission Critical Location - Tenant has been in business at this location since 2010
- Loyal customer base in Deer Valley, catering for special events and parties, sauce and rub sales
- The Deer Valley industrial market in Phoenix is exceptionally strong, driven by robust leasing and investment activity, low vacancy, strategic access to major freeway infrastructure and proximity to major demand drivers like the growing semiconductor ecosystem, making it one of the most in-demand and resilient industrial submarkets in the metro.

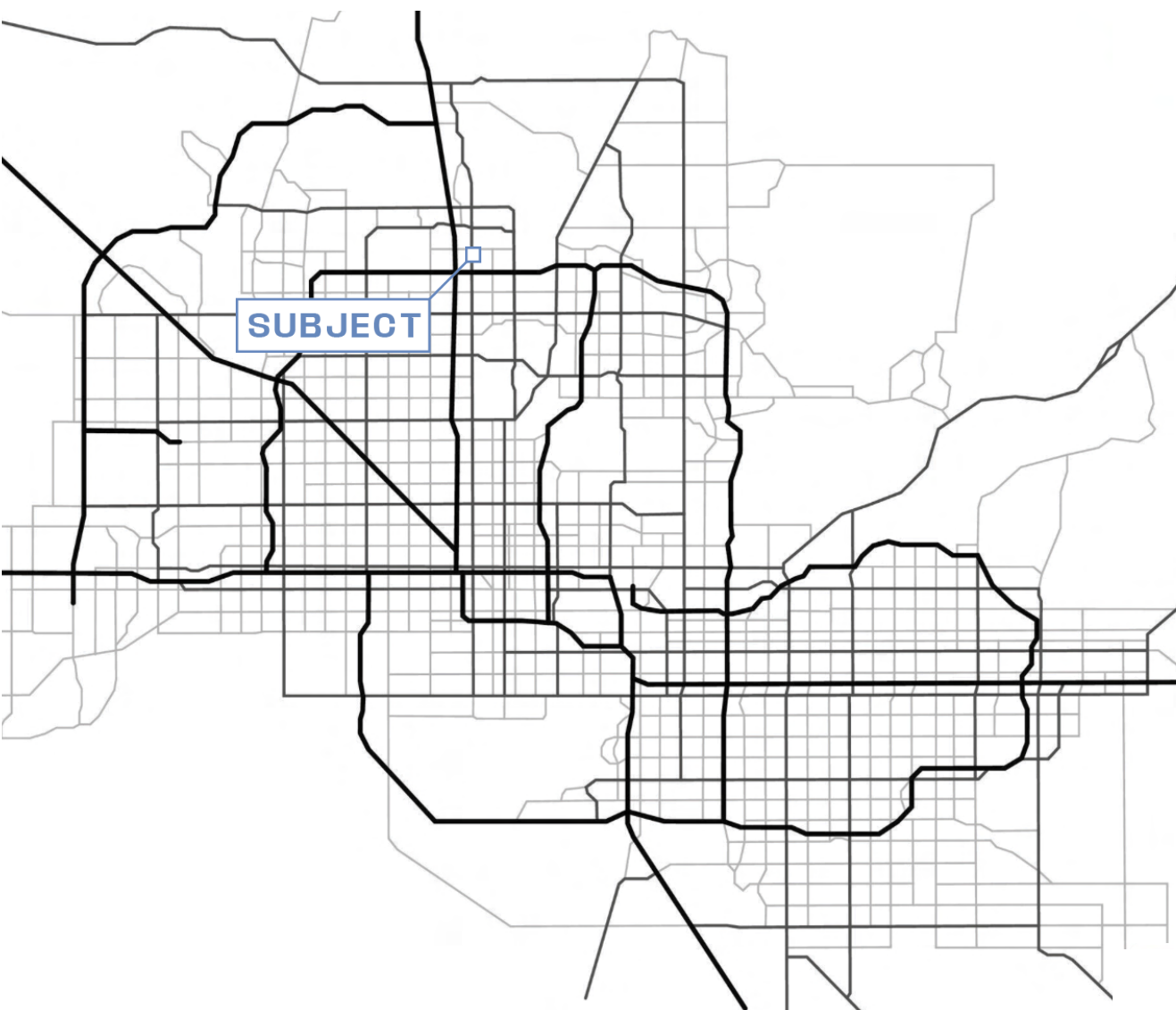
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PROPERTY DETAILS

- \$1,025,000 Sales Price
- \$74,340 NOI (Pro Forma)
- 7.3% Cap Rate (Pro Forma)
- +/- 2,640 Square Feet
- +/- 16' Clear Height
- Mezzanine Storage
- Roll up door
- Built in 2004
- A-1 Light Industrial Zoning
- Proximity to I-17 and Loop 101

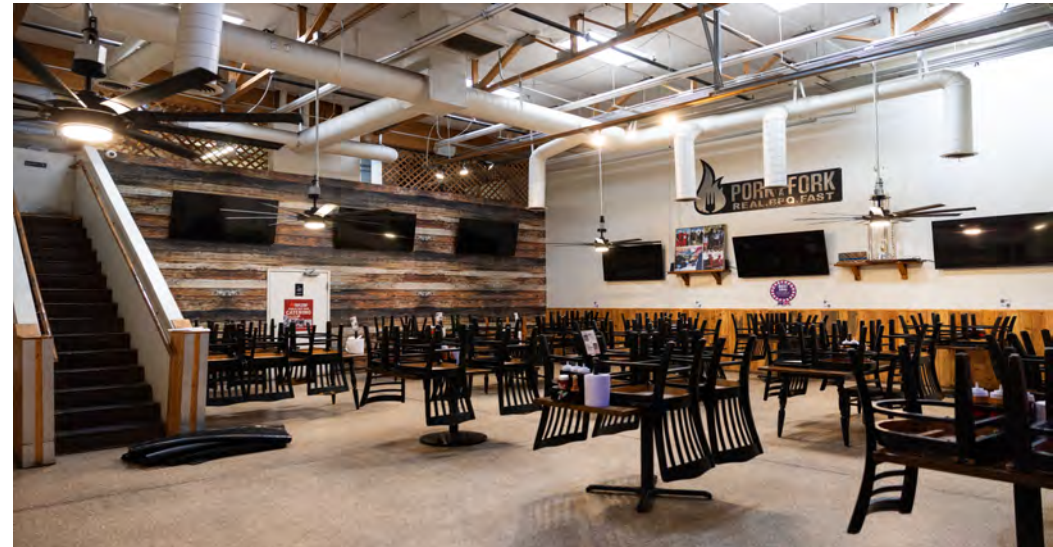
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