

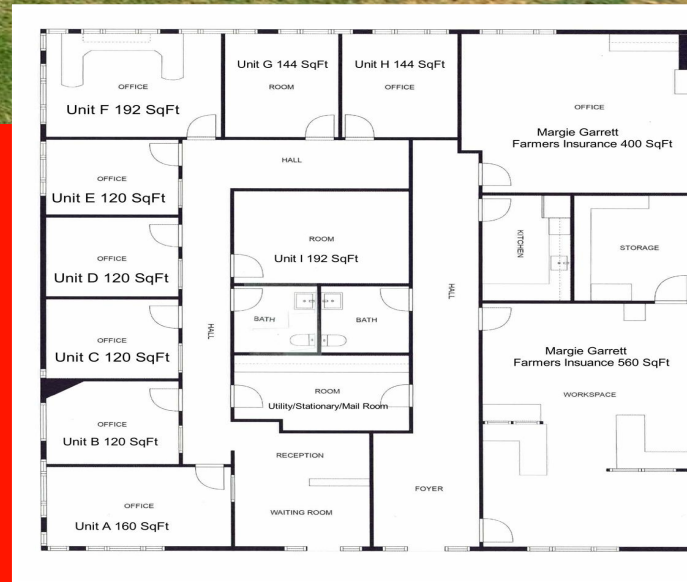
Entrada Executive Office

1423 S Higley Rd Ste 125
Mesa AZ 85206



HIGHLIGHTS:

- » Class A Entrada Executive Office Condo
- » Class A Location Just Off US 60 Higley Rd Offramp
- » Pride of Owner/User for 24 Years
- » Current Turn Key Investment Or Future Owner/User
- » 2 Restrooms and Kitchen
- » Covered Parking Spaces



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	13,705	122,450	328,240
2024 Average HH Income	\$98,623	\$104,888	\$109,185

Exclusively Marketed by:

Steven Fowler

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**S.J. FOWLER
REAL ESTATE
COMMERCIAL**

PROPERTY SUMMARY

Number of Tenants	10
Net Rentable Area (SF)	3,600
Land SF	7,200
Year Built	2000
Year Renovated	2020
# of parcels	2
Zoning Type	C-O
Building Class	B
Location Class	B
Number of Parking Spaces	4
Traffic Counts	40000
Ceiling Height	10-12Ft

INVESTMENT SUMMARY

Price	\$1,200,000
Price PSF	\$333.33
Occupancy	100%
NOI (CURRENT)	\$47,616
NOI (Market)	\$63,115
CAP RATE (CURRENT)	3.97%
CAP RATE (Market)	5.26%

	INCOME	CURRENT	MARKET	
	Gross Scheduled Rent	\$72,600	\$100,800	
Total Gross Revenue	\$72,600	\$100,800		
	General Vacancy		-5.00%	
Effective Gross Income	\$72,600	\$95,760		
	Less Expenses	\$24,984	34.41%	\$32,645
Net Operating Income	\$47,616	\$63,115		
	EXPENSES	CURRENT	MARKET	
	Real Estate Taxes	\$7,428	\$7,428	
	Insurance	\$1,788	\$1,788	
	Management Fee		\$7,661	
	Utilities	\$4,188	\$4,188	
	Pest/Internet	\$3,564	\$3,564	
	HOA Dues	\$8,016	\$8,016	
Total Operating Expense	\$24,984	\$32,645		
	Expense / SF	\$6.94	\$9.07	
	% of EGI	34.41%	34.09%	

