

5416 E SOUTHERN AVE

5416 E SOUTHERN AVE | MESA, AZ 85206

Offering Memorandum



Samir Sawhney, P Eng.

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XCD REALTY
AND PROPERTY MANAGEMENT
XCD INTERNATIONAL LLC

www.InvestorsAzRealtors.com Toll free: 844-937-1031
XCD Realty & Property Management
2 N. Central Ave. #1780 | Phoenix, AZ 85004

THE OFFERING

 **PRICE**
\$1,290,000

 **LEASE RATE**
\$26/PSF
3%M Annual Increments

 **NNN**
\$7.75/SF (2023)

XCD Realty is pleased to present an attractive investment opportunity for the acquisition of a meticulously maintained medical office condo situated at 5416 E Southern Ave, Mesa, AZ (“Asset”). The property is strategically positioned in close proximity to major healthcare facilities such as the US 60, Loop 202 Banner Gateway Medical Center (185 beds), and MD Anderson Cancer Center (77 beds). Additionally, the area boasts numerous retail amenities and dining options, including RA Sushi Bar Restaurant, Venezia’s New York Style Pizza, Buffalo Wild Wings, and Black Angus Steakhouse.

INVESTMENT HIGHLIGHTS

- Completed capital improvements encompass a newly renovated roof, refreshed interior paint, and a resealed/repainted parking lot.
- Turnkey property offering a prime opportunity for owner-users.
- Advantageous condominium situated within a meticulously maintained homeowners association (HOA).
- The property features eight versatile and private offices.
- Equipped with a convenient kitchenette/break room.

FINANCIAL

HOA Monthly Fee	\$950
Electric Yearly Estimate	\$5,570
Real Estate Taxes	\$7,988
Market Rent/SF	\$17-\$23/SF NNN

OPERATIONAL

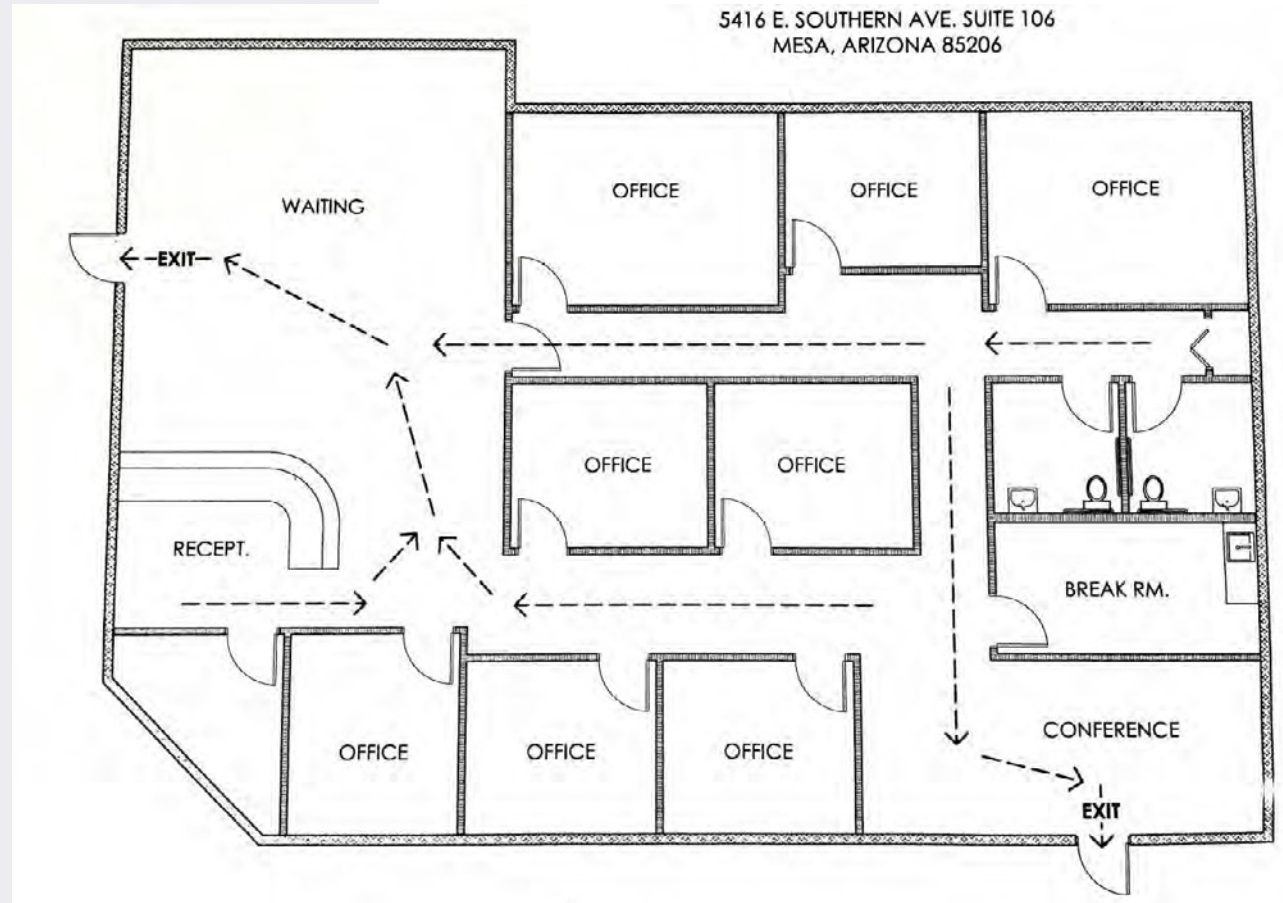
Net Rentable Area	-/+ 3,273
Year Built/Renovated	2003/2022



SITE PLAN

PROPERTY INCLUDES

- Eight Private Offices
- Two Entrances
- Waiting Room / Receptionist Desk
- Supplies Room
- Security System/Cameras
- Two Bathrooms
- Large Windows Providing Natural Lighting
- Recently Renovated Roof
- Covered Parking
- Kitchenette



PROPERTY DETAILS

SITE DESCRIPTION

Assessors Parcel Number	141-83-969-A
Zoning	OC
Year Built/Renovated	2003/2022
Rentable Square Feet	3,273
Intersection/Cross Street	54th/Southern Ave

PARKING

Number of Reserved Parking Spaces	3
Parking	Covered and Uncovered
Parking Ratio	5:1,000 SF

UTILITIES

Electric	SRP
Water	HOA Responsibility
Gas	HOA Responsibility

CONSTRUCTION

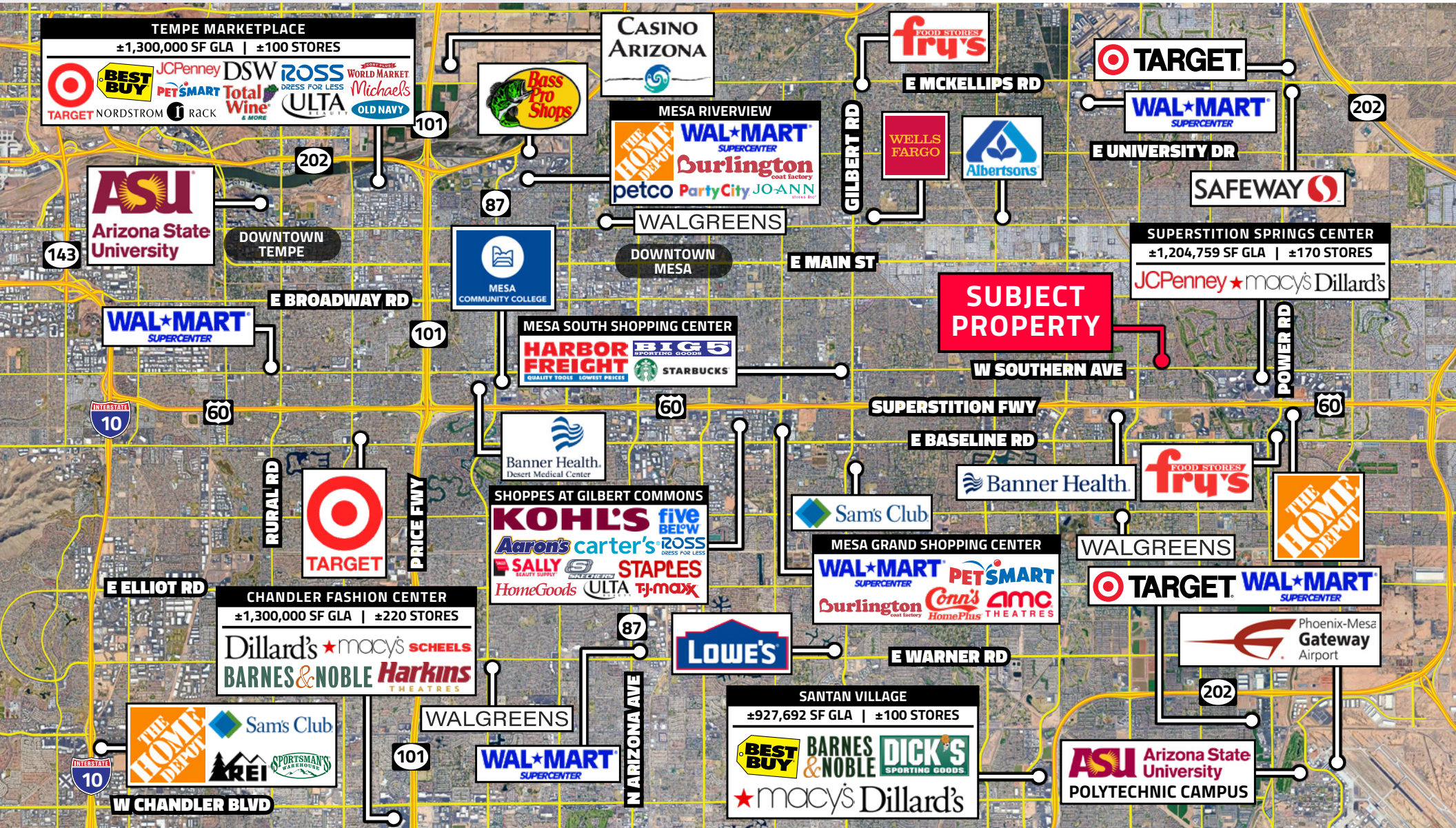
Foundation	Concrete
Exterior	Brick
Roof	Metal

MECHANICAL

Security	24/7
Restrooms	2
Courtyard	Yes



AERIAL OVERVIEW



NET OPERATING

OWNER-USER OPPORTUNITY	YEARLY	PSF
OPERATING EXPENSES		
Association Dues	\$11,400	\$3.48
Electric	\$5,570	\$1.70
Real Estate Taxes	\$7,988	\$2.44
Total Operating Expenses	\$24,958	\$7.62

PROFORMA NET OPERATING

INVESTMENT OPPORTUNITY	PROFORMA	PSF
RENTAL REVENUE (NNN)		
Total Rental Revenue	\$75,279	\$23.00
Expense Reimbursements	\$24,958	\$7.62
OPERATING EXPENSES		
Association Dues	\$11,400	\$3.48
Electric	\$5,570	\$1.70
Real Estate Taxes	\$7,988	\$2.44
Total Operating Expenses	\$24,958	\$7.62
Net Operating Income	\$75,279	\$23.00

LISTING PRICE	\$1,290,000
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ASSUMPTIONS / NOTES

- HOA is responsible for all utilities except electric
- Tenant is responsible for real estate taxes and association dues
- Property is ready for move-in upon closing, no deferred maintenance

LISTING PRICE	\$1,290,000
Proforma NOI (Investment Opportunity)	\$75,279

ASSUMPTIONS / NOTES

- Properties within a 5-mile radius are leasing anywhere between \$17-\$23/SF (NNN)
- On average office properties in Mesa have leases with 2-3% yearly rent bumps
- On average leasing commission is 6% but can go as high as 8%
- Rental revenue proforma is based on NNN lease at \$23/SF

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