

NN LEASED INVESTMENT

FOR SALE

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TEMPE, AZ 85283



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PROPERTY DETAILS

SALE PRICE	\$5,483,374 (\$397/SF)
CAP RATE	5.75%
BUILDING SIZE	±13,813 SF
LOT SIZE	±63,423
ZONING	RCC, Tempe📍
YEAR BUILT	2003
PARCEL	123-25-049



NEW PARKING LOT & NEW PAINT



RENT ROLL

RENT ROLL

TENANTS	ANNUAL \$/SF	MONTHLY \$/SF	SQ. FT	% OF BUILDING	LEASE START	LEASE EXPIRATION	CURRENT MONTHLY	CURRENT ANNUAL	NOTES
O'REILLY AUTO PARTS	\$18.40	\$1.53	7,500	54%	8/1/2025	7/31/2035	\$11,500	\$138,000	8% increases every 5 years, corporate guarantee, four (4), five (5) year options to renew
SHERWIN WILLIAMS	\$28.08	\$2.34	6,313	46%	8/1/2025	7/31/2035	\$14,775	\$177,294	10% increases every 5 years, corporate guarantee, four (4), five (5) year options to renew.
AVERAGES:	\$23.24	\$1.94	13,813	100%	--	--	\$26,275	\$315,294	--

RENT SCHEDULE - 10 YR BASE TERM

PERIOD	ANNUAL \$/SF	MONTHLY \$/SF	MONTHLY RENT	ANNUAL RENT
Years 1-5	\$22.83	\$1.90	\$26,274.50	\$315,294
Years 6-10	\$24.91	\$2.08	\$28,671.92	\$344,063
First Option 11-15	\$27.18	\$2.27	\$31,290.75	\$375,489
Second Option 16-20	\$29.67	\$2.47	\$34,151.58	\$409,819
Third Option 21-25	\$32.38	\$2.70	\$37,277.00	\$447,324
Fourth Option 26-30	\$35.35	\$2.95	\$40,691.75	\$488,301
AVERAGES:	\$28.72	\$2.39	\$33,059.58	\$396,715

PROPERTY HIGHLIGHTS

- Two fresh ten (10) year NN leases with O'Reilly Auto Parts (S&P: BBB) and Sherwin-Williams (S&P: BBB)
- Adjacent to Arizona Mills (Simon owned mall), The Home Depot, the Arizona Grand Resort & Spa, etc.
- Dense demos: approximately 19,969 people in a one mile radius and 116,139 in a three mile radius
- \$82k annual average household income in a 3 mile radius
- 60,000+ vehicles per day at this intersection (approximately 42k on Baseline and 18k on Priest)
- One block from the I-10 (157k+ vehicles per day)





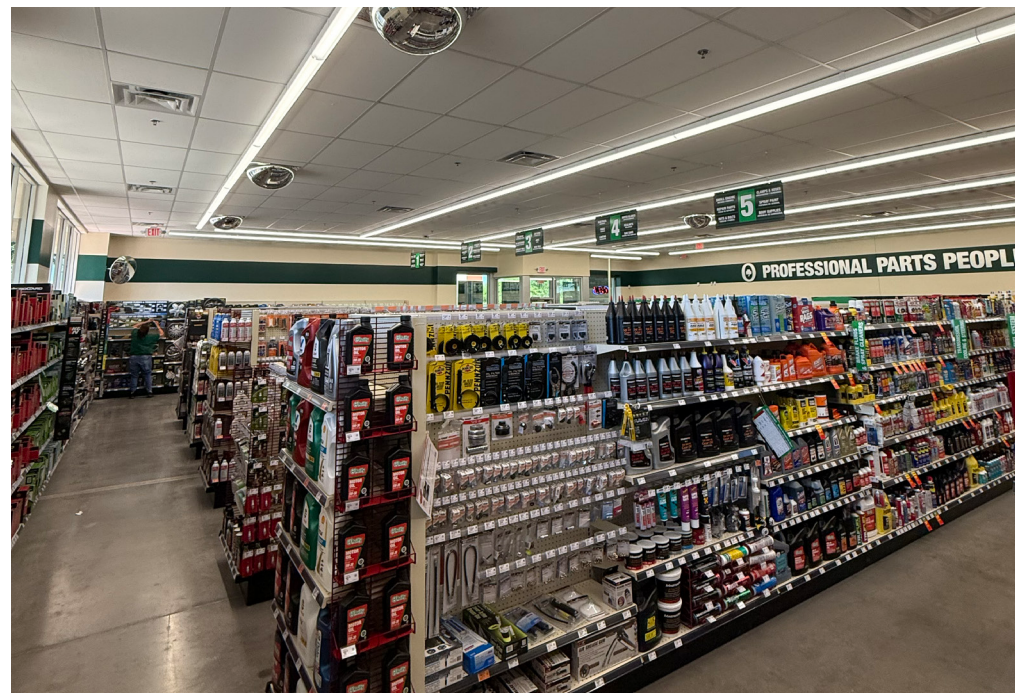
O'REILLY AUTO PARTS



SHERWIN-WILLIAMS



SHERWIN-WILLIAMS



O'REILLY AUTO PARTS

ABOUT THE TENANTS



Company Overview:

Founded in 1957 and headquartered in Springfield, Missouri, O'Reilly Auto Parts is a leading retailer in the automotive aftermarket industry. The company provides a wide range of auto parts, tools, and accessories for both professional service providers and do-it-yourself (DIY) customers. With a commitment to quality and customer service, O'Reilly has grown to operate over 6,000 locations across the United States and Mexico.

Products and Services:

O'Reilly Auto Parts offers an extensive inventory, including replacement parts, performance products, maintenance supplies, and accessories for cars, trucks, and SUVs. Their services also include battery testing, wiper blade installation, and loaner tools, enhancing the customer experience.



Company Overview

Founded in 1866 and headquartered in Cleveland, Ohio, Sherwin-Williams is a global leader in the manufacture, development, and distribution of paints, coatings, and related products. With over 150 years of history, Sherwin-Williams has become one of the most recognized names in the paint and coatings industry, serving both professional and retail customers.

Products and Services:

Sherwin-Williams offers a comprehensive portfolio of products, including interior and exterior paints, stains, primers, industrial coatings, and specialty products. Known for its innovation and quality, the company provides solutions for residential, commercial, and industrial applications. Flagship brands include Emerald®, Duration®, SuperPaint®, and Valspar®, among others.



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