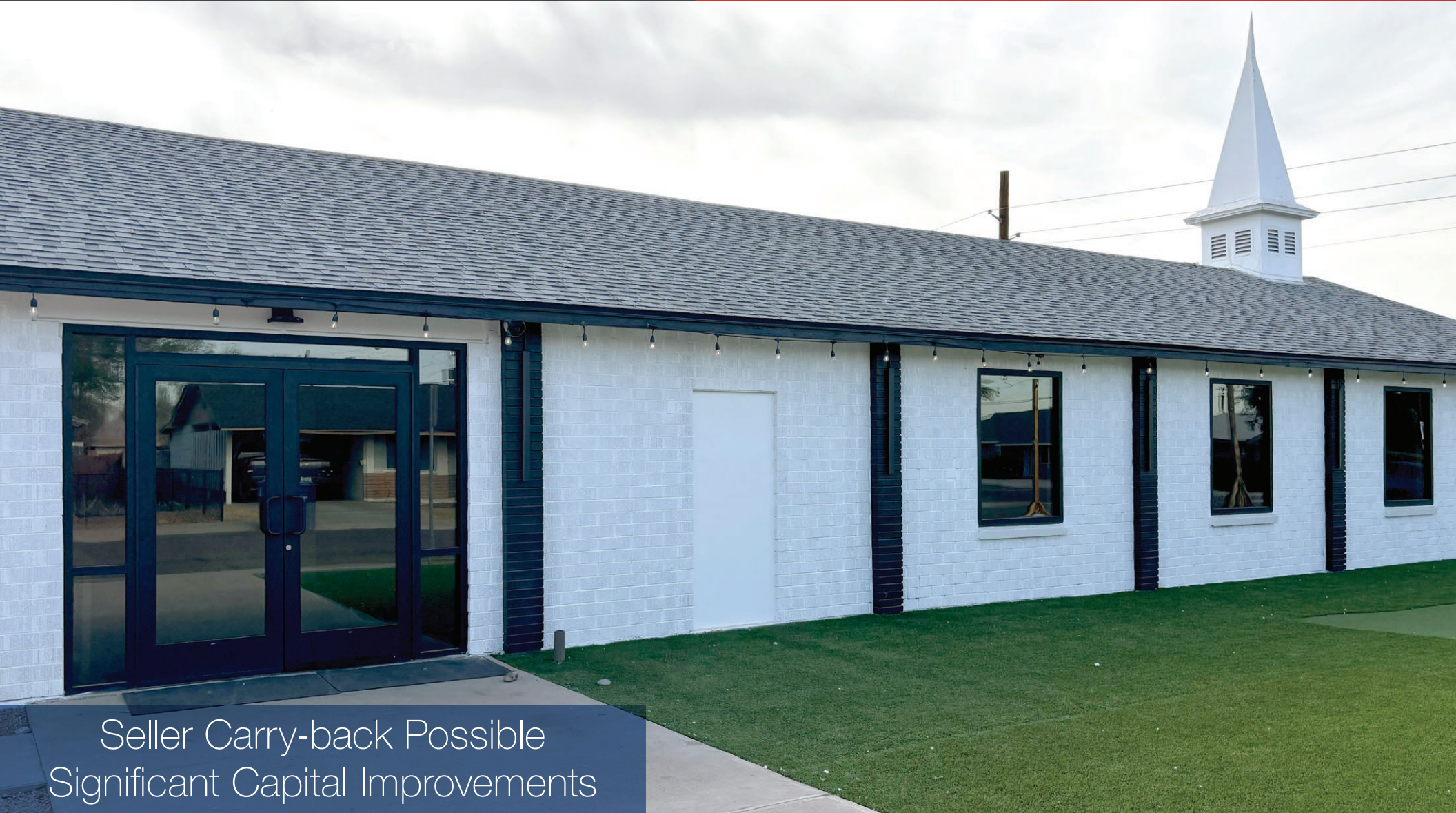


825 W 11th Street +  
1101 S Hardy Drive, Tempe, AZ 85281

Tempe Church and  
Parsonage For Sale | \$1,355,000



Seller Carry-back Possible  
Significant Capital Improvements

Exclusively Listed By:



**Church Realty Solutions**

Linking Real Estate to Ministry

Thomas A. Smith  
+1 602 393 6640  
Mobile: 858 692 7911

**NAI**Horizon

# Property Aerial



# Property Aerial



# Property Details

## Church Features:

- Well maintained church building with block construction
- Open Sanctuary
- Monument signage for Church
- Recent improvements to Church building
- Excellent Frontage on South Hardy Rd for monument signage

## Church Location Features:

- Excellent access to University Drive
- Less than 2 miles to Arizona State University Main Campus
- Good access to employment
- Easy access to Retail and Restaurants

## Parsonage Features

- Parsonage with four bedrooms with rear and front yards
- Recent improvements to Parsonage
- Currently has a Car Port
- Spacious rear yard
- Storage areas exterior rear yard and inside Parsonage

## Parsonage Location Features:

- Parsonage located in a dynamic active for sale market
- Excellent access to University Drive
- Less than 2 miles to Arizona State University Main Campus
- Easy access to Retail and Restaurants

Address	825 W 11th St & 1101 S Hardy Dr Tempe, AZ 85281
Sale Price	\$1,355,000
Church SF	2,387 SF on ±0.14 Acres
Parsonage SF	2,080 SF on ±0.24 Acres
Total Acres	±0.38 Acres
Year Built	1956
Zoning	R-6, R6
APN Numbers	124-67-129s and 124-67-129f

## Improvements Expense Summary

Type	Cost	Notes
Land Improvements	\$ 79,563.87	Landscaping, fence, Asphalt Overlay Paving
Building Improvements	\$ 265,695.84	<b>See Improvements Spreadsheets on Pages 5 &amp; 6</b>
Equipment	\$9,358.70	Security Camera System
<b>Total : \$ 354,618.41</b>		



# Buildings Improvements

Date	Memo/Description	Debit	Credit	Balance	Date	Memo/Description	Debit	Credit	Balance
8/15/2022	Arizona Campus: new ring camera for security	325.79		325.79	1/6/2023	AZ Campus - Parsonage Needs: parsonage lights	127.70		125,308.83
10/20/2022	AZ Title Fee: Policy Standard ALTA 2006 Owner's	1,657.00		1,982.79	1/6/2023	AZ Campus - Parsonage Needs: parsonage lights	71.66		125,380.49
10/20/2022	AZ Title Fee: Recording Fees	150.00		2,132.79	1/7/2023	AZ Campus - Tech: camera tripod	147.69		125,528.18
10/20/2022	AZ Title Fee: Policy Extended ALTA 2006 Lender's	100.00		2,232.79	1/8/2023	AZ Campus - Parsonage Needs: hallway lights	61.68		125,589.86
10/31/2022	Architect Design for remodel of building	6,450.00		8,682.79	1/9/2023	AZ Campus - Parsonage Needs: window shades	259.52		125,849.38
10/31/2022	Painting Equipment from Lowe's	391.98		9,074.77	1/16/2023	AZ Campus - Parsonage Needs: storage cabinet	57.02		125,906.40
11/1/2022	AZ Campus: office supplies	278.39		9,353.16	1/16/2023	AZ Campus - Parsonage Needs: mini fridge	304.05		126,210.45
11/1/2022	Painting equipment from Lowe's	384.79		9,737.95	1/17/2023	AZ Campus - Parsonage Needs: mini fridge	168.26		126,378.71
11/3/2022	AZ Campus: Paint supplies	59.69		9,797.64	1/17/2023	AZ Campus - Parsonage Needs: paper towel holder	37.52		126,416.23
11/3/2022	AZ Campus: Paint supplies	26.81		9,824.45	1/18/2023	AZ Campus: Mac Studio, computer, apple care & Accessories	4,474.79		130,891.02
11/4/2022	AZ Campus: Paint supplies	32.57		9,857.02	1/19/2023	AZ Campus - Parsonage Needs: essentials coffee pot, parsonage numbers,soap	415.52		131,306.54
11/30/2022	AZ Campus office storage cabinet	255.20		10,112.22	1/21/2023	AZ Campus - Parsonage Needs: papertowel holder	12.98		131,319.52
12/31/2022	Video system equipment	30,213.95		40,326.17	1/21/2023	AZ Campus - Parsonage Needs: yard games and misters	180.59		131,500.11
12/31/2022	Labor for project	18,377.00		58,703.17	1/23/2023	AZ Campus - Tech: camera cables	36.82		131,536.93
1/4/2023	AZ Campus: Remodel supplies	1,025.84		59,729.01	1/23/2023	AZ Campus - Parsonage Needs: wall pass through plates	21.71		131,558.64
1/5/2023	AZ Campus: Remodel supplies	661.15		60,390.16	1/24/2023	AZ Campus - Tech: cable tubing	34.17		131,592.81
1/5/2023	AZ Campus: Remodel supplies	2,148.95		62,539.11	1/24/2023	AZ Campus - Tech: tripods	143.34		131,736.15
1/6/2023	AZ Campus: Remodel supplies	301.71		62,840.82	1/30/2023	AZ Campus - Parsonage Needs: papertowels and toilet paper holder	24.90		131,761.05
1/6/2023	AZ Campus: Remodel supplies	606.35		63,447.17	1/30/2023	AZ Campus - Parsonage Needs: bathroom trashcan	43.41		131,804.46
1/7/2023	AZ Campus: Remodel supplies	1,011.16		64,458.33	1/31/2023	AZ Campus - Parsonage Needs: shelves and blinds	275.36		132,079.82
1/7/2023	Deposit for tool rental (pending credit)	150.00		64,608.33	1/31/2023	AZ Campus - Parsonage Needs: large trash cans	102.06		132,181.88
1/8/2023	AZ Campus: Remodel supplies	412.25		65,020.58	1/31/2023	AZ Campus - Parsonage Needs: extension cords	44.51		132,226.39
1/8/2023	AZ Campus: Remodel supplies	1,508.86		66,529.44	1/31/2023	AZ Campus: Tech needs- cables, keyboard, stage equipment	4,316.66		136,543.05
1/9/2023	AZ Campus: Remodel supplies RETURN		67.95	66,461.49	2/9/2023	AZ Campus: Church in a box set up	1,214.95		137,758.00
1/9/2023	AZ Campus: Remodel plumbing supplies	69.41		66,530.90	12/4/2022	AZ Campus: Office Desks	260.62		138,018.62
1/10/2023	AZ Campus: Remodel supplies	417.26		66,948.16	12/5/2022	AZ Campus: chairs for sitting area	325.78		138,344.40
1/10/2023	AZ Campus: sliding doors for church parsonage	1,600.76		68,548.92	12/7/2022	AZ Campus - power stripes	26.05		138,370.45
1/10/2023	AZ Campus: Remodel supplies	106.42		68,655.34	12/8/2022	AZ Campus - cords and duct tape	82.07		138,452.52
1/11/2023	AZ Campus: Remodel supplies	307.74		68,963.08	12/13/2022	AZ Campus - microphone for recording	389.87		138,842.39
1/11/2023	AZ Campus: Remodel supplies	447.36		69,410.44	12/29/2022	Stools for seating area	150.94		138,993.33
1/12/2023	AZ Campus: Remodel supplies RETURN		215.71	69,194.73	12/31/2022	AZ Campus: Campus start up supplies: ladder, drill, weed wacker	424.02		139,417.35
1/12/2023	AZ Campus: materials for remodel	217.09		69,411.82	12/31/2022	AZ Campus: Podium	312.88		139,730.23
1/12/2023	AZ Campus: Remodel supplies	62.30		69,474.12	1/2/2023	AZ Campus: black chair for auditorium/parsonage	667.89		140,398.12
1/24/2023	AZ Campus: Remodel supplies - early pay discount		0.23	69,473.89	1/18/2023	AZ Campus: tool box and furniture	2,000.63		142,398.75
1/24/2023	AZ Campus: Remodel supplies	12.26		69,486.15	1/24/2023	AZ Campus - Security: Ring security camera	235.93		142,634.68
1/17/2023	Install & repair trim, prep & paint parsonage	1,500.00		70,986.15	1/25/2023	AZ Campus - Security: Ring solar panel	56.17		142,690.85
1/18/2023	AZ Campus: Dumpsters for remodel	955.20		71,941.35	1/31/2023	AZ Campus: Parsonage furniture and decor	2,160.45		144,851.30
1/18/2023	AZ Campus: Paint and tools	595.27		72,536.62	2/15/2023	Painting supplies	171.80		145,023.10
1/31/2023	AZ Campus: Paint for parsonage	485.89		73,022.51	3/7/2023	Install carpet, transitions, fix drywall areas & sheet rock, and provided electric materials for fan install	952.00		145,975.10
12/21/2022	Permanent Sound System Equipment	35,048.08		108,070.59	3/6/2023	Equipment and fans for Parsonage	291.02		146,266.12
12/21/2022	Portable Sound System Equipment	15,625.46		123,696.05	3/3/2023	Campus Furniture- outdoor chairs	558.15		146,824.27
12/21/2022	Permanent Sound System Equipment	207.75		123,903.80	3/21/2023	Cords for mics and speakers	178.32		147,002.59
1/3/2023	AZ Campus - Tech: desktops	384.95		124,288.75					
1/4/2023	AZ Campus - Tech: video tripod	235.65		124,524.40					
1/5/2023	AZ Campus - Tech: cables and accesories	262.93		124,787.33					
1/5/2023	AZ Campus - Tech: Mac mouse	160.72		124,948.05					
1/5/2023	AZ Campus - Tech: Mac Keyboard	233.08		125,181.13					

# Buildings Improvements Continued

Date	Memo/Description	Debit	Credit	Balance
3/25/2023	AZ Campus: Dumpster for remodel demo	47.40		147,049.99
8/29/2023	AZ Campus - Remodel work: demo, drywall & plumbing repairs, paint, tile, and carpentry work. DEPOSIT & FIRST DRAW (total \$22,225.00)	15,010.00		162,059.99
8/4/2023	AZ Campus: Doors and window repairs DEPOSIT	5,000.00		167,059.99
7/29/2023	Reason: Building permit for architect, Vendor: Tempe Municipal, Location: AZ Campus	1,358.35		168,418.34
8/4/2023	Reason: Building permit for interior demo, Vendor: COM DEV PERMITS PAYPOINT, Location: Campus Upgrade	120.82		168,539.16
8/21/2023	Reason: refund on permit fee, Vendor: Skyline Church, Location: La Mesa, CA		28.82	168,510.34
8/29/2023	REIMB: Supplies for remodel	558.16		169,068.50
11/20/2023	Architectural and engineering design fee	1,000.00		170,068.50
9/4/2023	Arizona Campus Renovations	706.80		170,775.30
9/4/2023	Arizona Campus Renovations	17.27		170,792.57
9/7/2023	Arizona Campus Renovations	166.28		170,958.85
9/9/2023	Arizona Campus Renovations	717.34		171,676.19
9/18/2023	Arizona Campus Renovations	195.19		171,871.38
9/25/2023	Arizona Campus Renovations	506.37		172,377.75
9/26/2023	Arizona Campus Renovations	300.00		172,677.75
9/26/2023	Arizona Campus Renovations	150.00		172,827.75
9/27/2023	Arizona Campus Renovations	247.25		173,075.00
9/27/2023	Arizona Campus Renovations	14.90		173,089.90
9/29/2023	Arizona Campus Renovations	193.20		173,283.10
10/2/2023	Arizona Campus Renovations	972.86		174,255.96
10/4/2023	Arizona Campus Renovations	415.39		174,671.35
10/5/2023	Arizona Campus Renovations	107.02		174,778.37
10/6/2023	Arizona Campus Renovations	760.38		175,538.75
10/6/2023	Arizona Campus Renovations	42.01		175,580.76
10/9/2023	Arizona Campus Renovations	257.23		175,837.99
10/10/2023	Arizona Campus Renovations	102.86		175,940.85
10/12/2023	Arizona Campus Renovations	316.20		176,257.05
10/13/2023	Arizona Campus Renovations	152.62		176,409.67
10/23/2023	Arizona Campus Renovations	117.22		176,526.89
10/23/2023	Arizona Campus Renovations	485.20		177,012.09
11/9/2023	Arizona Campus Renovations	69.39		177,081.48
9/26/2023	Arizona Campus Renovations CREDIT		82.98	176,998.50
9/26/2023	Arizona Campus Renovations CREDIT		77.48	176,921.02
9/27/2023	Arizona Campus Renovations CREDIT		5.95	176,915.07
9/27/2023	Arizona Campus Renovations CREDIT		16.13	176,898.94
10/4/2023	Arizona Campus Renovations CREDIT		94.22	176,804.72
10/4/2023	Arizona Campus Renovations CREDIT		6.47	176,798.25
10/6/2023	Arizona Campus Renovations CREDIT		25.68	176,772.57
10/12/2023	Arizona Campus Renovations CREDIT		215.11	176,557.46
10/26/2023	Arizona Campus Renovations CREDIT		20.51	176,536.95
10/26/2023	Arizona Campus Renovations CREDIT		83.50	176,453.45
11/13/2023	Arizona Campus Renovations: Reno Supplies	199.16		176,652.61
9/4/2023	AZ Campus remodel work:	450.17		177,102.78

Date	Memo/Description	Debit	Credit	Balance
9/6/2023	AZ Campus remodel work:	112.42		177,215.20
9/30/2023	AZ Campus remodel work: help to install backing for speakers, prep wiring and outside electrical	645.00		177,860.20
9/15/2023	AZ Campus remodel work: Change Order Remodel work: tile, barn door modification, move thermostats, electrical sconces	3,950.00		181,810.20
9/27/2023	AZ Campus remodel work: cut window opening, access panels, speaker outlets, internet wiring, paint backyard fence, plumbing repairs, shower addition	6,935.00		188,745.20
9/15/2023	AZ Campus remodel work: demo, drywall & plumbing repairs, paint, tile, and carpentry work. FINAL DRAW (total \$22,225.00)	7,215.00		195,960.20
10/16/2023	AZ Campus remodel work: Doors and window repairs FINAL	23,414.27		219,374.47
9/4/2023	AZ Campus remodel work: Early Pay Discount		8.28	219,366.19
9/6/2023	AZ Campus remodel work: Early Pay Discount		2.08	219,364.11
9/6/2023	AZ Campus remodel work: floors DEPOSIT 50% (total is \$16,250)	8,125.00		227,489.11
9/12/2023	AZ Campus remodel work: floors FINAL 50% (total is \$16,250)	8,125.00		235,614.11
9/30/2023	AZ Campus remodel work: install power mirror, fix sink & gate	305.00		235,919.11
9/30/2023	AZ Campus remodel work: pick up trench digger, start of project	900.00		236,819.11
9/30/2023	AZ Campus remodel work: prep for trench project and power outlets on side of building	305.00		237,124.11
9/15/2023	AZ Campus remodel work: REIMB: Supplies for remodel	1,842.23		238,966.34
9/27/2023	AZ Campus remodel work: REIMB: Supplies for remodel	135.86		239,102.20
10/27/2023	AZ Campus remodel work: Roofing repairs- fascia and shingles	9,700.00		248,802.20
9/30/2023	AZ Campus remodel work: Supplies reimb	36.87		248,839.07
9/8/2023	Bathroom Mirror reno supplies	316.80		249,155.87
9/10/2023	Building reno supplies	183.54		249,339.41
9/12/2023	Bathroom Mirror #2	523.20		249,862.61
9/13/2023	New fridge	1,917.99		251,780.60
10/23/2023	Arizona Parsonage Renovations: paper towel dispenser	37.82		251,818.42
10/24/2023	Arizona Parsonage Renovations: Shelves	28.10		251,846.52
10/26/2023	Arizona Campus Renovations: Passover art for campus	75.00		251,921.52
11/9/2023	Arizona Parsonage Renovations: Paper Towel Dispenser	37.82		251,959.34
12/7/2023	AZ Campus remodel work: 6x10 custom sound booth with back counter	4,686.63		256,645.97
12/30/2023	AZ Campus remodel work: Paint for church building	2,550.00		259,195.97
2/12/2024	AZ Campus remodel work: Furnish and install- 11 exterior wall mounted fixtures on a new switch, 1 floodlight at door, 1 flood light east side peak	5,394.00		264,589.97
4/9/2024	AZ Campus remodel work: Supplies : roller tray , paint, gate latches masking film & wall plate for invoice	875.00		265,464.97
4/9/2024	AZ Campus remodel work: paint, plastic roller tray ,gate latch shackles, epoxy	230.87		265,695.84

**Total: 265,695.84**

# Church Property Photos

Entry to Sacntuary



Backyard



Monument Sign



Parking Lot



# Church Property Photos





# Church Property Photos



# Church Property Photos



# Parsonage Property Photos

Porch and Car Port Parking



Backyard and Vehicle Gate



Fenced Area, Man and Vehicle Gates



# Parsonage Property Photos

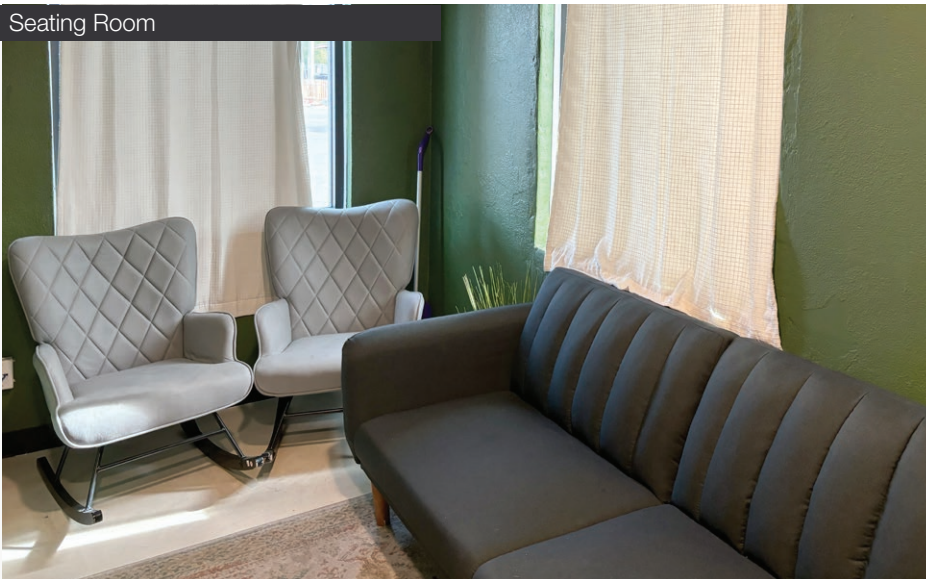
Fellowship Area



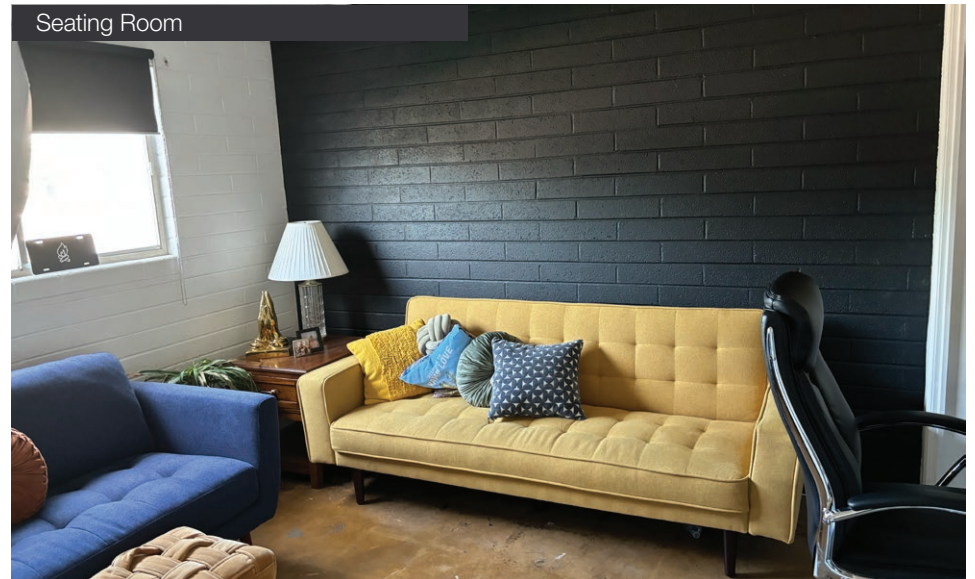
Photography Area with Backdrop



Seating Room



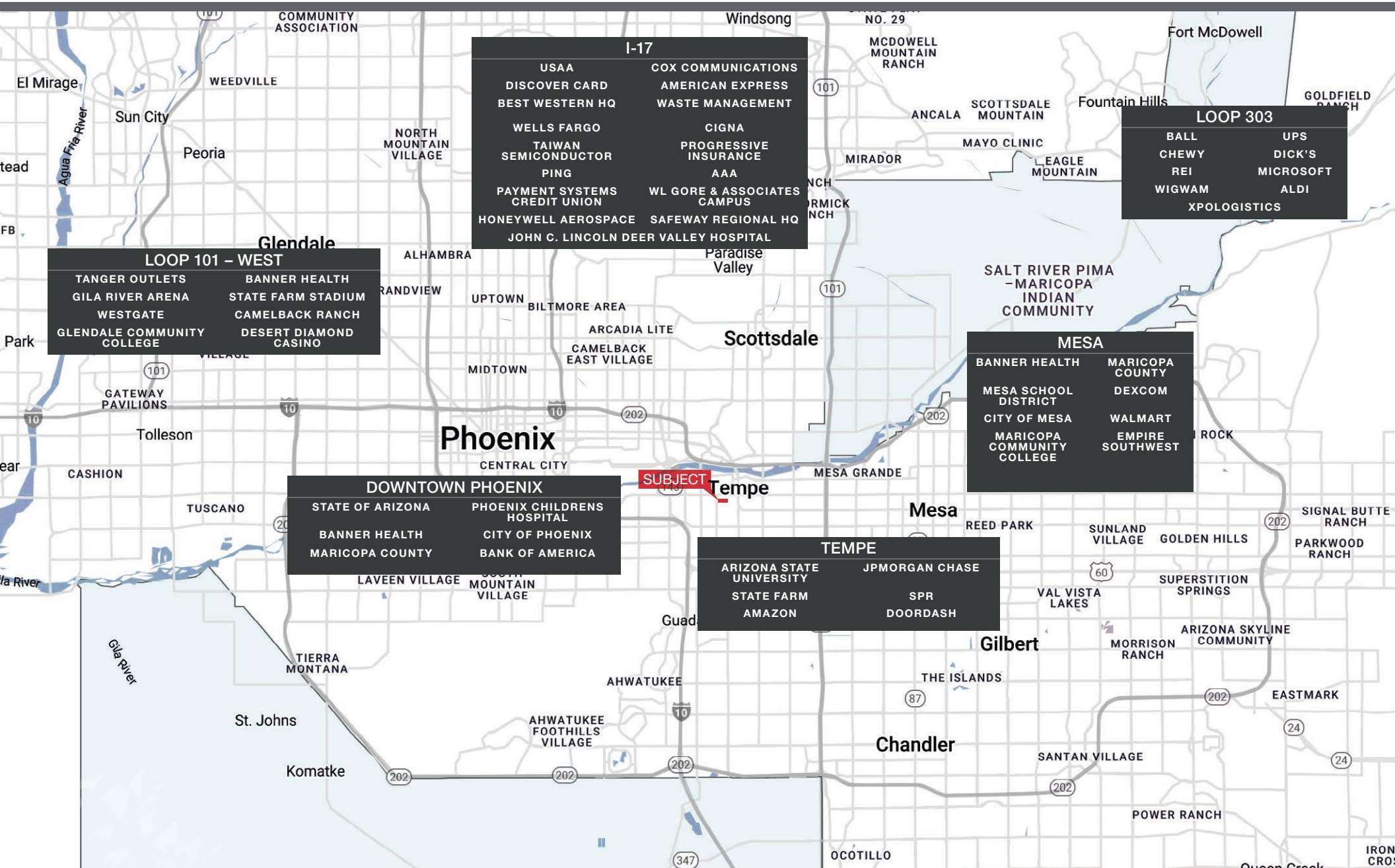
Seating Room



# Parsonage Property Photos



# Employment Map



# Retail Map



825 W 11th Street + 1101 S Hardy Drive  
Tempe, AZ 85281

Tempe Church and  
Parsonage For Sale | \$1,355,000

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Contact Thomas Smith for Information:

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If after reviewing this Memorandum, you have no further interest in leasing the Property, kindly return this Memorandum to NAI Horizon.

25-04-002

Exclusively Listed By:



**Church Realty Solutions**

Linking Real Estate to Ministry

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**NAI Horizon**