

DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

OFFERING OVERVIEW

INVESTMENT SUMMARY

PRICE	\$7,792,500 6.50% CAP Rate
BLDG SIZE	16,392 SF
LAND SIZE	51,828 SF 1.19 AC
APN	120-39-086E
2025 NOI	\$506,512
LEASE TERM	1/1/2024-12/31/2033
LEASE TYPE	NNN
ANNUAL INCREASES	3%
LANDLORD RESPONSIBILITY	Roof, exterior walls, & structure at the expense of the Tenant.



INVESTMENT HIGHLIGHT

- NNN Investment Opportunity SVN presents a prime investment opportunity in Phoenix, AZ, featuring an NNN lease, making it ideal for investors seeking low-maintenance, long-term income. Landlord responsibilities are limited to the roof, exterior walls, and structure of which all expenses are at the expense of the tenant.
- Long-Term, Inflation Proof Lease The lease began in January 2024 and runs until December 2033, with 3% annual increases.
- Strong Tenant The sole tenant is Purpose Healing Center, a leader in the behavioral healthcare industry with three locations in the Phoenix market. Purpose Healing Center was formed in 2017 and provides a wide range of treatments and therapies to its patients. Purpose Healing is on track to yield upwards of \$20MM in gross revenue for 2024, a +27% increase from that of 2023.
- Thriving Location This Phoenix location accounts for ±42% of Purpose Healing Center's total income making this a staple location within its overall operations and an irreplaceable location within the behavioral health industry.
- Sticky Tenant This particular location, consisting of a total of 68 beds, underwent a full renovation in 2021 and includes specialized licensing including behavioral health subacute inpatient care (32 beds), behavioral health residential facility (36 beds), and an outpatient treatment center. It's this licensing that makes this location so desirable for this particular business as it's not easily obtainable or transferrable thus creating a much higher likelihood the tenant will remain at this location for many years.
- Fully Renovated Building Purpose Healing Center heavily invested in a full renovation of the building in 2021 which consists of new updated plumbing and electrical, a new roof, new AC units, and a completely renovated interior. In total, the Tenant invested ±\$4MM into the property as part of their long-term plans.
- Growth Industry The behavioral health and addiction recovery sector is witnessing unprecedented growth, driven by increasing awareness of mental health issues, changing societal attitudes, and the ongoing crisis involving substance use and recovery. With more individuals spanning all demographic backgrounds being diagnosed with mental health conditions combined with increasingly more federal and state government funding and insurance coverage available, the demand for these services is projected to be in demand for many years to come.

TENANT INFORMATION



ABOUT

Purpose Healing Center is a leading provider of alcohol and substance abuse treatment in Arizona, offering personalized inpatient and outpatient programs, mental health services, and medical detox to support individuals in overcoming addiction and rediscovering their purpose.

With multiple locations throughout the Phoenix market, their alcohol and drug treatment programs utilize cutting-edge, evidence-based practices to equip each resident with the tools necessary for a successful and lasting recovery.

HIGHLIGHTS

- In business since 2017 and opened this Phoenix location in 2021.
- Renovation completed in 2021 at which point highly specialized licensing was obtained.
- Gross Income by Year:

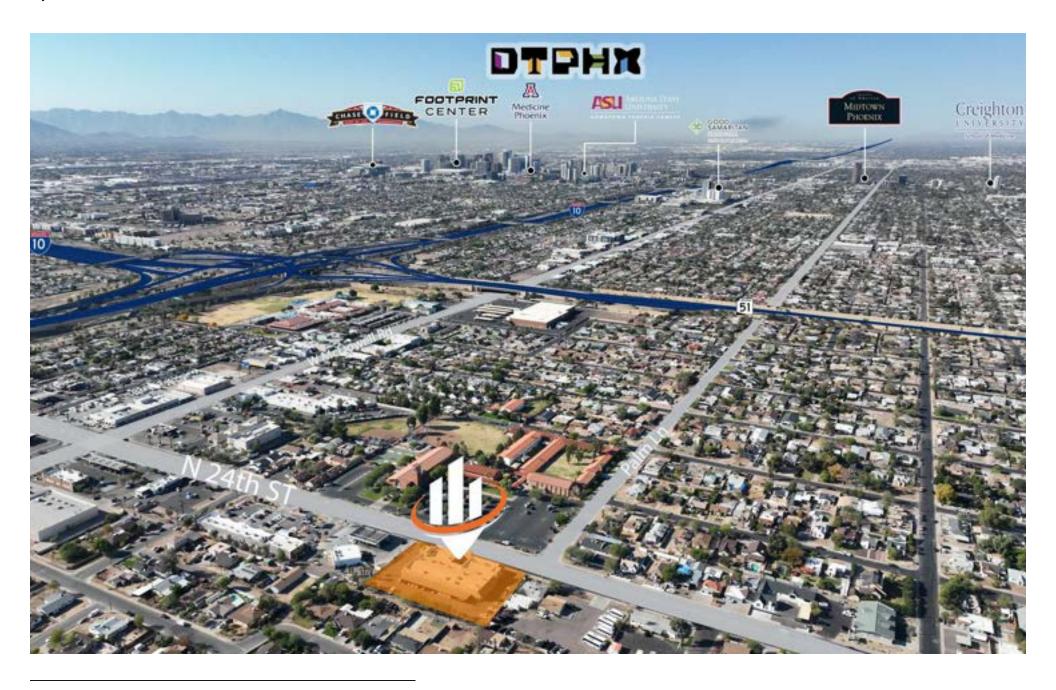
2022: \$8,851,133 2023: \$17,667,177

2024: ±\$22.5MM (Annualized as of 10/2024)

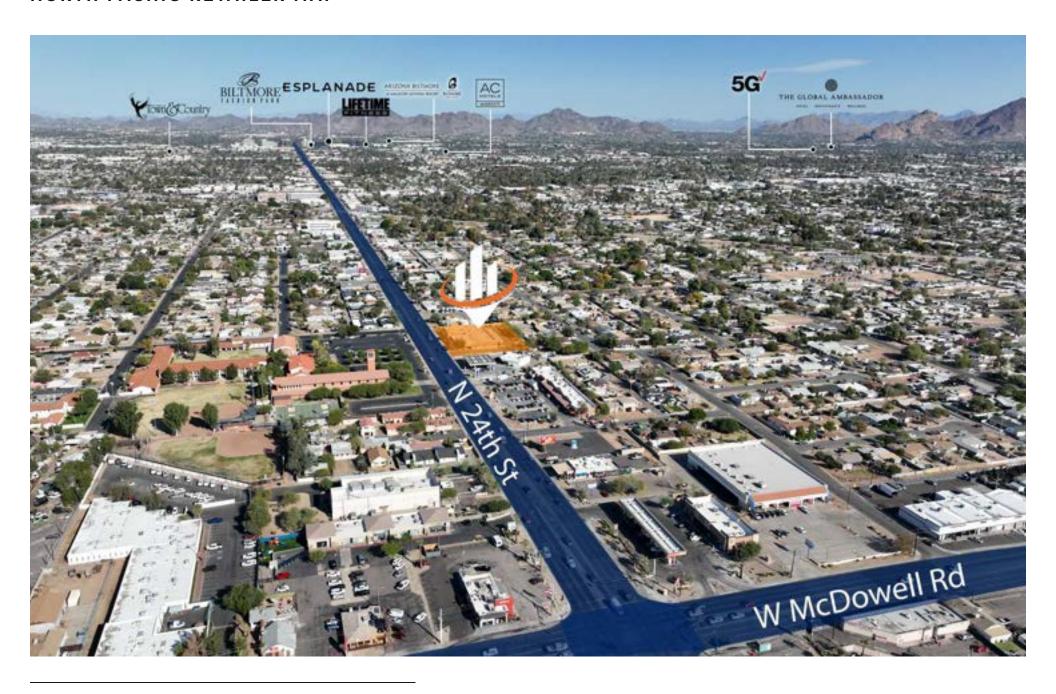
RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	ESCALATION DATES	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
1841 N 24th St.	Purpose Healing Center	16,392 SF	100%	1/1/2025 1/1/2026 1/1/2027 1/1/2028 1/1/2029 1/1/2030 1/1/2031 1/1/2032 1/1/2033	\$30.90 \$30.90 \$31.83 \$32.73 \$34.78 \$35.82 \$36.90 \$38.00 \$39.14		1/1/2024	12/31/2033
TOTALS		16,392 SF	100%		\$30.90	\$506,512.80		

S/SW RETAILER MAP



NORTH FACING RETAILER MAP



S/SE FACING RETAILER MAP







5343 N. 16th Street, Suite 100 Phoenix, AZ 85016 480.425.5518 www.syndesertcommercial.com