

1929 W LONE CACTUS DR

PHOENIX | ARIZONA 85027

FOR SALE | 30,906 SF

FLEX BUILDING ON 1.47 ACRES



FOR MORE INFORMATION CONTACT:

CHRISTOPHER PIGNOTTI, OWNER
602.312.7113 | CPIGNOTTI@USDIGITALMEDIA.COM

Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

1929 W LONE CACTUS DR

PHOENIX | ARIZONA 85027

FOR SALE | 30,906 SF

FLEX BUILDING ON 1.47 ACRES

PROPERTY AERIAL

PROPERTY FEATURES

- **Building Area**
±30,906 SF
- **Site Area**
1.47 AC
- **APN**
209-06-132A
- **Drive Ins**
4
- **Elevator**
1
- **Power**
600a/277-480v 3p
- **Year Built**
1996
- **Clear Height**
26'
- **Zoning**
GCP, Phoenix
- **Parking Spaces**
78



FOR MORE INFORMATION CONTACT:

CHRISTOPHER PIGNOTTI, OWNER
602.312.7113 | CPIGNOTTI@USDIGITALMEDIA.COM

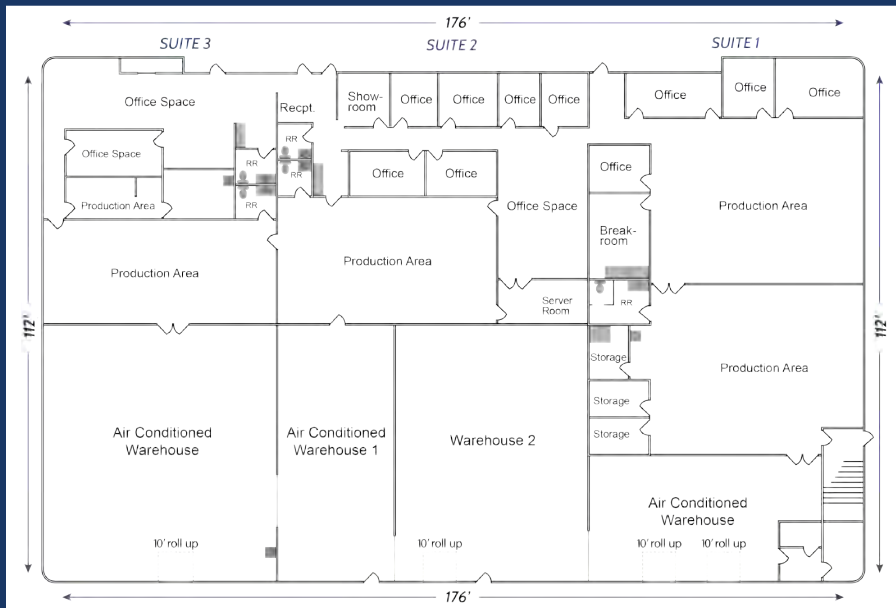
1929 W LONE CACTUS DR

PHOENIX | ARIZONA 85027

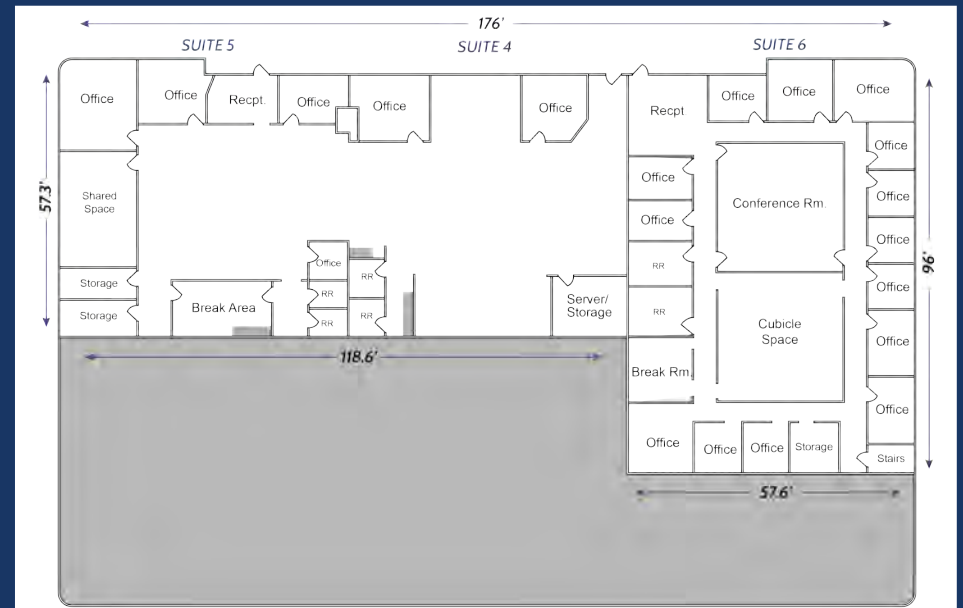
FOR SALE | 30,906 SF

FLEX BUILDING ON 1.47 ACRES

FLOOR PLANS



FIRST FLOOR



SECOND FLOOR

FOR MORE INFORMATION CONTACT:

CHRISTOPHER PIGNOTTI, OWNER
602.312.7113 | CPIGNOTTI@USDIGITALMEDIA.COM

1929 W LONE CACTUS DR

PHOENIX | ARIZONA 85027

FOR SALE | 30,906 SF

FLEX BUILDING ON 1.47 ACRES



FOR MORE INFORMATION CONTACT:

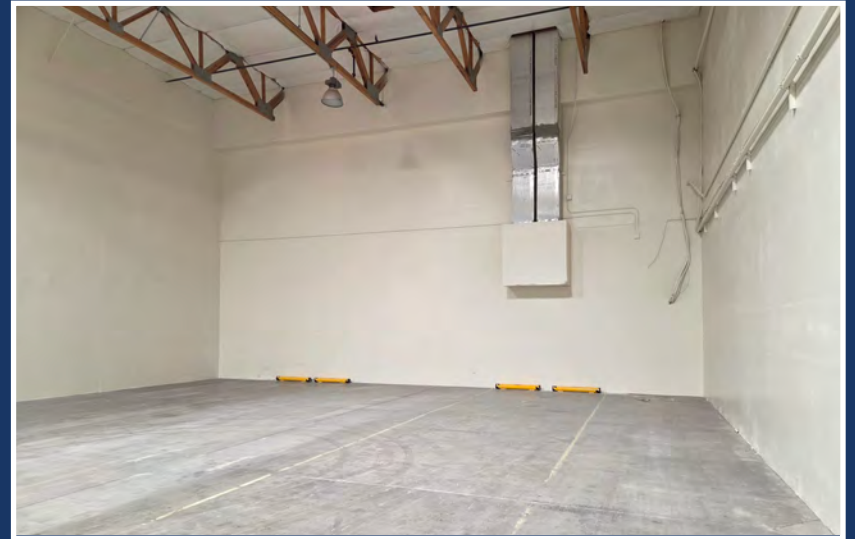
CHRISTOPHER PIGNOTTI, OWNER
602.312.7113 | CPIGNOTTI@USDIGITALMEDIA.COM

1929 W LONE CACTUS DR

PHOENIX | ARIZONA 85027

FOR SALE | 30,906 SF

FLEX BUILDING ON 1.47 ACRES



FOR MORE INFORMATION CONTACT:

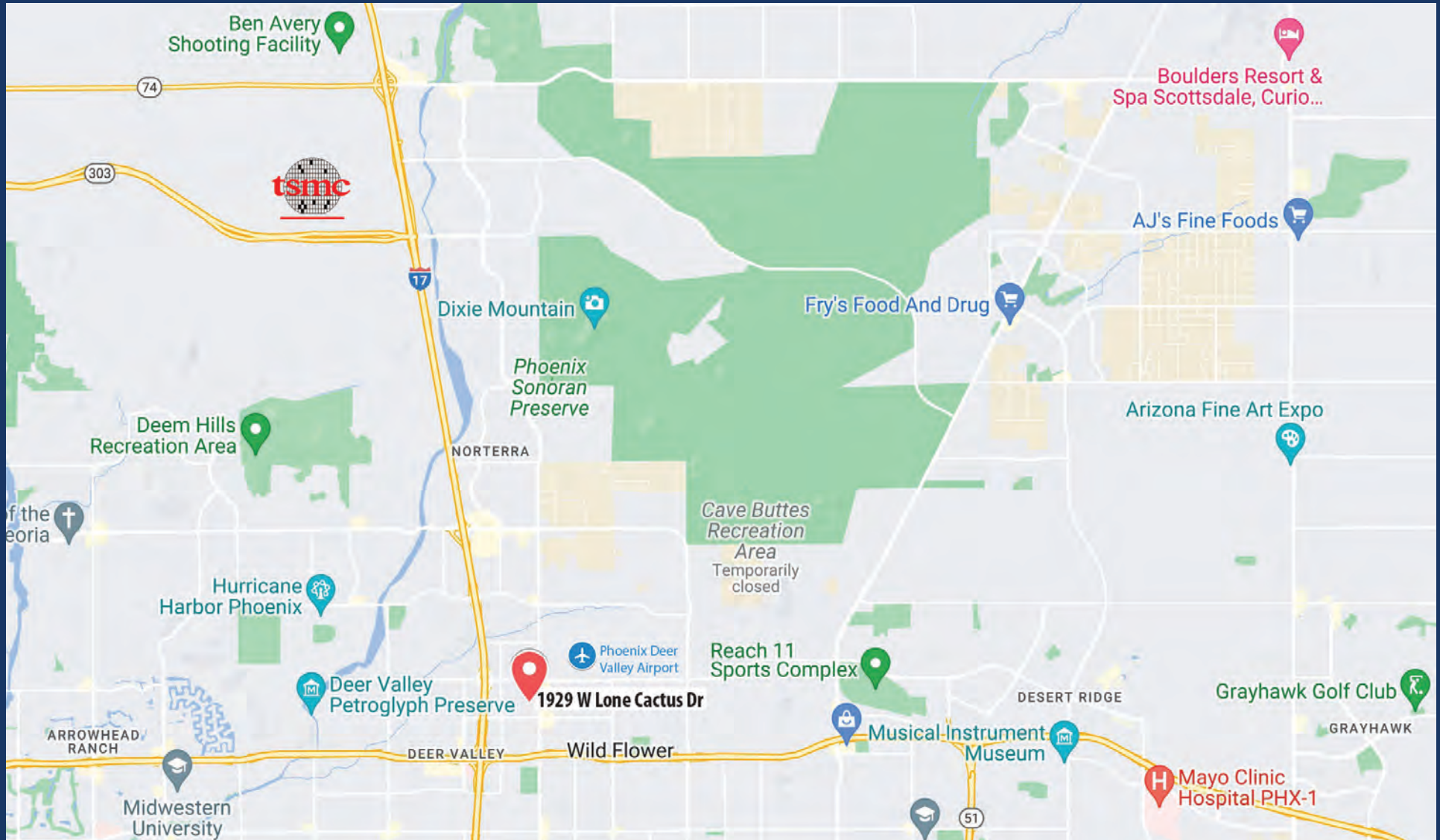
CHRISTOPHER PIGNOTTI, OWNER
602.312.7113 | CPIGNOTTI@USDIGITALMEDIA.COM

1929 W LONE CACTUS DR

PHOENIX | ARIZONA 85027

FOR SALE | 30,906 SF

FLEX BUILDING ON 1.47 ACRES



FOR MORE INFORMATION CONTACT:

CHRISTOPHER PIGNOTTI, OWNER
602.312.7113 | CPIGNOTTI@USDIGITALMEDIA.COM

1929 W LONE CACTUS DR

PHOENIX | ARIZONA 85027

FOR SALE | 30,906 SF

FLEX BUILDING ON 1.47 ACRES

5 YEAR INVESTMENT PROFORMA ANALYSIS

Acquisition of Property			Tenancy			Sale At End of 5 Years		
Building Sq. Ft.	30,906		Leased Sq. Ft.	30,916		Reversion Cap Rate		
Purchase Price	\$6,499,995		Type			Est. Gross Sales Price		
Purchase Price/ SF	\$210.31		Base Monthly Rent			Closing Costs/ Commissions		
Going-In Cap Rate			Rent Increases	Actual		Less Remaining Debt		
Acquisition Cost			Expenses Growth Rate	2%		Net Proceeds from Sale		
Total Acquisition Cost								
Revenue			Year 1	Year 2	Year3	Year4	Year 5	5-Yr. Totals
Annual Rent \$/SF	SF	\$/SF/Month						
Sutie 1 & 2 NNN	13,962	\$1.00	\$167,544	\$172,570	\$177,747	\$183,080	\$188,572	\$889,514
Suite 3 NNN	5,500	\$1.25	\$82,500	\$84,975	\$87,524	\$90,150	\$92,854	\$438,004
Suite 4 & 5 (Gross)	6,454	\$1.13	\$87,331	\$89,078	\$90,859	\$92,676	\$94,470	\$454,415
Suite 6	5,000		\$60,000	\$63,000	\$66,000	\$69,000	\$72,000	\$330,000
Total Rental Income	30,916	\$1.07	\$397,375	\$409,623	\$422,131	\$434,906	\$447,897	\$2,111,932
Expense Reimbursement (CAM)		\$0.20	\$73,386	\$74,854	\$76,351	\$77,878	\$79,435	\$381,904
Annual Gross Revenue		\$1.27	\$470,761	\$484,477	\$498,482	\$512,784	\$527,332	\$2,493,836
Expenses								
Operating Expenses								
Electrical			1,200	\$1,224	\$1,248	\$1,273	\$1,299	\$6,245
Water			5,400	\$5,508	\$5,618	\$5,731	\$5,845	\$28,102
Trash Removal			7,800	\$7,956	\$8,115	\$8,277	\$8,443	\$40,592
Landscaping			2,700	\$2,754	\$2,809	\$2,865	\$2,923	\$14,051
Association Fees			3,486	\$3,555	\$3,626	\$3,699	\$3,773	\$18,139
Insurance			3,850	\$3,927	\$4,006	\$4,086	\$4,167	\$20,036
Real Estate Taxes			49,045	\$50,026	\$51,026	\$52,047	\$53,088	\$255,232
Repairs			1,051	\$1,072	\$1,093	\$1,115	\$1,138	\$5,469
Fire			300	\$306	\$312	\$318	\$325	\$1,561
Elevator			533	\$544	\$555	\$566	\$577	\$2,776
Cleaning Service Windows			300	\$306	\$312	\$318	\$325	\$1,561
Total Expenses			\$75,665	\$77,178	\$78,722	\$80,296	\$81,902	\$393,764
Net Operating Income			\$395,096	\$407,298	\$419,760	\$432,488	\$445,430	\$2,100,072
Cash Flow Before Taxes		\$6,499,995	\$395,096	\$407,298	\$419,760	\$432,488	\$445,430	\$2,100,072
Cash-on-Cash Return (All Cash)			5.65%	5.82%	6.00%	6.18%	6.37%	6.00%

FOR MORE INFORMATION CONTACT:

CHRISTOPHER PIGNOTTI, OWNER
602.312.7113 | CPIGNOTTI@USDIGITALMEDIA.COM

Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

1929 W LONE CACTUS DR

PHOENIX | ARIZONA 85027

FOR SALE | 30,906 SF

FLEX BUILDING ON 1.47 ACRES



FOR MORE INFORMATION CONTACT:

CHRISTOPHER PIGNOTTI, OWNER
602.312.7113 | CPIGNOTTI@USDIGITALMEDIA.COM

Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.