

A well designed and carefully crafted 9,680 SF church facility with additional developable land

A High Quality Church Property



South Mountain Village
1050 E Baseline Road, Phoenix AZ, 85042

Exclusively Listed By:



Church Realty Solutions

Linking Real Estate to Ministry

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NAI Horizon

Welcome to the Riverside Missionary Baptist Church Property Investment Perspectives

1050 East Baseline is among the finest Church properties recently offered in the greater Maricopa County market.

The subject church and additional 3.5+- acres of land offers a growing church the ability to chart future growth and facilities development as needed.

The additional land can also be prepared as fields for youth sports for the members of the church as well as having the potential to plan and build a variety of facilities types.

Riverside Missionary Baptist Church was constructed in 1999 and remains in excellent overall move in condition.

In addition, the floor plan offers a beautiful sanctuary with large baptistry behind the choir seating and Pastor and Choir or Worship musician and singer preparations areas just off the stage on both sides of the alter and choir areas.

A large Pastoral office suite is also a well- planned amenity that includes a private rest room with shower facilities.

The dining hall and kitchen open up to a rear fellowship outdoor patio area with views toward rear parking and northerly extra land areas.

Additionally, there is a library room, children's classrooms, one board room and another conference or larger classroom and a fully enclosed cry room with view window into the Sanctuary.

The facilities are filled with accessible storage areas planned around the church.

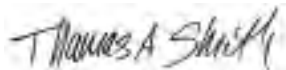
The church offers both an eastern and northern entrance both of which lead to fellowship areas with a third entrance or exit for physically challenged and or elderly congregants to offer a less active area to enter and exit.

The Church is well planned on the site but offers a major monument sign along Baseline road in the South Mountain Village area of Phoenix. Baseline road is part of an improvement district and offers excellent east bound and west bound access to freeways.

The overall area in South Mountain Village is under redevelopment with a variety of housing options and commercial shopping. See attached demographic reports for more information.

Whether you are a church looking for a new home or new plant location or an Investor/Developer this property and site offers a variety of good alternatives for both an entrance and exit strategy.

Blessings



Thomas A. Smith

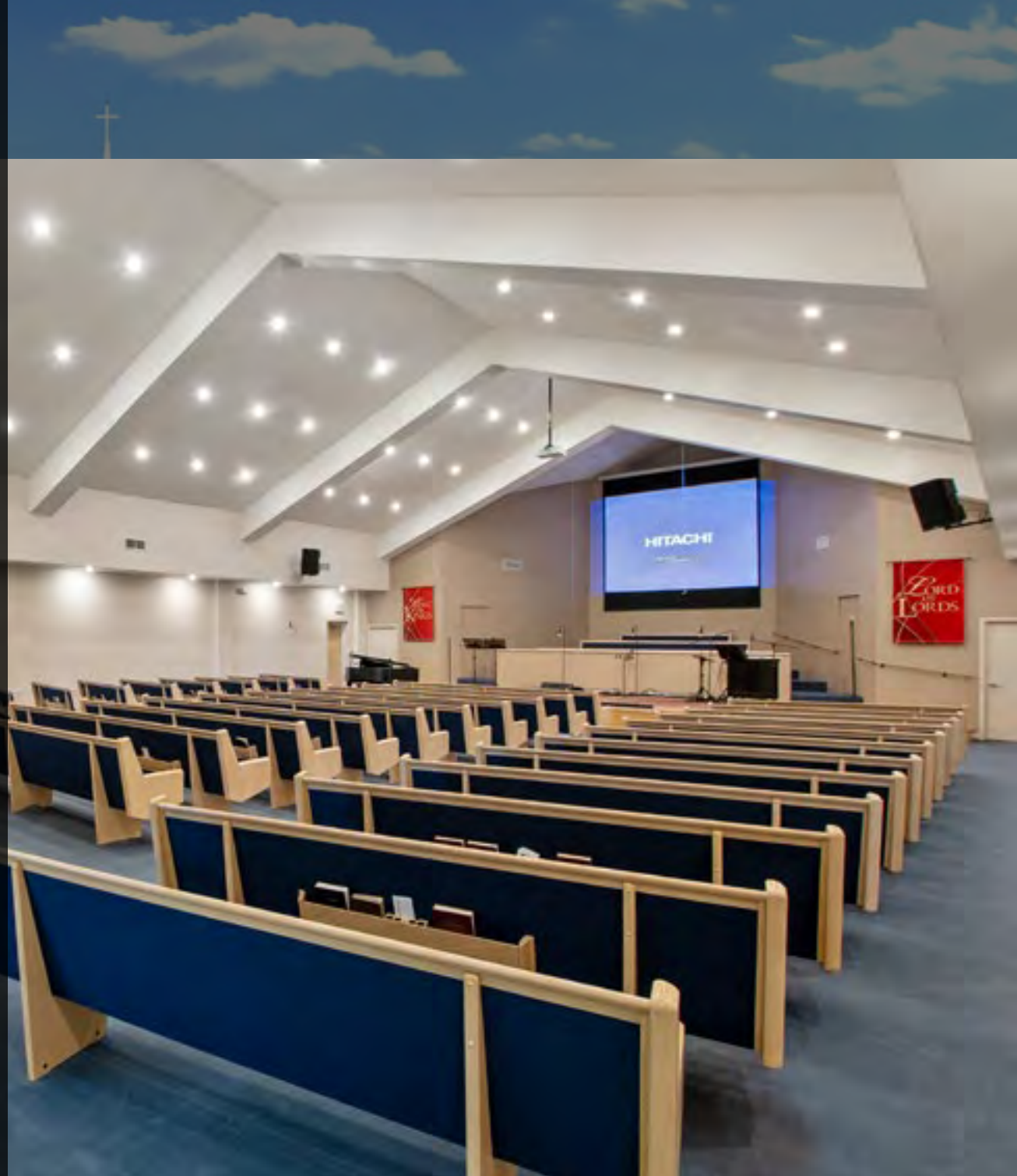
Senior Vice President

Church Realty Solutions-Linking Real Estate with Ministry

NAI Horizon

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Church Views



View looking Northwest towards downtown Phoenix



View looking south

Church Views



View looking north

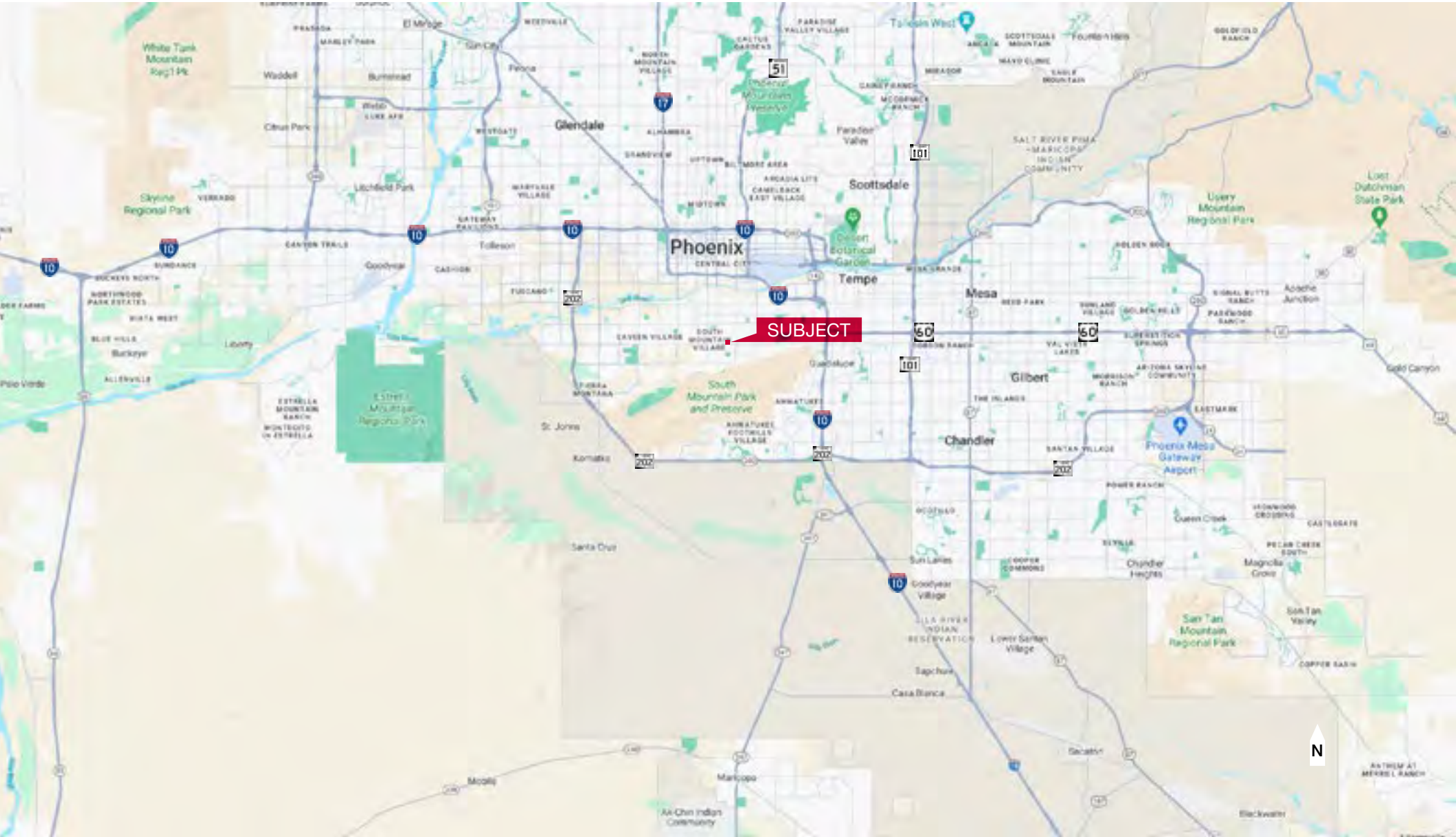


View looking due west



Eastern perspective view

Regional Location Map



Sales Price

Call Thomas
Smith for Price

Sales Price	Call Thomas Smith for Price
Building Class	A
Building Size	9,680
Parcel No.	114-20-003-G
Parcel Size	3.5 Acres, 152,640 SF
Zoning	R1-10

Features

This property has been very well maintained and has a thoughtful and well planned, useful architectural design.

Property Highlights

- Beautiful Sanctuary
- Large dining facilities
- Efficient and practical kitchen
- Additional land for considered expansion
- Additional land for recreational uses

Building Features

- Outstanding pastoral offices
- Effective staff office
- Spacious class rooms
- Security Systems
- Greeting and fellowship areas inside and outside facilities

Location Features

- Well located along Baseline Improvement District
- Accessibility to 101 and 202 freeways
- New Housing Developments under construction within walking distance
- Development and Redevelopment areas nearby
- Access to local retail uses







Fellowship area looking into sanctuary



Sanctuary, northern entrance



Sanctuary, southern entrance



Set for choir and worship band



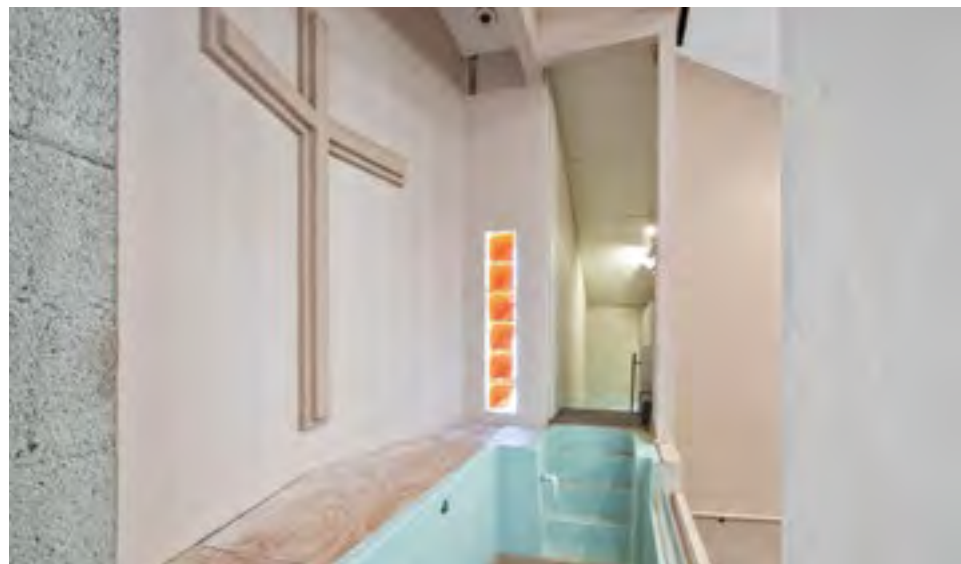
Fellowship area looking into sanctuary



View from choir section seating and Baptistry

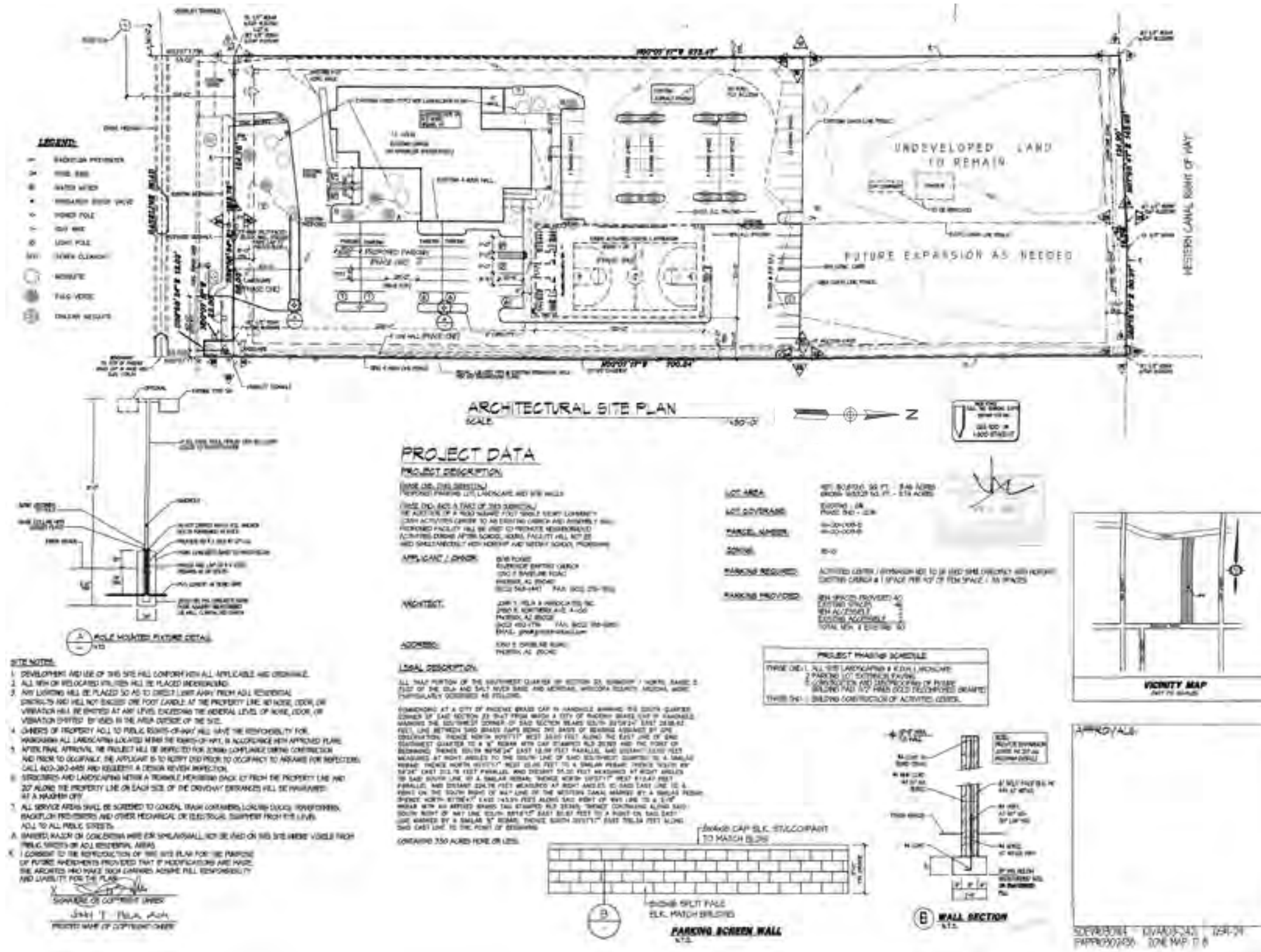


View toward baptistry

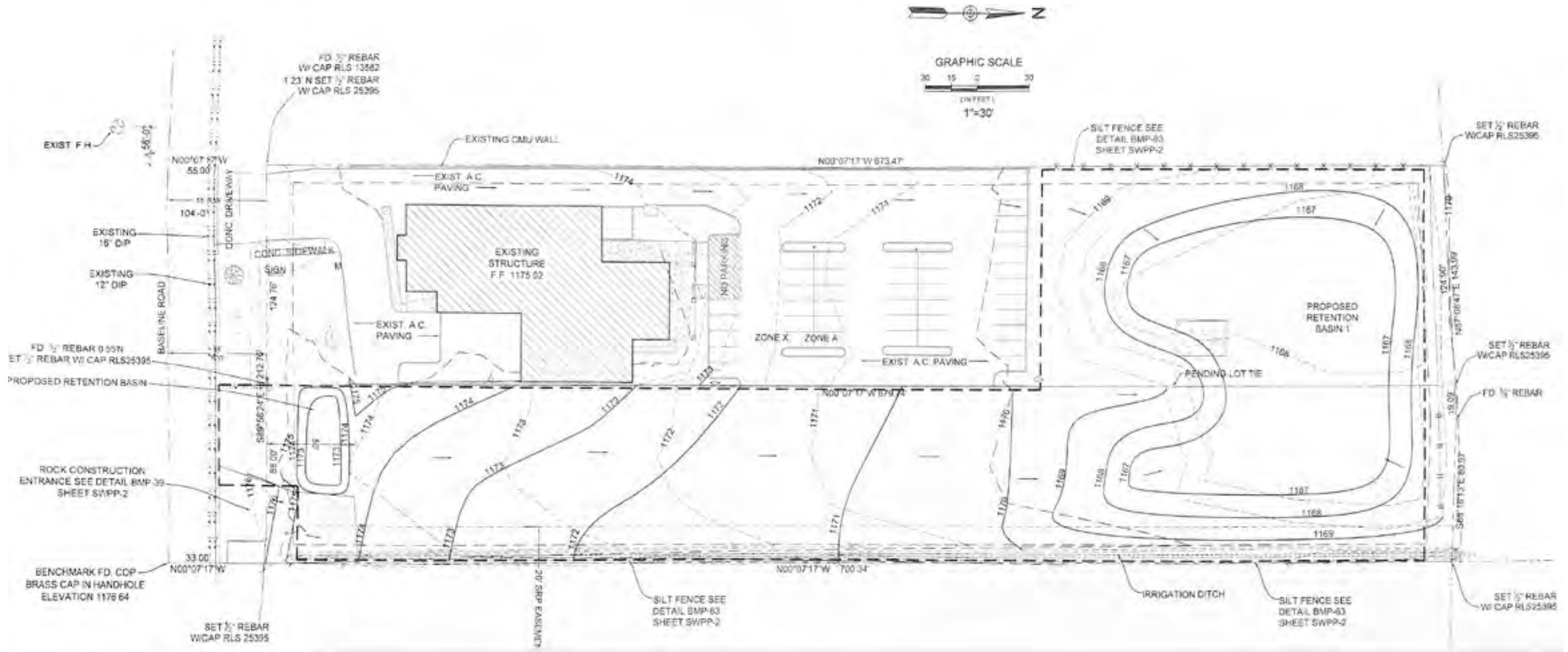


Baptistry with dual entrance and prep areas

Primary Site Plan



Drainage Area Plan





Pastoral office suite



Pastoral, private bathroom and shower



Boardroom off of Eastern Entrance



Fellowship area off eastern entrance



Dining hall kitchen view



Partial dining room perspective



Kitchen perspective



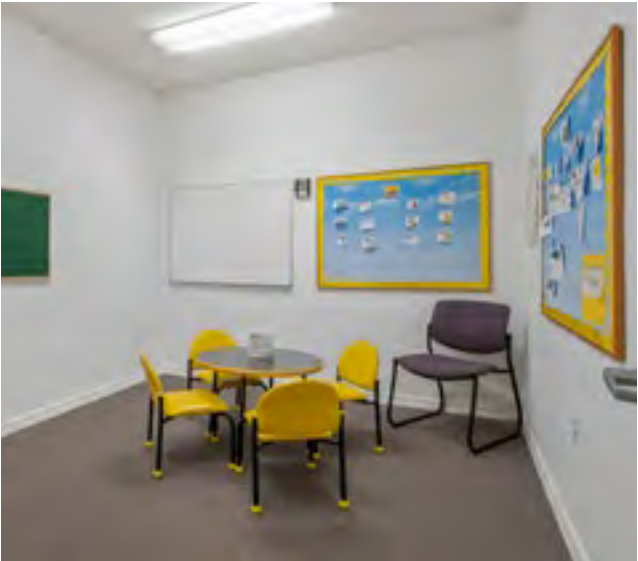
Library / Classroom



Classroom / Conference Room



Classroom I



Classroom II



Class / Meeting / Cry Room located near Sanctuary



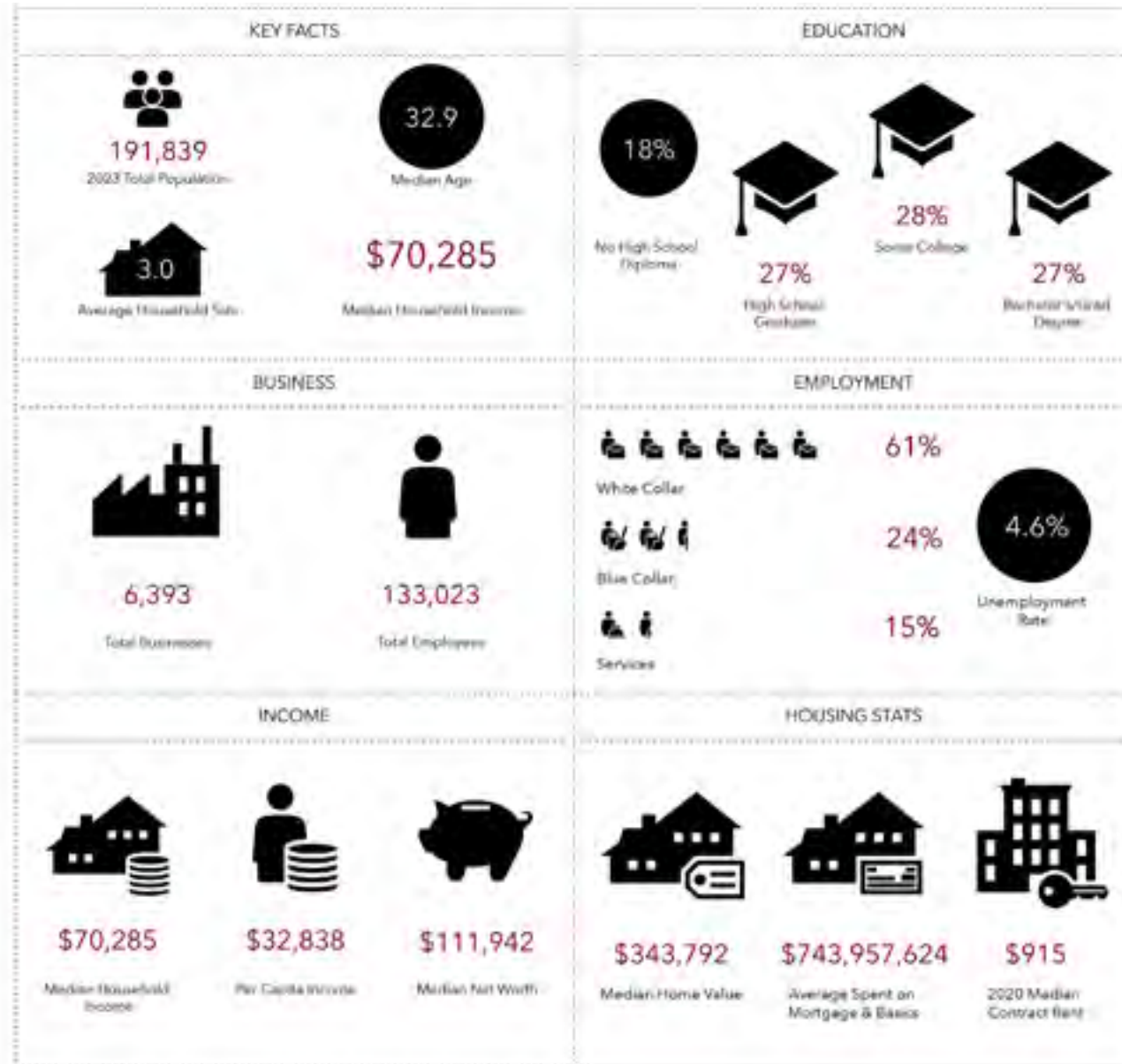
Restroom I



Restroom II



Restroom III in Pastoral office suite



This infographic contains data provided by Esri, Esri and Inteligencia. The vintage of the data is 2021, 2025

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	Address	Year Built	Bldg Size (SF)	Land (AC)	Sale Date	Sale Price	Price (PSF Bldg)	Zoning	Type
1	7100 N Mocking Bird Ln	1973	13,314	3.69	July 24,2023	\$11,000,000	\$826.20	P-F	3 Star
2	6101 S River Dr	1979	91,379	16.36	Jun 21,2023	\$25,000,000	\$273.59	R-3	3 Star
3	12055 E Shea Blvd	1977	2,981	2.25	May 2,2023	\$909,000	\$304.93	Commercial	2 Star
4	9610 E Cactus Rd	1996	19,924	3.67	Aug 5,2022	\$7,568,108	\$343.84	R1-35	3 Star
5	9611 E Cactus Rd	1996	6,382	1.18	Aug 5,2023	\$2,424,195	\$343.84	R1-35	2 Star
6	4645 E Marilyn Rd	2002	7,082	1.15	Nov 18,2023	\$5,100,000	\$720.14	R-14	3 Star
7	15303 S Gilbert Rd	2007	3,001	5.14	Under Contract	\$2,900,000	\$966.35	R-43	3 Star
8	28181 N 56th St	2011	7,019	5.84	Under Contract	\$4,950,000 *	\$705.23	R-143	3 Star

*Asking price \$4.95 million





Community Profile

1050 E Baseline Rd, Phoenix, Arizona, 85042
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.37785
Longitude: -112.05656

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	15,684	85,400	164,595
2020 Total Population	16,836	96,381	184,795
2020 Group Quarters	244	446	2,806
2023 Total Population	18,115	100,032	191,839
2023 Group Quarters	235	446	2,746
2028 Total Population	19,008	101,704	198,511
2023-2028 Annual Rate	0.97%	0.33%	0.69%
2023 Total Daytime Population	14,386	87,790	252,014
Workers	4,495	30,469	146,646
Residents	9,891	57,321	105,368
Household Summary			
2010 Households	4,607	25,330	51,206
2010 Average Household Size	3.33	3.34	3.14
2020 Total Households	5,236	30,009	59,554
2020 Average Household Size	3.17	3.20	3.06
2023 Households	5,682	31,577	62,860
2023 Average Household Size	3.15	3.15	3.01
2028 Households	6,027	32,477	66,029
2028 Average Household Size	3.11	3.12	2.96
2023-2028 Annual Rate	1.19%	0.56%	0.99%
2010 Families	3,462	18,608	36,586
2010 Average Family Size	3.79	3.85	3.67
2023 Families	4,216	22,630	43,625
2023 Average Family Size	3.59	3.66	3.56
2028 Families	4,495	23,362	45,695
2028 Average Family Size	3.53	3.61	3.51
2023-2028 Annual Rate	1.29%	0.64%	0.93%
Housing Unit Summary			
2000 Housing Units	3,448	19,788	43,444
Owner Occupied Housing Units	72.1%	61.0%	61.9%
Renter Occupied Housing Units	23.8%	33.7%	32.1%
Vacant Housing Units	4.1%	5.3%	6.0%
2010 Housing Units	5,024	28,870	58,252
Owner Occupied Housing Units	66.3%	55.7%	56.2%
Renter Occupied Housing Units	25.4%	32.0%	31.7%
Vacant Housing Units	8.3%	12.3%	12.1%
2020 Housing Units	5,472	31,829	63,283
Vacant Housing Units	4.3%	5.7%	5.9%
2023 Housing Units	5,959	33,210	66,648
Owner Occupied Housing Units	69.4%	58.2%	57.4%
Renter Occupied Housing Units	25.9%	36.9%	36.9%
Vacant Housing Units	4.6%	4.9%	5.7%
2028 Housing Units	6,204	33,841	69,382
Owner Occupied Housing Units	69.4%	59.7%	58.1%
Renter Occupied Housing Units	27.8%	36.2%	37.1%
Vacant Housing Units	2.9%	4.0%	4.8%
Median Household Income			
2023	\$80,804	\$64,188	\$70,285
2028	\$92,261	\$77,677	\$81,825
Median Home Value			
2023	\$331,946	\$321,062	\$343,792
2028	\$344,489	\$336,472	\$359,427
Per Capita Income			
2023	\$33,439	\$28,171	\$32,838
2028	\$38,393	\$33,533	\$38,596
Median Age			
2010	31.2	29.2	30.5
2023	33.2	31.5	32.9
2028	34.2	32.0	33.5

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Community Profile

1050 E Baseline Rd, Phoenix, Arizona, 85042
Rings: 1, 3, 5 mile radii

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Latitude: 33.37785
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	1 mile	3 miles	5 miles
2023 Households by Income			
Household Income Base	5,682	31,573	62,847
<\$15,000	5.6%	11.6%	10.1%
\$15,000 - \$24,999	5.3%	6.4%	6.1%
\$25,000 - \$34,999	8.6%	8.1%	7.3%
\$35,000 - \$49,999	10.6%	12.5%	11.6%
\$50,000 - \$74,999	15.2%	17.3%	17.3%
\$75,000 - \$99,999	16.1%	13.1%	14.1%
\$100,000 - \$149,999	21.2%	17.7%	17.4%
\$150,000 - \$199,999	8.0%	6.7%	7.3%
\$200,000+	9.5%	6.5%	8.7%
Average Household Income	\$105,916	\$89,556	\$99,341
2028 Households by Income			
Household Income Base	6,027	32,473	66,017
<\$15,000	4.2%	8.6%	7.7%
\$15,000 - \$24,999	3.8%	5.0%	4.8%
\$25,000 - \$34,999	7.3%	6.9%	6.0%
\$35,000 - \$49,999	9.2%	11.1%	10.2%
\$50,000 - \$74,999	13.3%	16.4%	16.2%
\$75,000 - \$99,999	16.2%	14.0%	14.9%
\$100,000 - \$149,999	24.7%	21.0%	20.2%
\$150,000 - \$199,999	10.8%	8.9%	9.6%
\$200,000+	10.5%	8.1%	10.3%
Average Household Income	\$120,291	\$105,405	\$114,924
2023 Owner Occupied Housing Units by Value			
Total	4,138	19,312	38,236
<\$50,000	2.3%	4.9%	4.6%
\$50,000 - \$99,999	4.4%	4.9%	4.1%
\$100,000 - \$149,999	3.2%	5.3%	4.3%
\$150,000 - \$199,999	6.3%	6.7%	5.5%
\$200,000 - \$249,999	9.3%	10.0%	8.7%
\$250,000 - \$299,999	13.8%	12.8%	11.3%
\$300,000 - \$399,999	33.4%	26.2%	26.2%
\$400,000 - \$499,999	11.5%	10.4%	12.4%
\$500,000 - \$749,999	8.6%	11.5%	14.3%
\$750,000 - \$999,999	1.9%	1.4%	3.4%
\$1,000,000 - \$1,499,999	4.7%	3.8%	2.8%
\$1,500,000 - \$1,999,999	0.3%	0.6%	0.8%
\$2,000,000 +	0.2%	1.6%	1.5%
Average Home Value	\$386,367	\$397,374	\$420,226
2028 Owner Occupied Housing Units by Value			
Total	4,304	20,208	40,247
<\$50,000	2.0%	4.0%	4.0%
\$50,000 - \$99,999	6.3%	7.6%	6.2%
\$100,000 - \$149,999	0.8%	1.4%	1.1%
\$150,000 - \$199,999	5.3%	6.2%	5.2%
\$200,000 - \$249,999	8.4%	9.6%	8.1%
\$250,000 - \$299,999	13.1%	12.0%	10.5%
\$300,000 - \$399,999	31.6%	25.1%	25.0%
\$400,000 - \$499,999	12.5%	11.9%	14.0%
\$500,000 - \$749,999	10.0%	12.7%	15.4%
\$750,000 - \$999,999	2.5%	1.8%	4.2%
\$1,000,000 - \$1,499,999	6.6%	5.0%	3.5%
\$1,500,000 - \$1,999,999	0.5%	0.8%	1.0%
\$2,000,000 +	0.3%	1.9%	1.8%
Average Home Value	\$419,591	\$429,042	\$448,863

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Community Profile

1050 E Baseline Rd, Phoenix, Arizona, 85042
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude 33.37705
Longitude -112.05656

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	15,686	85,400	164,594
0 - 4	8.6%	9.7%	8.9%
5 - 9	8.7%	9.0%	8.5%
10 - 14	8.2%	8.5%	8.2%
15 - 24	15.4%	16.2%	16.3%
25 - 34	14.6%	15.4%	14.6%
35 - 44	13.6%	13.3%	13.3%
45 - 54	13.0%	11.7%	13.1%
55 - 64	9.0%	8.6%	9.4%
65 - 74	5.0%	4.5%	4.6%
75 - 84	2.8%	2.4%	2.4%
85 +	0.9%	0.7%	0.7%
18 +	69.5%	67.5%	69.3%
2023 Population by Age			
Total	18,116	100,032	191,841
0 - 4	7.7%	8.5%	7.9%
5 - 9	7.9%	8.7%	8.1%
10 - 14	7.7%	8.2%	7.7%
15 - 24	13.6%	14.3%	13.9%
25 - 34	16.1%	15.8%	15.6%
35 - 44	13.3%	13.7%	13.5%
45 - 54	11.0%	10.6%	11.0%
55 - 64	10.6%	9.3%	10.3%
65 - 74	7.6%	7.1%	7.7%
75 - 84	3.3%	3.0%	3.3%
85 +	1.3%	0.9%	1.0%
18 +	72.4%	70.2%	71.9%
2028 Population by Age			
Total	19,007	101,706	198,511
0 - 4	7.7%	8.6%	8.0%
5 - 9	7.9%	8.5%	7.9%
10 - 14	8.1%	8.5%	7.9%
15 - 24	13.4%	14.3%	13.7%
25 - 34	14.1%	14.6%	14.7%
35 - 44	14.6%	14.1%	14.1%
45 - 54	11.2%	11.1%	11.1%
55 - 64	9.6%	8.7%	9.4%
65 - 74	7.8%	6.9%	7.9%
75 - 84	4.0%	3.7%	4.2%
85 +	1.4%	1.1%	1.1%
18 +	72.0%	70.0%	71.9%
2010 Population by Sex			
Males	7,764	42,604	83,102
Females	7,921	42,796	81,493
2023 Population by Sex			
Males	8,988	50,069	96,528
Females	9,127	49,963	95,311
2028 Population by Sex			
Males	9,450	50,811	99,638
Females	9,557	50,893	98,873

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

September 26, 2023



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Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.37785
Longitude: -112.05656

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	15,684	85,399	164,596
White Alone	46.7%	43.7%	50.2%
Black Alone	15.9%	16.4%	14.6%
American Indian Alone	2.4%	2.3%	2.4%
Asian Alone	1.5%	1.7%	2.5%
Pacific Islander Alone	0.3%	0.2%	0.3%
Some Other Race Alone	29.4%	31.6%	26.0%
Two or More Races	3.8%	4.1%	4.1%
Hispanic Origin	63.1%	65.6%	54.7%
Diversity Index	82.3	82.4	82.7
2020 Population by Race/Ethnicity			
Total	16,836	96,381	184,795
White Alone	30.7%	26.8%	34.2%
Black Alone	14.3%	14.9%	13.9%
American Indian Alone	2.7%	3.1%	3.1%
Asian Alone	2.4%	2.6%	3.2%
Pacific Islander Alone	0.3%	0.3%	0.4%
Some Other Race Alone	28.4%	31.9%	26.3%
Two or More Races	21.2%	20.4%	18.8%
Hispanic Origin	61.6%	63.4%	54.1%
Diversity Index	87.3	87.2	87.8
2023 Population by Race/Ethnicity			
Total	18,115	100,032	191,839
White Alone	29.4%	26.0%	33.2%
Black Alone	15.2%	15.3%	14.5%
American Indian Alone	2.7%	3.0%	3.1%
Asian Alone	2.4%	2.6%	3.2%
Pacific Islander Alone	0.3%	0.3%	0.4%
Some Other Race Alone	28.7%	32.3%	26.7%
Two or More Races	21.3%	20.4%	18.8%
Hispanic Origin	61.8%	63.6%	54.5%
Diversity Index	87.4	87.2	87.9
2028 Population by Race/Ethnicity			
Total	19,007	101,705	198,512
White Alone	27.3%	24.2%	31.2%
Black Alone	16.0%	16.1%	15.4%
American Indian Alone	2.7%	3.0%	3.1%
Asian Alone	2.5%	2.8%	3.4%
Pacific Islander Alone	0.3%	0.3%	0.5%
Some Other Race Alone	29.8%	33.1%	27.3%
Two or More Races	21.6%	20.6%	19.1%
Hispanic Origin	62.2%	63.7%	54.7%
Diversity Index	87.5	87.2	88.2
2010 Population by Relationship and Household Type			
Total	15,684	85,400	164,596
In Households	97.8%	99.2%	97.6%
In Family Households	87.5%	88.3%	85.4%
Householder	22.0%	21.7%	22.3%
Spouse	13.6%	12.5%	13.7%
Child	39.5%	41.2%	38.4%
Other relative	8.4%	8.4%	7.2%
Nonrelative	3.9%	4.4%	3.8%
In Nonfamily Households	10.4%	10.9%	12.1%
In Group Quarters	2.2%	0.8%	2.4%
Institutionalized Population	1.9%	0.5%	1.0%
Noninstitutionalized Population	0.3%	0.3%	1.4%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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	1 mile	3 miles	5 miles
2023 Population 25+ by Educational Attainment			
Total	11,442	60,325	119,536
Less than 9th Grade	8.9%	10.1%	8.2%
9th - 12th Grade, No Diploma	10.2%	11.5%	9.9%
High School Graduate	20.5%	24.0%	21.7%
GED/Alternative Credential	3.7%	6.1%	4.8%
Some College, No Degree	20.8%	20.4%	19.5%
Associate Degree	10.2%	8.0%	8.6%
Bachelor's Degree	16.7%	11.9%	16.7%
Graduate/Professional Degree	8.9%	7.9%	10.7%
2023 Population 15+ by Marital Status			
Total	13,898	74,673	146,209
Never Married	44.8%	43.8%	40.7%
Married	43.5%	42.6%	45.7%
Widowed	3.7%	4.6%	4.2%
Divorced	8.0%	9.0%	9.4%
2023 Civilian Population 16+ in Labor Force			
Civilian Population 16+	8,906	46,034	91,008
Population 16+ Employed	93.9%	94.7%	95.4%
Population 16+ Unemployment rate	6.2%	5.3%	4.6%
Population 16-24 Employed	14.5%	16.9%	15.6%
Population 16-24 Unemployment rate	9.4%	9.1%	7.5%
Population 25-54 Employed	69.1%	69.1%	66.6%
Population 25-54 Unemployment rate	6.3%	4.7%	4.3%
Population 55-64 Employed	12.1%	11.1%	13.4%
Population 55-64 Unemployment rate	2.8%	3.4%	2.7%
Population 65+ Employed	4.2%	3.0%	4.4%
Population 65+ Unemployment rate	1.4%	4.1%	4.5%
2023 Employed Population 16+ by Industry			
Total	8,359	43,597	86,827
Agriculture/Mining	0.3%	0.4%	0.5%
Construction	7.0%	9.7%	7.9%
Manufacturing	8.9%	8.0%	9.4%
Wholesale Trade	1.7%	1.5%	1.7%
Retail Trade	9.8%	10.6%	11.2%
Transportation/Utilities	7.3%	7.0%	6.5%
Information	1.3%	1.6%	1.6%
Finance/Insurance/Real Estate	13.3%	8.1%	8.9%
Services	45.7%	48.2%	47.2%
Public Administration	4.8%	5.0%	5.0%
2023 Employed Population 16+ by Occupation			
Total	8,357	43,598	86,827
White Collar	59.1%	52.7%	58.2%
Management/Business/Financial	16.9%	13.4%	15.9%
Professional	22.3%	19.2%	21.0%
Sales	6.7%	7.0%	7.9%
Administrative Support	13.2%	13.2%	13.2%
Services	16.8%	20.4%	18.1%
Blue Collar	24.1%	26.8%	23.7%
Farming/Forestry/Fishing	0.1%	0.3%	0.4%
Construction/Extraction	4.1%	7.7%	5.8%
Installation/Maintenance/Repair	3.1%	2.6%	2.6%
Production	4.9%	5.5%	5.6%
Transportation/Material Moving	11.9%	10.7%	9.3%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Community Profile

1050 E Baseline Rd, Phoenix, Arizona, 85042
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.37785
Longitude: -112.05656

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	4,607	25,330	51,206
Households with 1 Person	17.7%	19.3%	21.2%
Households with 2+ People	82.3%	80.7%	78.8%
Family Households	75.1%	73.5%	71.4%
Husband-wife Families	46.4%	42.2%	43.8%
With Related Children	26.7%	25.2%	24.2%
Other Family (No Spouse Present)	28.8%	31.3%	27.7%
Other Family with Male Householder	9.1%	9.4%	8.1%
With Related Children	5.6%	6.1%	5.2%
Other Family with Female Householder	19.6%	21.9%	19.6%
With Related Children	13.8%	15.9%	14.3%
Nonfamily Households	7.2%	7.3%	7.3%
All Households with Children	46.9%	47.9%	44.4%
Multigenerational Households	11.9%	11.7%	9.2%
Unmarried Partner Households	10.0%	10.7%	9.8%
Male-female	8.6%	9.5%	8.7%
Same-sex	1.4%	1.2%	1.2%
2010 Households by Size			
Total	4,608	25,330	51,207
1 Person Household	17.7%	19.3%	21.2%
2 Person Household	25.3%	23.6%	26.5%
3 Person Household	16.7%	16.2%	16.1%
4 Person Household	15.4%	15.1%	14.9%
5 Person Household	11.4%	11.5%	9.9%
6 Person Household	6.4%	6.7%	5.6%
7 + Person Household	7.2%	7.6%	5.9%
2010 Households by Tenure and Mortgage Status			
Total	4,608	25,328	51,207
Owner Occupied	72.3%	63.5%	63.9%
Owned with a Mortgage/Loan	59.0%	49.9%	50.7%
Owned Free and Clear	13.3%	13.6%	13.2%
Renter Occupied	27.7%	36.5%	36.1%
2023 Affordability, Mortgage and Wealth			
Housing Affordability Index	104	85	87
Percent of Income for Mortgage	24.7%	30.1%	29.4%
Wealth Index	95	70	86
2010 Housing Units by Urban/ Rural Status			
Total Housing Units	5,024	28,870	58,252
Housing Units Inside Urbanized Area	99.9%	99.7%	99.8%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.1%	0.3%	0.2%
2010 Population By Urban/ Rural Status			
Total Population	15,684	85,400	164,595
Population Inside Urbanized Area	99.9%	99.8%	99.8%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.1%	0.2%	0.2%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Community Profile

1050 E Baseline Rd, Phoenix, Arizona, 85042
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.37785
Longitude: -112.05656

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Urban Edge Families (7C)	Forging Opportunity (7D)	Forging Opportunity (7D)
2.	Forging Opportunity (7D)	Urban Edge Families (7C)	Urban Edge Families (7C)
3.	Home Improvement (4B)	Home Improvement (4B)	Up and Coming Families (7A)
2023 Consumer Spending			
Apparel & Services: Total \$	\$12,633,381	\$60,855,934	\$133,306,657
Average Spent	\$2,223.40	\$1,927.22	\$2,120.69
Spending Potential Index	101	88	96
Education: Total \$	\$8,804,860	\$42,161,921	\$96,806,077
Average Spent	\$1,549.61	\$1,335.21	\$1,540.03
Spending Potential Index	86	74	86
Entertainment/Recreation: Total \$	\$20,787,845	\$97,727,031	\$216,281,684
Average Spent	\$3,658.54	\$3,094.88	\$3,440.69
Spending Potential Index	97	82	91
Food at Home: Total \$	\$38,172,790	\$182,969,866	\$401,197,309
Average Spent	\$6,718.20	\$5,794.40	\$6,382.39
Spending Potential Index	99	85	94
Food Away from Home: Total \$	\$22,461,596	\$106,563,441	\$231,548,904
Average Spent	\$3,953.11	\$3,374.72	\$3,683.57
Spending Potential Index	106	91	99
Health Care: Total \$	\$41,548,317	\$195,244,474	\$427,698,120
Average Spent	\$7,312.27	\$6,183.12	\$6,803.98
Spending Potential Index	99	84	92
HH Furnishings & Equipment: Total \$	\$16,678,306	\$78,260,200	\$172,965,115
Average Spent	\$2,935.29	\$2,478.39	\$2,751.59
Spending Potential Index	99	84	93
Personal Care Products & Services: Total \$	\$5,512,399	\$26,074,772	\$57,498,297
Average Spent	\$970.15	\$825.75	\$914.70
Spending Potential Index	101	86	96
Shelter: Total \$	\$141,863,265	\$669,741,461	\$1,473,631,443
Average Spent	\$24,967.14	\$21,209.79	\$23,443.07
Spending Potential Index	101	86	95
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$17,391,827	\$79,902,041	\$179,132,277
Average Spent	\$3,060.86	\$2,530.39	\$2,849.70
Spending Potential Index	98	81	91
Travel: Total \$	\$12,539,475	\$58,051,659	\$129,330,193
Average Spent	\$2,206.88	\$1,838.42	\$2,057.43
Spending Potential Index	98	82	91
Vehicle Maintenance & Repairs: Total \$	\$7,804,021	\$36,937,089	\$80,126,737
Average Spent	\$1,373.46	\$1,169.75	\$1,274.69
Spending Potential Index	105	89	97

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

JACOR CONSTRUCTION

Construction Cost Proposal



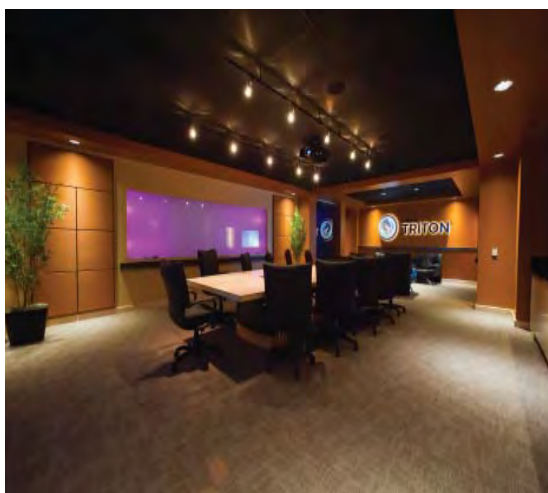
2231 S. 48th Street, #101, Tempe, AZ 85282

(O) 619-921-3923

www.Jacorconstruction.com

License Number: AZ ROC #323183

Welcome



To our existing and prospective clients:

Thank you for investing your time to learn about Jacor Construction. Our loyalty is to the clients we serve and wanting to be certain our clients receive the best value possible for every dollar spent.

The projects we plan, design and construct always provide opportunities to enhance the owner's original perceived value and vision as the project unfolds. It is our job, as your representative, to capitalize on such opportunities when discovered.

Likewise, significant risk is inherent to all involved in such ventures and it is equally our responsibility to anticipate and mitigate potential risks on your behalf, allowing you to focus on growing your successful day-to-day business operations. We are proud to say that our company is very good at delivering projects in a manner that regularly exceeds our clients' expectations.

Our commitment to you is that we will continue to strategically develop the value of our project delivery processes faster than our competitors, at a standard of quality that far exceeds industry expectations. If given the opportunity, Jacor Construction will prove that we are completely committed to providing your clients with outstanding service and value based on respect, integrity and trust.

As you read this, we welcome your input and thoughts. Please feel free to contact us via telephone at (619) 562-8183.

Respectfully,

Jacor Construction Team



October 24, 2023

Thomas Smith
NAI Horizon
2944 N 44th Street
Suite 200
Phoenix, AZ 85018

RE: BOV for 1050 E Baseline Road, Phoenix, AZ 85042.

Dear Thomas:

Thank you for providing Jacor Construction with the opportunity to provide you with this budgetary construction cost proposal.

The purpose of this bid presentation package is to highlight some of our successes, point out the virtues of Jacor Construction and to present our construction pricing. Our goal is to earn your confidence and to become your partner in this important project.

Jacor Construction is a full-service commercial general contracting firm specializing in tenant improvements and new construction. We have experience in dealing with the complexities and demands of a project with a similar size and scope of work.

Please note that this pricing may not be all inclusive and is intended as a rough estimate only. Jacor Construction reserves the right to modify quantities and pricing once architectural drawings and a defined scope of work has been established.

Experienced project management, responsiveness, competitive detailed pricing, and superior customer service are just a few of the benefits you will receive when working with Jacor Construction.

Again, we're truly looking forward to gaining your confidence and becoming your partner throughout this project. Thank you for your consideration.

Respectfully,

Jim Washam



Budgetary Construction Cost Proposal
BOV for 1050 E Baseline Road, Phoenix, AZ 85042

Project Info: 1050 E Baseline Road
Phoenix, AZ 85042

Prepared By: Jim Washam
Date: 10/24/2023

Contact: Thomas Smith

CSI Code	Category Description	Contract Amount	Scope of Work
Division 1	General Conditions: General Conditions	\$136,632.00	Provide and install temporary building and site protection as required. Equipment rental, general clean up and daily job site maintenance. Construction debris removal throughout the project. Project management and full time field supervision. Temporary restroom facilities during construction. Final clean after construction to prepare for occupancy.
Division 2	Site Work: Erosion Control	\$32,800.00	Stabilized construction entrance; Perimeter silt fence; Gravel bag burms two bags high; Temporary bonded fiber matrix (BFM) application on slopes; Stockpile of BMP's; bi-weekly BMP maintenance visits; bi-weekly street sweeping visits; Tier 2 SWPPP inspections; SWPPP inspections.
2300	Underground Services	\$105,568.00	Labor and materials for the sewer line; water line; fire water with backflow preventer; storm drain system; drain boxes.
2200	Grading and Site Work	\$79,650.00	Clear and grub site. Two foot recompact in parking area. Three foot recompact in the building envelope. Bio-detention basin dig only. Import and export as required. Finish grade except in landscape areas.
Division 3	Concrete & Asphalt: Slab on Grade Concrete	\$145,980.00	Excavation of footings, formsetting, rebar at footings, 4" sand, 10 mil stego, rear at slab, concrete 5" thick, concrete pump, place and finish, sawcutting joints, strip forms and clean-up.
3200	Site Concrete	\$96,620.00	Provide and install curbs; mow curb; 4" sidewalk; city driveway; trash enclosure footings, pad and block; light pole footings.
3500	Asphalt	\$86,630.00	Grind asphalt pavement, haul away grindings, clean, tackcoat and cap with 1.5" of ½" aggregate asphalt. Asphalt paving to include grade to be at +/- 10 feet. Scarify and compact top 12" of soil substrate to 95% relative compaction. Tackcoat. Pave 4" of asphalt over 6" of Class II Base. Layout and paint pavement markings with white and blue paint at interlocking pavers. Install concrete wheel stops. Install metal ADA parking signs on poles in planter.
3550	Parking Lot Signage	\$2,020.00	Dig hole to proper depth to install handicap signs one Entry sign "U" Channel poles. Vandal nuts to be used for security of sign. Stripe the parking lot per plans.
3450	Truncated Domes	\$6,200.00	Purchase, deliver and install truncated domes into wet concrete per specifications.
3800	Traffic Control	\$8,500.00	Provide traffic control design drawings.
Division 4	Masonry: Stucco/Plaster	\$140,660.00	Furnish materials and labor for lath, staging and plastering, according to plans and only upon terms and conditions specified under the heading of lath and plaster for building erected. Pricing includes scaffolding.
Division 5	Metals: Flashing and Sheet Metal	\$67,660.00	Fabricate and install gutters; downspouts; reglet and counter flashing; coping cap; 40MM peel and stick at coping cap; drip edge at roof; z-bar; tile pan; louvers; dormer vents; safety post at roof hatch; beam cap flashing; roof to wall; standing seam metal roofing; base flashing; window head flashing; flashing at access doors; AC flashing.
5600	Scaffolding	\$39,550.00	Provide and install scaffolding as required throughout the project.
Division 6	Wood and Plastics: Rough Carpentry	\$548,840.00	Provide labor and materials for the completion of rough framing, through rough final inspection to include framing labor, lumber, straight edging of walls, fascia, roof sheeting, and shear.
6300	Cabinetry/Millwork	\$66,760.00	Fabricate and install cabinetry and millwork.

Division 7 7200	Thermal/Moisture Protection: Insulation	\$25,870.00	Insulate thermal roof deck with R-30 unfaced fiberglass insulation. Insulate exterior and interior walls with (6") R-13 and R-11 unfaced fiberglass insulation. Provide and install WMP-10 black scrim at the open-to-structure ceilings.
7400	Roofing	\$97,915.00	Provide and install a new roof, roof hatch, ladder and safety railing.
Division 8 8200	Doors and Windows: Doors and Frames	\$35,882.00	Provide and install 3'x7' solid core paint grade doors in Timely door frames. Provide and install 6'x7' solid core paint grade doors in Timely door frames. Pricing includes hardware, hinges, and closers where required.
8800	Glass and Glazing	\$66,180.00	Provide and install new storefront framing and glazing to include storefront glass doors equipped with closers, hardware and kickplates.
Division 9 9250	Finishes: Drywall/Framing	\$190,368.00	Frame, drywall and finish all walls using 3-5/8" 20 gauge studs and 5/8" drywall on each side. Frame, drywall and finish hard lid ceilings using 3-5/8" 20 gauge studs and 5/8" drywall on one side.
9500	Ceiling Grid & Tile	\$39,010.00	Supply and install Armstrong Prelude 15/16" ceiling grid and Armstrong 2767D Cortega 2nd look ceiling tile.
9600	Floor Covering	\$78,997.00	Provide and install carpet; self-coving heat welded sheet vinyl; VCT; ceramic tile and base; rubber base; rubber reducers; concrete dryness testing; minor floor preparation.
9900	Interior and Exterior Painting	\$54,449.00	Prime and paint all interior gypsum board walls and hard lid ceilings; doors and frames. Prime and paint the exterior of the building.
Division 10 10200	Specialties: Wainscoting	\$3,500.00	Provide and install FRP on the restroom walls.
10800	Restroom Accessories and Code Signage	\$10,789.00	Restroom Accessories - Supply and install 36" and 48" grab bars; toilet tissue dispensers; seat cover dispensers; sanitary napkin disposals; 24"x36" channel framed mirrors; sanitary napkin dispenser; paper towel/waste receptacles; soap dispensers; baby changing station. Code Signage - Restroom - Provide and install UNISEX Triangle on Circle Door signs and wall sign with Braille. Wayfinding - Provide and install EXIT - Braille Wall Signs; EXIT ROUTE - Braille Wall Signs; (1) ACCESSIBLE - Braille Wall Sign.
10500	Special Inspector	\$8,500.00	Allowance for a special inspector per plans. The special inspector will provide periodic inspections to cover the following areas - Concrete, Masonry and Reinforcement including Epoxy, Anchor Bolts, Fireproofing, Welding, Structural Wood, Waterproofing and onsite Material testing.
11400	Landscaping	\$89,600.00	Provide and install landscape and irrigation.
12050	Building Address Numbers	\$635.00	Provide and install building address "Timber Art Signs" 12" high x 1/4" thick black metal numbers mounted with threaded studs.
13185	Knox Box	\$845.00	Provide and install (1) 3200 series Knox Box at the designated location per plans. Pricing includes a one time City fee of \$203 for Knox Product Lockup and final inspection.
Division 15 15400	Mechanical: Plumbing	\$180,620.00	Provide and install floor mounted toilet with flush valves; wall hung lavatories with faucets; breakroom sink and faucet; wall mounted drinking fountain; water heater; RPBF reduced pressure backflow; roof and overflow drains; down spout nozzles; type L copper for hot and cold water piping; new cast iron for waste and vent piping; type M copper for condensate piping. Excavation and backfill pertaining to plumbing.
15200	Fire Sprinklers	\$105,506.00	Point of connection 6" above finish floor. Complete wet pipe sprinkler system to include: Upright sprinklers throughout the above ceiling space to protect the wood construction above; Pendant sprinklers throughout the ceiling space below to cover the floor throughout; Complete system (seismic, hangers, main, lines) for an approved system. Provide all inspections as required (rough, hydrostatic, and final).
15300	Fire Extinguishers	\$2,400.00	Provide and install white semi-recessed fire extinguisher cabinets with solid doors, red lettering and a #5 ABC extinguisher in each cabinet.
15500	HVAC	\$228,448.00	Provide layout of condenser platforms. Provide crane service to set rooftop mechanical equipment. Provide and install rooftop units. Provide and install exhaust fans. Provide and install ducting. Provide and install refrigerant line sets.
Division 16 16000	Electrical: Electrical	\$281,498.00	Rough and finish electrical to include duplex outlets; data conduits; switches; room controllers; motions; sign power; timer; exhaust fan connections; install light fixtures; feeders; gear; electrical panels; roof outlets; home runs; transformer pad; underground pull box; lighting package; gear package; temporary power.

1001	Overhead & Profit	\$122,603.00
1002	Insurance	\$30,650.00
	TPT	\$150,618.00

Total Estimate		\$3,368,953.00
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Project Approach

Design Review: Pre-Construction Services

The Jacor Construction team understands the importance of the pre-construction phase of any project. Our team begins to work extensively with the architect and project team during the design process. We review plans at every update for constructability, building system types and value management.

We provide a peer review of the plans, with phasing plans, alternate system options and red-line progress prints to assist the architect in producing the most workable drawings possible, eliminating future change order requests due to drawing conflicts and detail issues.

Budget updates, pre-construction conferences with each trade, alert scheduling and regular progress meetings are all methods by which Jacor Construction maintains its leadership in pre-construction services. This is our guarantee that the construction process is started with a complete and sound understanding of all issues.

Budget and Cost Analysis

Jacor's project teams use the master schedule as a baseline, creating short interval schedules that are updated regularly. We understand that only with such current and precise figures can our clients and project team members make important financial decisions while constructing the master budget.

Schedule Control and Trade Contractor Coordination

Using the master schedule as a baseline, short interval schedules are created and updated regularly. Daily activities are logged in diary form as the basis for measuring progress and maintaining construction deadlines. We create a tightly focused framework for coordinating all work on site at any time.

The Project Superintendent is critical in synchronizing the daily activities of all trades through weekly meetings with foremen and supervisors. From the schedule all daily activity can be smoothly coordinated—materials arrive on time, with workmen ready to put them in place.

This focused scheduling also enables Jacor Construction to evaluate quickly any change orders, avoid bottlenecks, schedule inspections and keep owners informed of the exact status of their project.

Trade Contractor Selection

Jacor Construction uses its extensive list of experienced contacts to begin the formation of the bidders list of contractors. Through pre-bid reviews with trade contractors, we ensure that bid packages are complete in scope and detail. This thorough preparation allows Jacor Construction and the owners to make valid comparisons of subcontractor bids and receive the most competitive prices available.

Whether through pre-qualifying standards or our own review, Jacor Construction works with quality subcontractors. Once bid proposals have been gathered we can then present a final pricing package with detailed estimates and bids for each trade, and scope/price comparisons.

After pricing approval Jacor Construction enters into detailed subcontract agreements. These contracts establish all items of scope, scheduled durations, quality standards, warranties and the expected levels of production. This contractual relationship provides the level of control needed for value management.

Inclusion

Jacor Construction is committed to the outreach and inclusion of Small Business concerns (SB), Small Disadvantaged Business concerns (SDB), Women-Owned Small Business concerns (WOSB), Veteran-Owned Small Business concerns (VOSB), Service Disabled Veteran-Owned Small Business concerns (SDVOSB), Historically Black Colleges and Universities/Minority Institutions (HVCU/MI) and HUBZone Small Business (HSB) when possible.

In addition, we are committed to soliciting bids from all businesses listed for all trades required for a construction project, being fair and open in the selection process, tracking targeted participation, and to cooperating with any audits necessary to document our participation.

Change Management

When changes to the construction plans are necessary, Jacor Construction adjusts accurately and efficiently. Following an Owner's request for a change, the appropriate subcontractors are contacted, and given all details necessary to submit revised pricing within ten days. Attentive to an owner's needs for accurate appraisal of changes, Jacor Construction requires that each subcontractor response include necessary unit and labor costs with a detailed take off from the approved plans. After all take-offs and prices are double checked against plans in the Jacor offices, they are submitted to the owner with full confidence that the cost and construction changes are valid.

Quality Control and Value Management

Jacor Construction builds projects to the highest levels of quality, maintaining safe and drug-free work environments, and meeting the owner's budget. Every phase completed, every system installed, and every fixture placed is evaluated in a Jacor Construction checklist of quality. Jacor's management is on site and on time to guarantee a job done well, at cost, and on time.

This is our Value Management. Each detail is double checked with our years of experience. Every square foot we build adds to our ability to bring your project home on time and on budget. Value Management is built into Jacor Construction's history and future.

Project Development

Typically, it will take three weeks from receiving the drawings for Jacor Construction to bid the project and develop the proposal. Then one week for owner approval, and another week for buyout and subcontractor execution.

Experience

Our numerous completed projects reveal an organization you can trust.

Flexibility

Your needs come first! Our multi-disciplined team is ready to exceed your expectations.

Market Knowledge

We understand which subcontractors and suppliers are capable of delivering the end product you require. We know material and subcontractor availability. Understanding at site development attributes us to validate the real estate acquisition decisions as prudent.

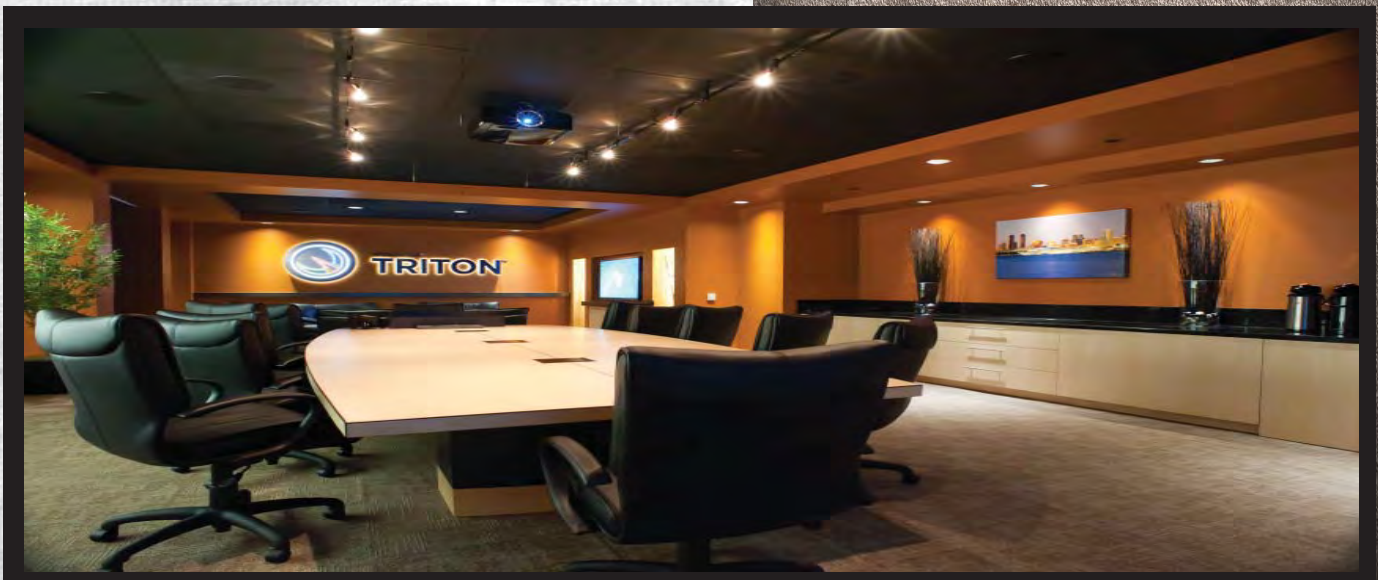
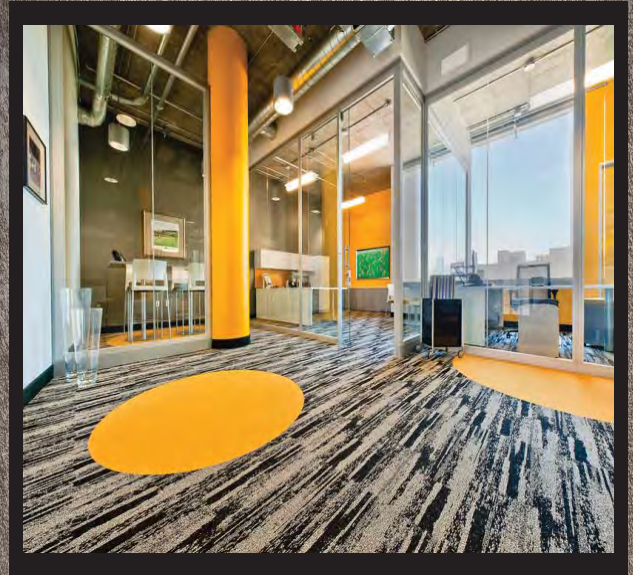
Availability

We are ready to move on site tomorrow.

Value Engineering

We estimate time and costs accurately. Our architectural, engineering and construction professionals Value Engineer the entire project. We seek to understand your construction needs and deliver a quality product within your budget.

Corporate Strengths



Markets We Serve



Distribution/Warehouse

- * Pre-engineered metal building (PEMB)
- * Pre-cast concrete and tilt-up concrete warehouse facilities
- * Docks and material handling equipment

Education

- * Administration facilities
- * Athletic facilities
- * Canopies and entrances
- * Classroom buildings
- * Grand stands/bleachers
- * Vehicle, bus and maintenance facilities

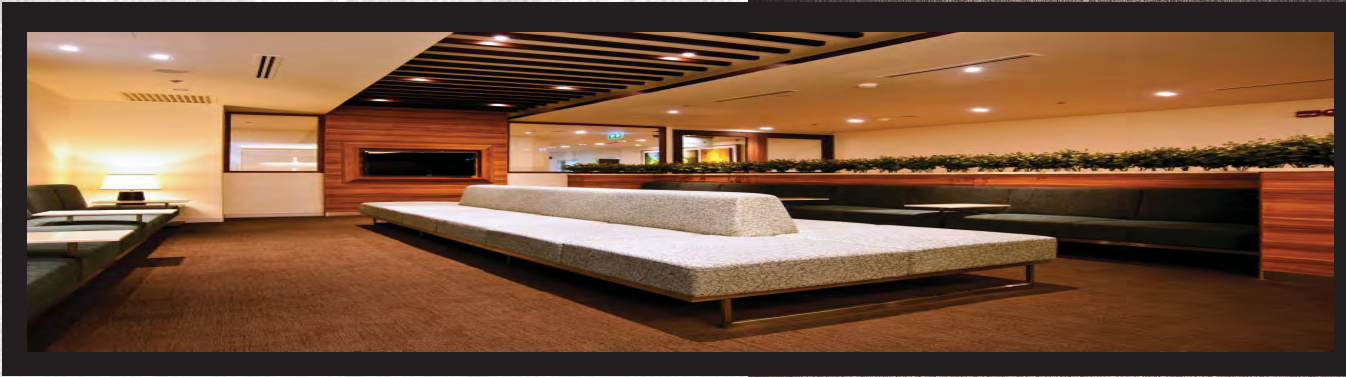
Industrial Manufacturing

- * Laboratory/research facilities
- * Assembly/stamping facilities
- * Food processing facilities
- * Injection molding facilities
- * Newspaper printing & Admin facilities
- * Pharmaceutical manufacturing facilities
- * Plastic film production facilities

Food Service

- * Restaurants
- * Franchise restaurants
- * Food Courts





Office/Retail

- * Accounting and Legal office buildings
- * Automotive dealerships
- * Banks and Financial institutions
- * Mall remodels
- * Retail buildings
- * Strip malls
- * Grocery stores

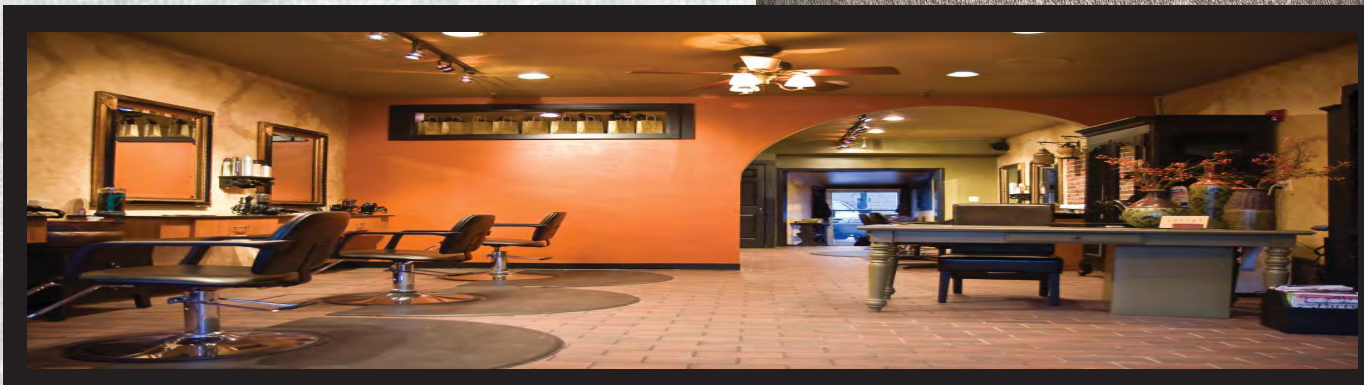
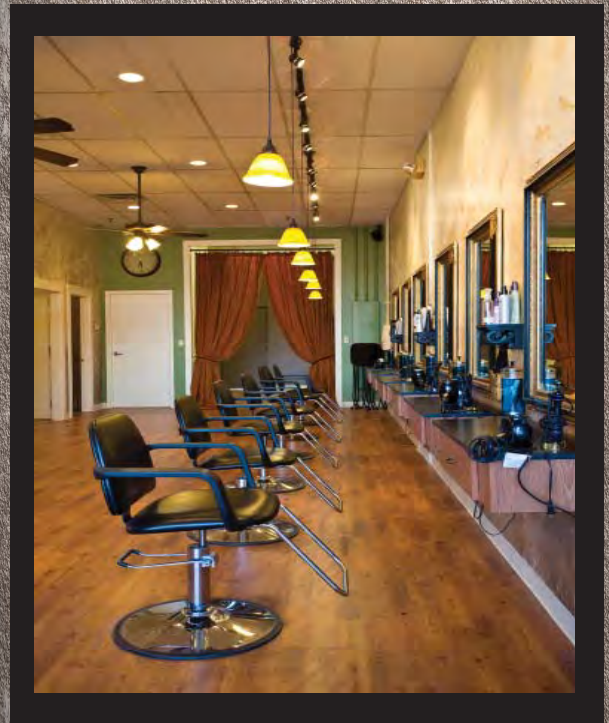
Medical

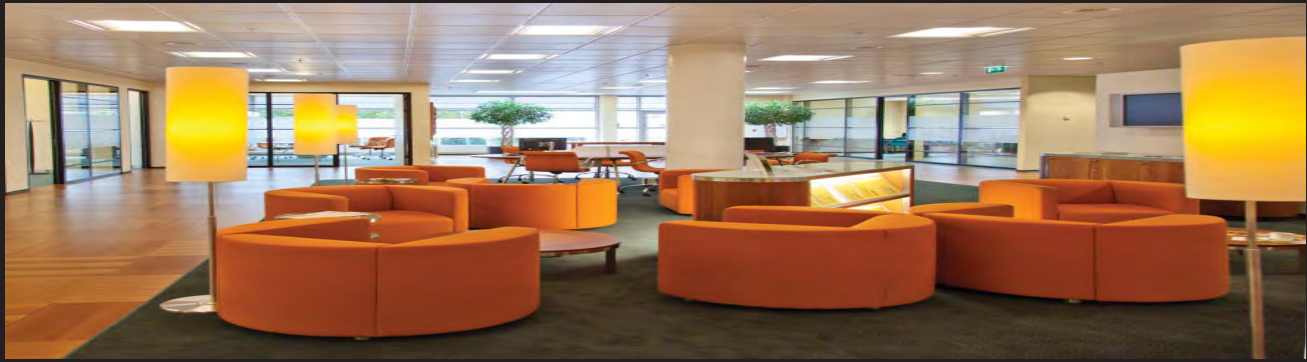
- * Clinics
- * Medical office buildings
- * Rehabilitation centers
- * Specialized medical facilities
- * Surgery centers

Religious

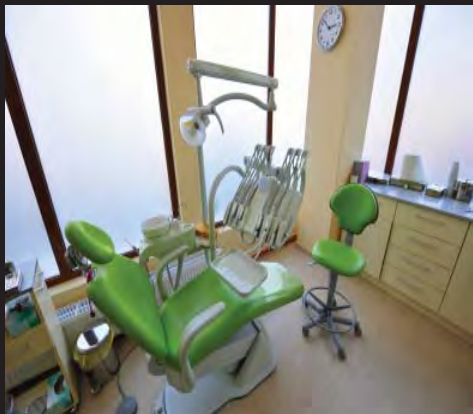
- * Administration facilities
- * Church school facilities
- * Daycare facilities
- * Multi-purpose centers
- * Sports outreach centers
- * Worship facilities

Markets We Serve

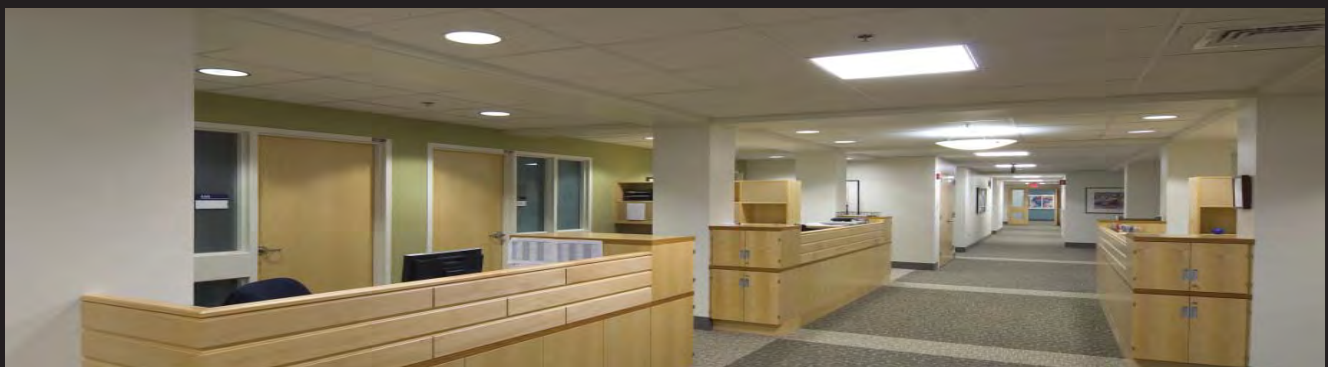




Completed Projects



- * Metrowork Psychiatric Clinic
- * Xpera Group
- * Physiotherapy Associates
- * Speckman Law Group
- * Sunshine Market & Liquor
- * Coastal Plastic Surgery
- * Heavy Water
- * Sterling Medical
- * Via Sicilia Restaurant
- * Eastlate Professional Center
- * OTAY Ranch Town Center
- * Zavaro Cardiovascular
- * Pediatrics in Paradise
- * Feeding America
- * Carlsbad Optometry
- * Fox Hill Mall
- * Homecare Assistance
- * Department of Real Estate
- * Websense
- * Digirad
- * Digium
- * Haute Yoga
- * True Protein
- * Allegiant
- * Biofilm
- * Footwear, Etc
- * Altera
- * Broadcomm
- * KPJ Yoga
- * Century 21
- * Evian Spa
- * Mitchell 1
- * Entegris
- * Hacienda Del Mar

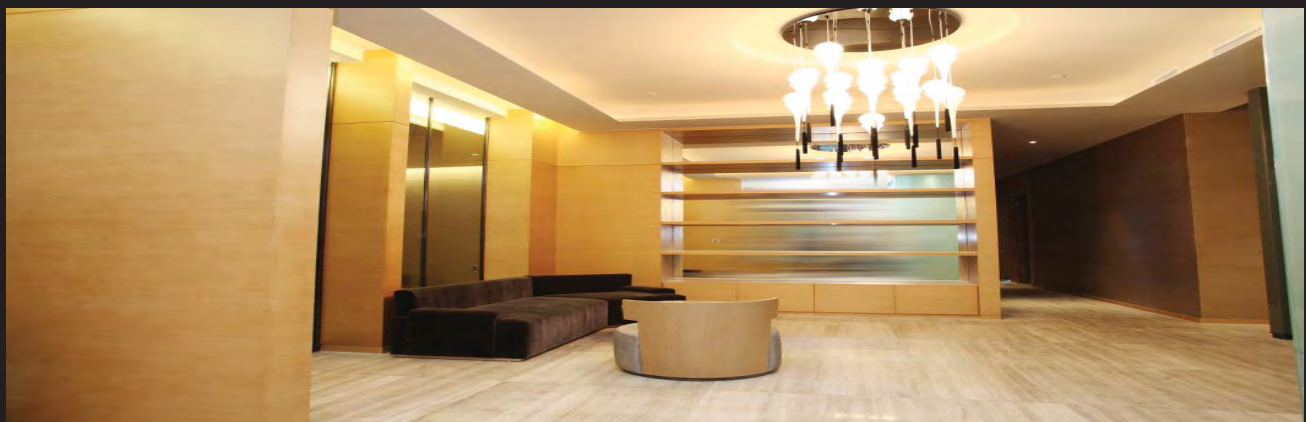


Jacor Construction

Because of the contractual nature of projects that utilize General Contractors to deliver actual construction activities, a General Contract or typically serves more than one master on any given job. From a practical standpoint, the General Contractor must respond to the requirements of the client and the designer while accommodating the needs of suppliers, subcontractors, permitting authorities and enforcement agencies. Leadership results from strong listening skills, the ability to accurately and quickly interpret the activity goals, the ability to give timely and concise directives, motivate others into action and communicate.

Jacor Construction project managers, superintendents and foremen have the skills to lead in such a fashion. Throughout it's long and established history as a General Contractor, Jacor has established a reputation for:

- * Innovative solutions to construction issues leading to on-time, high quality delivery of projects under budget.
- * An attitude of 'partnership' when working with clients, architects, financial advisors, permitting agencies, etc.
- * Minimal risk projects via tight job site control
- * **Consistent 'after project close-out' client follow-up.**



1050 E. Baseline Road, Phoenix, AZ 85042

Offering Memorandum

Represented by:

Thomas A. Smith
+1 602 393 6640

thomas.smith@naihazhorizon.com

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of 1050 E Baseline Road, Phoenix, AZ 85042

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information that prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and NAI Horizon. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor NAI Horizon, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or NAI Horizon. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or NAI Horizon.

In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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

23-04-099

Exclusively Listed By:

T23-04-021



Church Realty Solutions

Linking Real Estate to Ministry

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NAI Horizon