

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

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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



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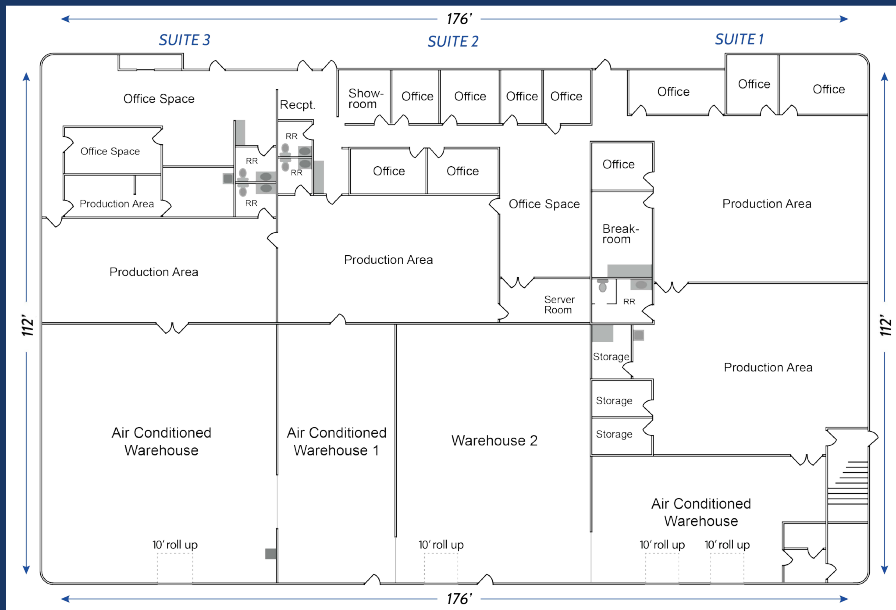
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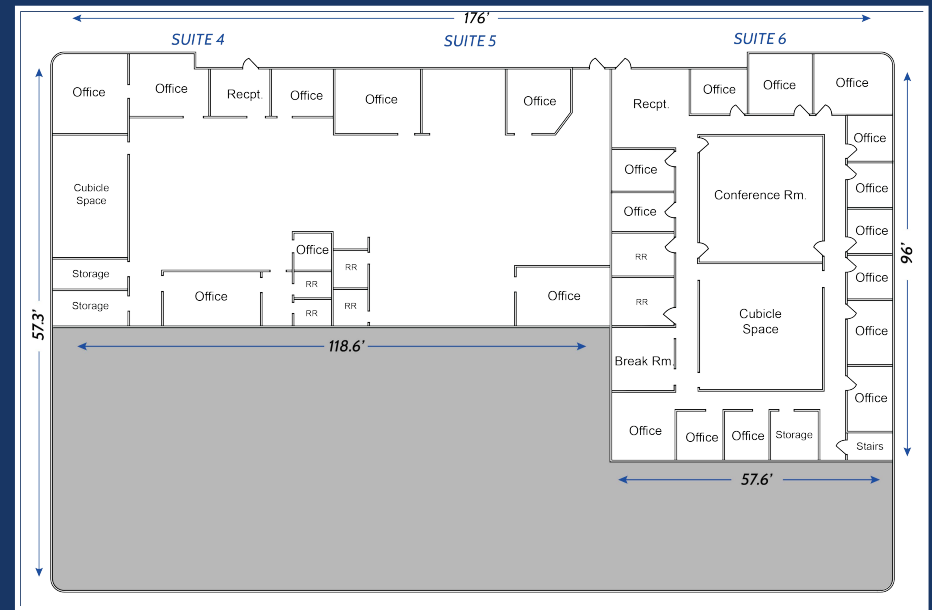
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FLOOR PLANS



FIRST FLOOR



SECOND FLOOR

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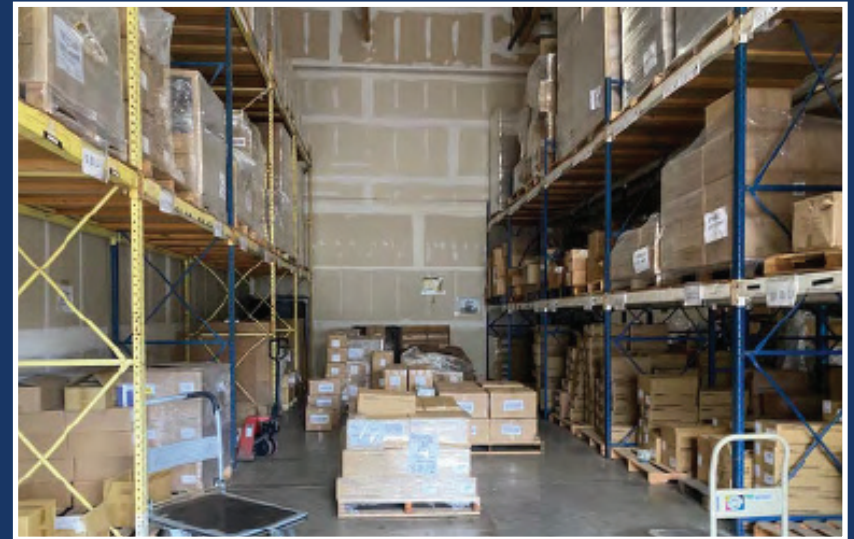
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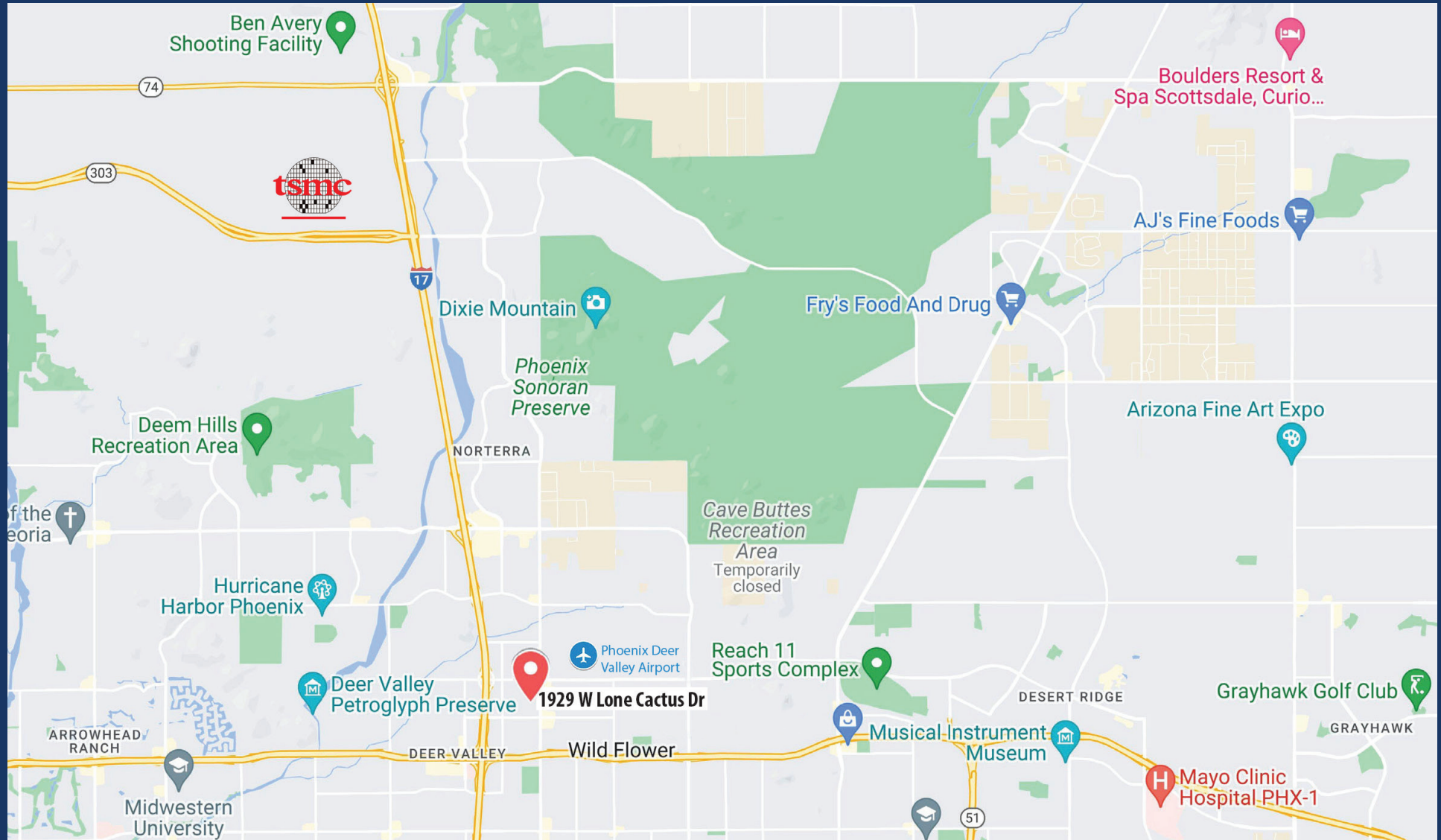
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5 YEAR INVESTMENT PROFORMA ANALYSIS

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	\$6,299,995		Type			Est. Gross Sales Price		
Purchase Price/ SF	\$203.84		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			2023	2024	2025	2026	2027	5-Yr. Totals
Annual Rent \$/SF	SF	\$/SF/Month						
Sutie 1 & 2 NNN	14,500	Available						
Suite 3 NNN	5,500	Available						
Suite 4 & 5 (Gross)	6,454	\$1.13	\$89,078	\$90,859	\$92,676	\$94,470	\$96,359	\$463,442
Suite 6	5,000	\$1.00	\$60,000	\$63,000	\$66,000	\$69,000	\$72,000	\$330,000
Total Rental Income	30,916	\$2.13	\$149,078	\$153,859	\$158,676	\$163,470	\$168,359	\$793,442
Expense Reimbursement (CAM)		\$0.20	\$15,000	\$15,300	\$15,600	\$15,900	\$16,200	\$64,500
Annual Gross Revenue		\$2.33	\$164,078	\$169,159	\$174,276	\$179,370	\$184,559	\$857,942
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			\$88,413	\$91,981	\$95,554	\$99,074	\$102,657	\$464,178

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RENTAL NARRATIVE

Suite	SF	Tenant	Start Date	Rent Schedule	CAM	Gross Lease
1 & 2	14,500	First Floor Available				
3	5,500	First Floor Available				
4 & 5	6,454	Pathology Specialties Gross	August 20, 2004	Mar 1, 2020 to Feb 28, 2021 Mar 1, 2021 to Feb 28, 2022 Mar 1, 2022 to Feb 28, 2023 Mar 1, 2023 to Feb 28, 2024 Mar 1, 2024 to Feb 28, 2025 Mar 1, 2025 to Feb 28, 2026 Mar 1, 2026 to Feb 28, 2027 Option: Year 6 and 7 are a two-year option that can be exercised anytime during the Term of said Lease.	\$6,995.00 per month \$7,134.90 per month \$7,277.60 per month \$7,423.15 per month \$7,571.61 per month \$7,723.04 per month \$7,872.50 per month	\$6,995.00 per month \$7,134.90 per month \$7,277.60 per month \$7,423.15 per month \$7,571.61 per month \$7,723.04 per month \$7,872.50 per month
6	5,000	Southwest Building Solutions LLC NNN	July 19, 2023	Sep 1, 2023 to Sep 30, 2024 Sep 1, 2024 to Sep 30, 2025 Sep 1, 2025 to Sep 30, 2026	\$5,000.00 per month \$5,250.00 per month \$5,500.00 per month \$1,250.00 \$1,275.00 \$1,300.50	\$6,250.00 per month \$6,525.00 per month \$6,800.50 per month

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