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
- Elevator

- Power
   600a/277-480v 3p
- Year Built 1996
- Clear Height 26'
- **Zoning** GCP, Phoenix
- Parking Spaces 78



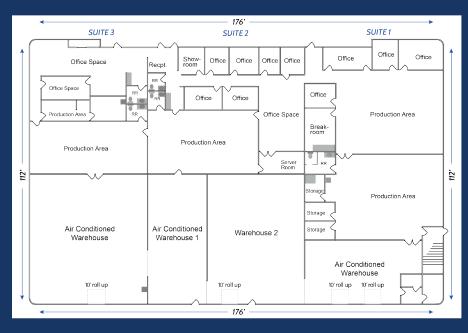
#### FOR MORE INFORMATION CONTACT:

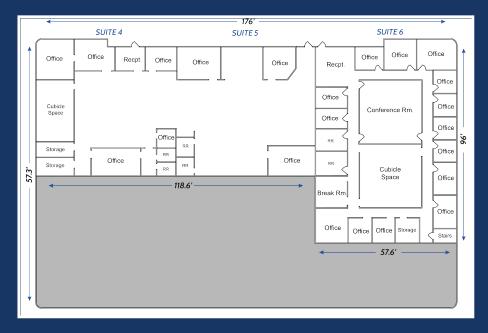
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### FLOOR PLANS





FIRST FLOOR

SECOND FLOOR

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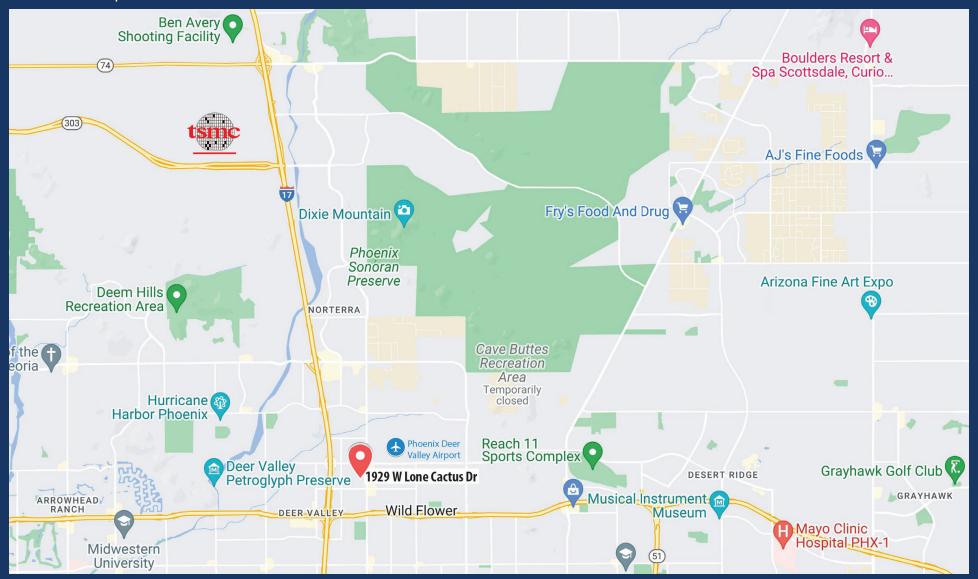


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FLEX BUILDING ON 1.47 ACRES

Part	5 YEAR	<b>INVESTMENT</b>	<b>PROFORMA</b>	ANAL	YSIS				
Purchase Price   \$6,299,995   Type	Acquistion of Property		Tenancy					Sale At End of 5 Years	Sale At End of 5 Years
Purchase Price/ SF         \$203.84         Base Monthly Rent           Going-In Cap Rate         Rent Increases         Actual           Acquisition Cost         Expenses Growth Rate         2%           Total Acquisition Cosl           Revenue         2023         2024         2025           Annual Rent \$'SF         SF         \$\scrip*SF/Month         SSF/Month         SSF/Month         SSF/Month         SSF/Month         SST/SF/Month         SST/SF/SF/SF/SF/SF/SF/SF/SF/SF/SF/SF/SF/SF/	Building Sq. Ft.	30,906	Leased Sq. Ft.		30,916			Reversion Cap Rate	Reversion Cap Rate
Acquisilion Cost	ourchase Price	\$6,299,995	Туре					Est. Gross Sales Price	Est. Gross Sales Price
Expenses Growth Rate   2%	Purchase Price/ SF	\$203.84	Base Monthly Rent					Closing Costs/ Commissions	Closing Costs/ Commissions
Acquisilion Cost	Going-In Cap Rate		Rent Increases		Actual			Less Remaining Debt	Less Remaining Debt
Total Acquisilion Cosl   Revenue   2023   2024   2025     Annual Rent \$i\$F   SF   \$i\$F/Month			Expenses Growth Rate	9	2%			Net Proceeds from Sale	·
Revenue   2023   2024   2025	•		ZAPONOGO GIOWAI I NAM		2.70			That I receded none date	
Annual Rent \$/SF SF \$/SF/Month  Sutie 1 8.2 NNN 14,500 Available  Suite 3 NNN 5,500 Available  Suite 4 8.5 (Gross) 6,454 \$1.13 \$89,078 \$90,859 \$92,676  Suite 6 5,000 \$1.00 \$60,000 \$63,000 \$66,000  Total Rental Income 30,916 \$2.13 \$149,078 \$153,859 \$158,676  Expense Reimbursement (CAM) \$0.20 \$15,000 \$15,000 \$15,000  Annual Gross Revenue \$2.33 \$164,078 \$169,159 \$174,278  Expenses  Operating Expenses  Electrical 1,200 \$1,224 \$1,248  Water 5,400 \$5,508 \$5,618  Trash Removal 7,800 \$7,956 \$8,115  Landscaping 7,800 \$7,956 \$8,115  Landscaping 3,486 \$3,555 \$3,626  Insurance 3,850 \$3,927 \$4,006  Real Estate Taxes 49,045 \$50,026 \$51,026  Repairs 1,051 \$1,072 \$1,093  Fire 300 \$330 \$306 \$312  Elevator 5,500 \$300 \$306 \$312	·			2023	2024	2025		2026	2026 2027
Suite 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           Suite 6         5,000         \$1.00         \$60,000         \$63,000         \$66,000           Total Rental Income         30,916         \$2.13         \$149,078         \$153,859         \$156,676           Expense Reimbursement (CAM)         \$0.20         \$15,000         \$15,300         \$15,600           Annual Gross Revenue         \$2.33         \$164,078         \$169,159         \$174,276           Expenses         Usersing Expenses           Electrical         1,200         \$1,224         \$1,248           Water         5,400         \$5,508         \$5,618           Trash Removal         7,800         \$7,956         \$8,115           Landscaping         2,700         \$2,754         \$2,809           Association Fees         3,486         \$3,555         \$3,626           Insurance         3,850         \$3,927         \$4,006           Real Estate Taxes         49,045         \$50,026         \$51,026           Repairs         1,051 <td< td=""><td></td><td>SF</td><td>\$/SF/Month</td><td></td><td></td><td></td><td></td><td></td><td></td></td<>		SF	\$/SF/Month						
Suite 3 NNN         5,500         Available           Suite 4 & 5 (Gross)         6,454         \$1.13         \$89,078         \$90,859         \$92,676           Suite 6         5,000         \$1.00         \$60,000         \$63,000         \$66,000           Total Rental Income         30,916         \$2.13         \$149,078         \$153,859         \$158,676           Expense Reimbursement (CAM)         \$0.20         \$15,000         \$15,300         \$15,600           Annual Gross Revenue         \$2.33         \$164,078         \$169,159         \$174,276           Expenses         Usersing Expenses           Electrical         1,200         \$1,224         \$1,248           Water         5,400         \$5,508         \$5,618           Trash Removal         7,800         \$7,956         \$8,115           Landscaping         2,700         \$2,754         \$2,809           Association Fees         3,486         \$3,555         \$3,626           Insurance         3,850         \$3,927         \$4,006           Real Estate Taxes         49,045         \$50,026         \$51,026           Repairs         1,051         \$1,072         \$1,093           Fire         300	·								
Suite 4 & 5 (Gross)         6,454         \$1.13         \$89,078         \$90,859         \$92,676           Suite 6         5,000         \$1.00         \$60,000         \$63,000         \$66,000           Total Rental Income         30,916         \$2.13         \$149,078         \$153,859         \$158,676           Expense Reimbursement (CAM)         \$0.20         \$15,000         \$15,300         \$15,600           Annual Gross Revenue         \$2.33         \$164,078         \$169,159         \$174,276           Expenses           Operating Expenses           Electrical         1,200         \$1,224         \$1,248           Water         5,400         \$5,508         \$5,618           Trash Removal         7,800         \$7,956         \$8,115           Landscaping         2,700         \$2,754         \$2,809           Association Fees         3,486         \$3,555         \$3,626           Insurance         3,850         \$3,927         \$4,006           Real Estate Taxes         49,045         \$50,026         \$51,026           Repairs         1,051         \$1,072         \$1,093           Fire         300         \$306         \$312									
Suite 6         5,000         \$1.00         \$60,000         \$63,000         \$66,000         \$66,000           Total Rental Income         30,916         \$2.13         \$149,078         \$153,859         \$158,676         \$           Expense Reimbursement (CAM)         \$0.20         \$15,000         \$15,300         \$15,600         \$           Annual Gross Revenue         \$2.33         \$164,078         \$169,159         \$174,276         \$           Expenses <ul> <li>Electrical</li> <li>1,200</li> <li>\$1,224</li> <li>\$1,248</li> </ul> Water         5,400         \$5,508         \$5,618           Trash Removal         7,800         \$7,956         \$8,115           Landscaping         2,700         \$2,754         \$2,809           Association Fees         3,486         \$3,555         \$3,626           Insurance         3,850         \$3,927         \$4,006           Real Estate Taxes         49,045         \$50,026         \$51,026         \$5           Repairs         1,051         \$1,072         \$1,093           Fire         300         \$306         \$312           Elevator         533         \$544         \$555 <tr< td=""><td></td><td></td><td></td><td>\$89.078</td><td>\$90 859</td><td>\$92 676</td><td>1</td><td>\$94,470</td><td>\$94,470 \$96,359</td></tr<>				\$89.078	\$90 859	\$92 676	1	\$94,470	\$94,470 \$96,359
Total Rental Income         30,916         \$2.13         \$149,078         \$153,859         \$158,676         \$5           Expense Reimbursement (CAM)         \$0.20         \$15,000         \$15,300         \$15,600         \$           Annual Gross Revenue         \$2.33         \$164,078         \$169,159         \$174,276         \$           Expenses         Coperating Expenses           Electrical         1,200         \$1,224         \$1,248         \$           Water         5,400         \$5,508         \$5,618         \$           Trash Removal         7,800         \$7,956         \$8,115         \$           Landscaping         2,700         \$2,754         \$2,809         \$           Association Fees         3,486         \$3,555         \$3,626         \$           Insurance         3,850         \$3,927         \$4,006         \$           Real Estate Taxes         49,045         \$50,026         \$51,026         \$           Repairs         1,051         \$1,072         \$1,093         \$           Fire         300         \$306         \$312           Elevator         533         \$544         \$555           Cleaning Service Windows	, ,							9,000	
Annual Gross Revenue         \$2.33         \$164,078         \$169,159         \$174,276         \$           Expenses         Stepenses         Stepenses </td <td>rotal Rental Income</td> <td>30,916</td> <td>\$2.13</td> <td>\$149,078</td> <td></td> <td>\$158,676</td> <td>\$163,</td> <td></td> <td></td>	rotal Rental Income	30,916	\$2.13	\$149,078		\$158,676	\$163,		
Expenses         Deprating Expenses         Electrical       1,200       \$1,224       \$1,248       \$3         Water       5,400       \$5,508       \$5,618       \$3         Trash Removal       7,800       \$7,956       \$8,115       \$3         Landscaping       2,700       \$2,754       \$2,809       \$3         Association Fees       3,486       \$3,555       \$3,626       \$3         Insurance       3,850       \$3,927       \$4,006       \$3         Real Estate Taxes       49,045       \$50,026       \$51,026       \$5         Repairs       1,051       \$1,072       \$1,093       \$3         Fire       300       \$306       \$312         Elevator       533       \$544       \$555         Cleaning Service Windows       300       \$306       \$312	Expense Reimbursement (CAI)	M)	\$0.20	\$15,000	\$15,300	\$15,600	\$15,90	0	0 16,200
Operating Expenses         Electrical       1,200       \$1,224       \$1,248       \$5         Water       5,400       \$5,508       \$5,618       \$5         Trash Removal       7,800       \$7,956       \$8,115       \$5         Landscaping       2,700       \$2,754       \$2,809       \$5         Association Fees       3,486       \$3,555       \$3,626       \$5         Insurance       3,850       \$3,927       \$4,006       \$5         Real Estate Taxes       49,045       \$50,026       \$51,026       \$5         Repairs       1,051       \$1,072       \$1,093       \$5         Fire       300       \$306       \$312         Elevator       533       \$544       \$555         Cleaning Service Windows       300       \$306       \$312	Annual Gross Revenue		\$2.33	\$164,078	\$169,159	\$174,276	\$179,370		\$184,559
Electrical       1,200       \$1,224       \$1,248       \$2         Water       5,400       \$5,508       \$5,618       \$3         Trash Removal       7,800       \$7,956       \$8,115       \$3         Landscaping       2,700       \$2,754       \$2,809       \$3         Association Fees       3,486       \$3,555       \$3,626       \$3         Insurance       3,850       \$3,927       \$4,006       \$3         Real Estate Taxes       49,045       \$50,026       \$51,026       \$5         Repairs       1,051       \$1,072       \$1,093       \$3         Fire       300       \$306       \$312         Elevator       533       \$544       \$555         Cleaning Service Windows       300       \$306       \$312	Expenses								
Water         5,400         \$5,508         \$5,618         \$5           Trash Removal         7,800         \$7,956         \$8,115         \$5           Landscaping         2,700         \$2,754         \$2,809         \$5           Association Fees         3,486         \$3,555         \$3,626         \$5           Insurance         3,850         \$3,927         \$4,006         \$5           Real Estate Taxes         49,045         \$50,026         \$51,026         \$5           Repairs         1,051         \$1,072         \$1,093         \$5           Fire         300         \$306         \$312           Elevator         533         \$544         \$555           Cleaning Service Windows         300         \$306         \$312	Operating Expenses								
Trash Removal         7,800         \$7,956         \$8,115         \$8,115           Landscaping         2,700         \$2,754         \$2,809         \$3,626           Association Fees         3,486         \$3,555         \$3,626         \$3,626           Insurance         3,850         \$3,927         \$4,006         \$3,626         \$	Electrical			1,200	\$1,224	\$1,248	\$1,273		\$1,299
Landscaping         2,700         \$2,754         \$2,809         \$3           Association Fees         3,486         \$3,555         \$3,626         \$3           Insurance         3,850         \$3,927         \$4,006         \$3           Real Estate Taxes         49,045         \$50,026         \$51,026         \$5           Repairs         1,051         \$1,072         \$1,093         \$3           Fire         300         \$306         \$312           Elevator         533         \$544         \$555           Cleaning Service Windows         300         \$306         \$312	Water			5,400	\$5,508	\$5,618	\$5,731		\$5,845
Association Fees       3,486       \$3,555       \$3,626       \$3,6	Trash Removal			7,800	\$7,956	\$8,115	\$8,277		\$8,443
Insurance         3,850         \$3,927         \$4,006         \$5           Real Estate Taxes         49,045         \$50,026         \$51,026         \$           Repairs         1,051         \$1,072         \$1,093         \$           Fire         300         \$306         \$312           Elevator         533         \$544         \$555           Cleaning Service Windows         300         \$306         \$312	Landscaping			2,700	\$2,754	\$2,809	\$2,865		\$2,923
Real Estate Taxes       49,045       \$50,026       \$51,026       \$         Repairs       1,051       \$1,072       \$1,093       \$         Fire       300       \$306       \$312         Elevator       533       \$544       \$555         Cleaning Service Windows       300       \$306       \$312	Association Fees			3,486	\$3,555	\$3,626	\$3,699		\$3,773
Repairs       1,051       \$1,072       \$1,093       \$5         Fire       300       \$306       \$312         Elevator       533       \$544       \$555         Cleaning Service Windows       300       \$306       \$312	Insurance			3,850	\$3,927	\$4,006	\$4,086		\$4,167
Fire         300         \$306         \$312           Elevator         533         \$544         \$555           Cleaning Service Windows         300         \$306         \$312	Real Estate Taxes			49,045	\$50,026	\$51,026	\$52,047		\$53,088
Elevator         533         \$544         \$555           Cleaning Service Windows         300         \$306         \$312	Repairs			1,051	\$1,072	\$1,093	\$1,115		\$1,138
Cleaning Service Windows 300 \$306 \$312	Fire			300	\$306	\$312	\$318		\$325
	Elevator			533	\$544	\$555	\$566		\$577
Total Expanses 975 CCE 977 479 979 722 9	Cleaning Service Windows			300	\$306	\$312	\$318		\$325
10tal Expenses \$15,000 \$11,110 \$16,122 \$	Total Expenses			\$75,665	\$77,178	\$78,722	\$80,296		\$81,902
Net Operating Income \$88,413 \$91,981 \$95,554 \$\$	Net Operating Income			\$88,413	\$91,981	\$95,554	\$99,074		\$102,657

#### FOR MORE INFORMATION CONTACT:

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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 \$6,995.00 per month Mar 1, 2021 to Feb 28, 2022 \$7,134.90 per month Mar 1, 2022 to Feb 28, 2023 \$7,277.60 per month Mar 1, 2023 to Feb 28, 2024 \$7,423.15 per month Mar 1, 2024 to Feb 28, 2025 \$7,571.61 per month Mar 1, 2025 to Feb 28, 2026 \$7,723.04 per month Mar 1, 2026 to Feb 28, 2027 \$7,872.50 per month Option: Year 6 and 7 are a two-year option that can be ex anytime during the Term of said Lease.	ercised	\$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 \$5,000.00 per month \$5ep 1, 2024 to Sep 30, 2025 \$5,250.00 per month \$5,500.00 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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