

UNION HILLS VILLAGE

18631 NORTH 19TH AVENUE, PHOENIX 85027



ARI SPIRO
480.292.3697
ari.spiro@orionprop.com

SEAN STUTZMAN
480.363.4544
sean.stutzman@orionprop.com

PROPERTY HIGHLIGHTS



\$193.31 PSF

Priced at Half of Replacement Cost



69.5%

Of the Tenant Occupied Square Footage have been operating on site for more than 9 years



5.8

Years of weighted average lease term



\$13.26 NNN

Average Rent is far below Phoenix Average that ranges from \$18 to \$22 NNN



54%

Of the center's occupied square footage leased to Goodwill, Dollar General and Next Level Soccer



557

Surface parking spaces, equal to approximately 5.1 spaces per 1,000 square feet



±59,000 VPD

Intersection benefits from ±28,700 VPD on 19th Avenue and ±29,000 VPD on Union Hills Drive



PROPERTY OVERVIEW

03

PROPERTY OVERVIEW

Union Hills Village, is positioned at the northeast corner of 19th Avenue and Union Hills Drive in the established Deer Valley submarket of North Phoenix. The property combines strong arterial visibility with convenient regional access, including Interstate 17 approximately one mile east and Loop 101 approximately one mile north. Traffic counts exceed 28,700 vehicles per day on 19th Avenue and 29,400 vehicles per day on Union Hills Drive.

The surrounding area offers a dense residential base, a substantial daytime population and proximity to some of North Phoenix's most important employment, medical and retail destinations. HonorHealth Deer Valley Medical Center is approximately two miles from the property, Deer Valley Towne Center is approximately 2.6 miles away and Phoenix Deer Valley Airport is approximately 3.2 miles away.

The broader Deer Valley employment corridor includes Honeywell, Republic Services, Fender and a growing collection of technology, manufacturing and semiconductor-related businesses. TSMC's continued investment in North Phoenix should support additional jobs, supplier activity and housing demand throughout the surrounding trade area.

SALE PRICE	\$21,300,000
PRICE-PER-SF	\$193.31
CAP RATE	6.8% on Current Occupancy 7.1% on Proforma Income
NOI	\$1,439,362.52
OCCUPANCY	95.34%
SIZE	±110,188 SF
VACANCY	±5,133 SF / 4.66%
PARCELS	209-13-003J 209-13-003H
PARKING	557 SURFACE PARKING SPACES

INVESTMENT HIGHLIGHTS

95.3% OCCUPIED

Only ±5,133 SF of vacancy across the 110,188 SF center, providing strong in-place occupancy with limited near-term lease-up exposure.

EXCEPTIONAL FREEWAY ACCESS

Positioned approximately one mile from both Interstate 17 and Loop 101, providing convenient access throughout North Phoenix and the broader metro.

LONG-TERM ANCHOR LEASES

Goodwill is leased through 2032, Next Level Soccer through 2034 and We Love Kids Child Care through 2034, providing meaningful long-term income visibility.

AFFLUENT INFILL TRADE AREA

Average household income is approximately \$120,082 within one mile, with nearly 289,900 residents and \$5.8 billion in retail expenditures within five miles.

MAJOR EMPLOYMENT BASE

Nearly 450,000 workers are accessible within a 20-minute drive and more than 850,000 within 30 minutes, supported by healthcare, aerospace, industrial and technology employment.

NORTH PHOENIX GROWTH CORRIDOR

Located near HonorHealth Deer Valley Medical Center, Phoenix Deer Valley Airport, Honeywell and the expanding semiconductor ecosystem associated with TSMC's North Phoenix investment.



PROPERTY PHOTOS

06

PROPERTY PHOTOS



AERIAL VIEW



DVT
PHOENIX DEER VALLEY AIRPORT

SUBWAY

AVIS

total



OM

DUNKIN' DONUTS

DOLLAR GENERAL



GOODWILL

NEXT LEVEL
SOCCER TRAINING

N 19TH AVE ±28,709 VPD

W UNION HILLS DR
±29,415 VPD

1 MILE TO



ORION
INVESTMENT REAL ESTATE

SITE PLAN



AREA HIGHLIGHTS



\$120,082

1 Mile
Avg. HH Income



59,100

Vehicles per Day



403,592

5 Miles
Daytime Residents



1

INTERSTATE 17 AND LOOP 101
±1 MILE

2

HONOR HEALTH DEER VALLEY
MEDICAL CENTER
±2 MILES

3

DEER VALLEY TOWNE CENTER
±2.6 MILES

4

PHOENIX DEER VALLEY AIRPORT
& DEER VALLEY AIRPARK
±3.2 MILES

TENANT MIX



DESTINATION/LARGE BOX

Anchor tenants that drive traffic and visibility.



SERVICES/MEDICAL

Essential services that support the community.



VALUE/CONVENIENCE

Everyday needs that value-driven retailers.



LOCAL FOOD/SPECIALTY

Local restaurants and specialty tenants that create a unique experience.

TENANT SUMMARIES

*Largest to Smallest Tenants by SF



More than 100 Arizona locations. Regional nonprofit operating a retail thrift store and donation center. Goodwill uses revenue from donated goods to support employment services and community programs throughout Arizona.

SITE	www.goodwillaz.org
SF	24,036



2 Arizona locations. Arizona youth soccer training and development organization offering indoor training, recreational leagues, camps and academy teams. The company reports more than 700 active members and more than 40 coaches across its programs.

SITE	www.nextlevelsoccer.com
SF	23,000



Locally operated childcare center offering educational programs and supervised care from its 12,640-square-foot facility. The center serves working families Monday through Friday.

SITE	www.welovekidschildcareaz.com
SF	12,640



More than 20,000 stores. National value retailer carrying household products, food, health and beauty products, cleaning supplies and seasonal merchandise.

SITE	www.dollargeneral.com
SF	10,010



Local Indian restaurant serving North Indian, South Indian and Indo-Chinese dishes, including vegetarian curries, dosai, street food and specialty curry pizzas.

SITE	www.omindianbistro.com
SF	5,972



Specialty aquarium retailer and service provider offering freshwater and saltwater fish, aquarium supplies, custom systems and ongoing aquarium maintenance. 4.9 stars from 171 Google reviews.

SITE	www.aquaholicaquariums.com
SF	4,257



More than 14,000 restaurants worldwide. National quick-service coffee and bakery brand offering coffee, espresso beverages, breakfast sandwiches and donuts.

SITE	www.dunkindonuts.com
SF	3,300

TENANT SUMMARIES



3 Phoenix-area locations. Arizona restaurant concept serving pizza, wings, pasta, salads and gluten-free menu options. The company operates several locations across the Phoenix area.

SITE	www.sardellaspizza.com
SF	2,435

RUBY PALACE

Local Chinese restaurant serving a broad menu of traditional Chinese dishes for dine-in and takeout customers.

SITE	N/A
SF	1,920



Established neighborhood Mexican restaurant serving traditional Jalisco-style dishes, including carne asada, enchiladas, burritos and combination plates. The restaurant operates seven days a week and offers delivery, pickup and a customer rewards program.

SITE	www.casajalisco-az.com
SF	1,500



Retail bakery outlet associated with the Holsum bread brand, providing packaged bakery products and value-oriented grocery purchases.

SITE	N/A
SF	1,500



Part of a network of more than 19,000 State Farm agents. Local State Farm agency offering auto, homeowners, renters, life and business insurance. The office provides service in English and Spanish.

SITE	www.statefarm.com
SF	1,400



More than 5,500 locations nationwide. Locally operated franchise offering packing, shipping, printing, mailbox, notary, shredding and related small-business services. The store operates seven days a week.

SITE	www.theupsstore.com
SF	1,380



More than 35,000 restaurants worldwide. National quick-service restaurant specializing in made-to-order sandwiches, wraps and salads. The Union Hills Village location also offers digital ordering, delivery and catering.

SITE	www.subway.com
SF	1,200



Approximately 500 salons nationwide. National value-oriented hair salon brand providing haircuts, styling, coloring and related salon services for adults and children.

SITE	www.costcutters.com
SF	1,200

TENANT SUMMARIES



North Phoenix chiropractic practice specializing in chiropractic adjustments, spinal decompression, sports injuries, auto-accident treatment and personal-injury care.

SITE	www.deervalleychiropractic.org
SF	1,200



Approximately 10,000 rental locations worldwide. National vehicle rental operators serving consumer and business customers. The location offers passenger-car rentals through Avis and moving-truck rentals through Budget.

SITE	www.avis.com
SF	1,050

AMERICA IN ARABIC SERVICES

Locally operated business providing Arabic-language assistance and translation-related services to individuals and families.

SITE	N/A
SF	960

UNION HILLS SMOKE SHOP

Locally operated smoke and vape retailer that sells cigars, vaping products, smoking accessories and related gift merchandise. Public listings show 4.9 stars from 123 reviews, including 119 five-star ratings.

SITE	N/A
SF	960



Part of a national retail network. National prepaid wireless retailer offering phones, accessories, unlimited plans, international plans, home internet and device setup.

SITE	www.totalwireless.com
SF	960

NICK & BORIS' BARBER SHOP

Longstanding neighborhood barber shop serving the surrounding North Phoenix community. The tenant has occupied the center since 2009.

SITE	N/A
SF	935

LADY NAILS & SPA

Locally operated nail salon offering manicures, pedicures, acrylic nails, dipping powder and waxing services in a professional salon environment.

SITE	www.ladynailsnspa.com
SF	900



Neighborhood dental practice providing family and general dentistry services to patients in North Phoenix.

SITE	www.northsidefamilydentalcare.com
SF	900

TENANT SUMMARIES

HELEN'S WATER & ICE

Neighborhood retailer offering purified water, bagged ice, prepaid water programs and Thrifty ice cream.

WEBSITE	N/A
SF	720



Approximately 5,200 locations nationwide. National tax-preparation company offering individual and self-employed tax preparation, amendments, extensions, tax planning and assistance with IRS notices.

WEBSITE	www.jacksonhewitt.com
SF	720



Approximately 3,700 financial centers and 15,000 ATMs nationwide. National financial institution operating a 24-hour walk-up ATM at the property. The ATM accepts deposits and credit-card payments and offers cardless access.

WEBSITE	www.bankofamerica.com
SF	N/A



FINANCIAL INFORMATION

16

RENT ROLL

Unit	Tenant	SF	% of Center	Lease From	Lease To	Monthly Rent	Monthly Rent Per Area	Annual Rent	Annual Rent Per Area	Security Deposit	Increase Date	Increase Amount	Options / Notes
100	Casa Jalisco	1,500	1.36	5/4/2020	5/31/2030	\$2,757.00	\$1.84	\$33,079.00	\$22.05	\$3,247.36	6/1/2027 6/1/2028 6/1/2029	\$2,839.31 \$2,924.49 \$3,012.22	Renewal through 5/31/30
102	Subway	1,200	1.09	12/1/2015	11/30/2027	\$1,913.00	\$1.55	\$22,291.68	\$19.13		12/1/2026	\$1,913.37	One, 5-Year Option
104	Lady Nails & Spa	900	0.82	2/1/2013	1/31/2028	\$2,559.00	\$2.84	\$30,711.00	\$34.12	\$1,500.00	2/1/2027	\$2,635.80	One 5-year optione noted
106	Cost Cutters	1,200	1.09	5/1/2013	4/30/2029	\$1,854.00	\$1.54	\$22,248.00	\$18.54		5/1/2027 5/1/2028	\$1,909.62 \$1,966.91	No Options Remaining
108	Northside Family Dental Care	900	0.82	9/1/2017	8/31/2027	\$1,468.00	\$1.59	\$17,613.00	\$19.57	\$900.00	9/1/2026	\$1,467.75	No Options Remaining
110	Holsum Bakery	1,500	1.36	3/15/2014	3/31/2027	\$2,375.00	\$1.58	\$28,500.00	\$19.00				One, 5-Year Option
120	We Love Kids Child Care	12,640	11.47	11/1/2013	11/30/2034	\$9,456.00	\$0.73	\$113,467.00	\$8.72		12/1/2026 12/1/2027 12/1/2028 12/1/2029 12/1/2030 12/1/2031 12/1/2032 12/1/2033	\$9,455.60 \$9,739.27 \$10,031.45 \$10,332.39 \$10,642.36 \$10,961.63 \$11,290.48 \$11,629.20	One, 5-Year Option
128	Avis	1,050	0.95	1/22/2016	1/31/2031	\$1,917.00	\$1.83	\$23,005.00	\$21.91		8/1/2028 2/1/2031	\$2,032.12 \$2,154.05	One, 4-Year Option
130	State Farm Insurance	1,400	1.27	2/1/2025	5/31/2030	\$1,983.00	\$1.42	\$23,800	\$17.00	\$2,860.79	2/1/2027 2/1/2028 2/1/2029 2/1/2030	\$2,041.67 \$2,100.00 \$2,164.17 \$2,228.33	One, 5-Year Option
134	Available	2,733	2.48			\$0.00		\$0.00	\$0.00				
136/137	Aquaholic Aquariums	4,257	3.86	5/1/2022	7/31/2027	\$5,590.00	\$1.31	\$67,078.00	\$15.76	\$13,706.73	5/1/2027	\$5,757.53	One, 3-Year Option
140	Sardella's Pizza & Wings	2,435	2.21	12/1/2005	2/28/2029	\$5,560.00	\$2.28	\$66,720.00	\$27.40	\$1,700.00			One, 3-Year Option
150	OM Sweets	5,972	5.42	9/28/2015	9/30/2030	\$7,022.63	\$1.18	\$84,721.56	\$14.11	\$6,818.09	10/1/2026 10/1/2027 10/1/2028	\$7,233.30 \$7,450.31 \$7,673.82	One, 5-Year Option
152	Deer Valley Chiropractic	1,200	1.09%	7/1/2016	9/30/2027	\$1,957.00	\$1.63	\$23,484.00	\$19.57	\$3,634.43	10/1/2026	\$2,015.71	No Options Remaining
154	America in Arabic Services	960	0.87	5/1/2025	7/31/2030	\$1,160.00	\$1.21	\$13,920.00	\$14.50	\$1,762.47	5/1/2027 5/1/2028 5/1/2029 5/1/2030	\$1,200.00 \$1,240.00 \$1,280.00 \$1,320.00	No Options Remaining

RENT ROLL

Unit	Tenant	SF	% of Center	Lease From	Lease To	Monthly Rent	Monthly Rent Per Area	Annual Rent	Annual Rent Per Area	Security Deposit	Increase Date	Increase Amount	Options / Notes
156	Union Hills Smoke Shop	960	0.87	2/1/2014	1/31/2032	\$2,329.80	\$2.43	\$27,957.60	\$29.12	\$2,391.00			No Options Remaining
158	UPS Store	1,380	1.25	7/1/2013	6/30/2029	\$3,557.62	\$2.58	\$42,691.44	\$30.94	\$4,500.00	7/1/2027 7/1/2028	\$3,664.35 \$3,774.28	No Options Remaining
160	Ruby Palace	1,920	1.74	9/1/2017	8/31/2032	\$3,496.73	\$1.82	\$41,960.76	\$21.85	\$8,360.00	9/1/2026	\$3,601.63	No Options Remaining
164	Available	720	0.65										
166	Available	1,680	1.52										
170	Total Wireless	960	0.87	1/14/2026	1/31/2031	\$1,840.00	\$1.92	\$22,080.00	\$23.00	\$5,070.36	12/1/2026 12/1/2027 12/1/2028 12/1/2029	\$1,895.20 \$1,952.06 \$2,010.62 \$2,070.94	No Options Remaining
172	Helen's Water & Ice	720	0.65%	8/1/2011	7/31/2031	\$1,857.42	\$2.58	\$22,289.04	\$30.96	\$1,113.00	8/1/2027 8/1/2028 8/1/2029 8/1/2030	\$1,803.32 \$1,857.42 \$1,913.14 \$1,970.53	One, 5-Year Option
174	Jackson Hewitt Tax Service	720	0.65	5/1/2015	4/30/2028	\$1,439.32	\$2.00	\$17,271.84	\$23.99	\$1,140.00	5/1/2027	\$1,482.50	No Options Remaining
176	Nick & Boris' Barber Shop	935	0.85	6/1/2009	6/30/2029	\$1,962.67	\$2.10	\$23,552.04	\$25.19	\$1,697.80	7/1/2027 7/1/2028	\$2,021.54 \$2,082.19	No Options Remaining
MJR1A	Next Level Soccer	23,000	20.87	1/7/2024	1/31/2034	\$19,166.67	\$0.83	\$230,000.04	\$10.00	\$57,865.82	2/1/2029	\$21,083.33	Two, 5-Year Options
MJR2	Dollar General	10,010	9.08	4/5/2007	4/30/2030	\$7,700.00	\$0.77	\$92,400.00	\$9.23				One, 5-Year Option
MJR1B	Goodwill	24,036	21.81	3/10/2017	3/31/2032	\$24,036.00	\$0.77	\$288,432.00	\$12.00				No Options Remaining
PAD1	Dunkin Donuts	3,300	2.99	8/29/2012	8/31/2032	\$5,500.00	\$1.00	\$66,000.00	\$20.00		9/1/2027	\$6,050.00	No Options Remaining
ATM	Bank of America			1/21/2021	1/31/2031	\$1,8115.00			\$21,78.00				
Totals/Avg.	110,188					\$121,797			\$1,461,569	\$118,268			
Occupied SF	105,055	95.3				\$121,797			\$1,461,569				
Available SF	5,133	4.7				\$8,555.00			\$102,660				

2027 BUDGET

Base Rent	Sq Ft	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Casa Jalisco	1,500	\$2,756.61	\$2,756.61	\$2,756.61	\$2,756.61	\$2,756.61	\$2,839.31	\$2,839.31	\$2,839.31	\$2,839.31	\$2,839.31	\$2,839.31	\$2,839.31	\$33,658
Subway	1,200	\$1,913.37	\$1,913.37	\$1,913.37	\$1,913.37	\$1,913.37	\$1,913.37	\$1,913.37	\$1,913.37	\$1,913.37	\$1,913.37	\$1,913.37	\$1,913.37	\$22,960
Lady Nails & Spa	900	\$2,559.24	\$2,635.80	\$2,635.80	\$2,635.80	\$2,635.80	\$2,635.80	\$2,635.80	\$2,635.80	\$2,635.80	\$2,635.80	\$2,635.80	\$2,635.80	\$31,553
Cost Cutters	1,200	\$1,854.00	\$1,854.00	\$1,854.00	\$1,854.00	\$1,909.62	\$1,909.62	\$1,909.62	\$1,909.62	\$1,909.62	\$1,909.62	\$1,909.62	\$1,909.62	\$22,693
Northside Family Dental Care	900	\$1,467.75	\$1,467.75	\$1,467.75	\$1,467.75	\$1,467.75	\$1,467.75	\$1,467.75	\$1,467.75	\$1,511.78	\$1,467.75	\$1,467.75	\$1,467.75	\$17,657
Holsum Bakery	1,500	\$2,375.00	\$2,375.00	\$2,375.00	\$2,446.25	\$2,446.25	\$2,446.25	\$2,446.25	\$2,446.25	\$2,446.25	\$2,446.25	\$2,446.25	\$2,446.25	\$29,141
We Love Kids	12,640	\$9,455.60	\$9,455.60	\$9,455.60	\$9,455.60	\$9,455.60	\$9,455.60	\$9,455.60	\$9,455.60	\$9,455.60	\$9,455.60	\$9,455.60	\$9,739.27	\$113,751
Avis	1,050	\$1,917.09	\$1,917.09	\$1,917.09	\$1,917.09	\$1,917.09	\$1,917.09	\$1,917.09	\$1,917.09	\$1,917.09	\$1,917.09	\$1,917.09	\$1,917.09	\$23,005
State Farm	1,400	\$1,983.33	\$2,041.67	\$2,041.67	\$2,041.67	\$2,041.67	\$2,041.67	\$2,041.67	\$2,041.67	\$2,041.67	\$2,041.67	\$2,041.67	\$2,041.67	\$24,442
Available	2,733													
Aquaholic Aquiriums	4,257	\$5,589.84	\$5,589.84	\$5,589.84	\$5,589.84	\$5,757.54	\$5,757.54	\$5,757.54	\$5,757.54	\$5,757.54	\$5,757.54	\$5,757.54	\$5,757.54	\$68,420
Sardella's	2,435	\$5,559.97	\$5,559.97	\$5,559.97	\$5,559.97	\$5,559.97	\$5,559.97	\$5,559.97	\$5,559.97	\$5,559.97	\$5,559.97	\$5,559.97	\$5,559.97	\$66,720
OM Sweets	5,972	\$7,233.31	\$7,233.31	\$7,233.31	\$7,233.31	\$7,233.31	\$7,233.31	\$7,233.31	\$7,233.31	\$7,233.31	\$7,450.30	\$7,450.30	\$7,450.30	\$87,451
Deer Valley Chiropractic	1,200	\$2,015.71	\$2,015.71	\$2,015.71	\$2,015.71	\$2,015.71	\$2,015.71	\$2,015.71	\$2,015.71	\$2,015.71	\$2,076.18	\$2,015.71	\$2,015.71	\$24,249
America in Arabic Services	960	\$1,160.00	\$1,160.00	\$1,160.00	\$1,160.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$14,240
Union Hills Smoke Shop	960	\$2,261.96	\$2,329.80	\$2,329.80	\$2,329.80	\$2,329.80	\$2,329.80	\$2,329.80	\$2,329.80	\$2,329.80	\$2,329.80	\$2,329.80	\$2,329.80	\$27,890
UPS Store	1,380	\$3,557.62	\$3,557.62	\$3,557.62	\$3,557.62	\$3,557.62	\$3,557.62	\$3,664.35	\$3,664.35	\$3,664.35	\$3,664.35	\$3,664.35	\$3,664.35	\$43,332
Ruby Palace	1,920	\$3,601.63	\$3,601.63	\$3,601.63	\$3,601.63	\$3,601.63	\$3,601.63	\$3,601.63	\$3,601.63	\$3,709.68	\$3,601.63	\$3,601.63	\$3,601.63	\$43,328
Available	720													
Available	1,680													
Total Wireless	960	\$1,895.00	\$1,895.00	\$1,895.00	\$1,895.00	\$1,895.00	\$1,895.00	\$1,895.00	\$1,895.00	\$1,895.00	\$1,895.00	\$1,895.00	\$1,952.06	\$22,797
Helen's Water & Ice	720	\$1,750.79	\$1,750.79	\$1,750.79	\$1,750.79	\$1,750.79	\$1,750.79	\$1,750.79	\$1,750.79	\$1,803.32	\$1,803.32	\$1,803.32	\$1,803.32	\$21,220
Jackson Hewitt Tax Services	720	\$1,439.32	\$1,439.32	\$1,439.32	\$1,482.50	\$1,482.50	\$1,482.50	\$1,482.50	\$1,482.50	\$1,482.50	\$1,482.50	\$1,482.50	\$1,482.50	\$17,660
Nick and Boris's Barber Shop	935	\$1,962.67	\$1,962.67	\$1,962.67	\$1,962.67	\$1,962.67	\$1,962.67	\$1,962.67	\$2,021.54	\$2,021.54	\$2,021.54	\$2,021.54	\$2,021.54	\$23,905
Next Level Soccer	23,000	\$19,166.67	\$19,166.67	\$19,166.67	\$19,166.67	\$19,166.67	\$19,166.67	\$19,166.67	\$19,166.67	\$19,166.67	\$19,166.67	\$19,166.67	\$19,166.67	\$230,000
Dollar General	10,010	\$7,700.00	\$7,700.00	\$7,700.00	\$7,700.00	\$7,700.00	\$7,700.00	\$7,700.00	\$7,700.00	\$7,700.00	\$7,700.00	\$7,700.00	\$7,700.00	\$92,400
Goodwill	24,036	\$24,036.00	\$24,036.00	\$24,036.00	\$24,036.00	\$24,036.00	\$24,036.00	\$24,036.00	\$24,036.00	\$24,036.00	\$26,039.00	\$26,039.00	\$26,039.00	\$294,441
Dunkin Donuts	3,300	\$5,500.00	\$5,500.00	\$5,500.00	\$5,500.00	\$5,500.00	\$5,500.00	\$5,500.00	\$5,500.00	\$5,500.00	\$5,500.00	\$5,500.00	\$5,500.00	\$66,000
Bank of America	ATM	\$1,650.00	\$1,815.00	\$1,815.00	\$1,815.00	\$1,815.00	\$1,815.00	\$1,815.00	\$1,815.00	\$1,815.00	\$1,815.00	\$1,815.00	\$1,815.00	\$21,615
Totals	110,188	\$122,362.48	\$122,730.22	\$122,730.22	\$122,844.65	\$123,107.97	\$123,190.67	\$123,356.27	\$123,356.27	\$123,560.88	\$125,689.26	\$125,628.79	\$125,969.52	\$1,484,527

2027 BUDGET

[illegible]

2027 BUDGET

[illegible]

2027 BUDGET

[illegible]

2027 BUDGET

[illegible]

2027 BUDGET

[illegible]

2027 BUDGET

Billable Water		\$462.24	\$462.24	\$462.24	\$462.24	\$462.24	\$462.24	\$462.24	\$462.24	\$462.24	\$462.24	\$462.24	\$462.24	\$5,547
Total Income		\$165,309.90	\$165,677.64	\$165,677.64	\$165,792.07	\$166,055.38	\$166,138.08	\$166,303.68	\$166,303.68	\$166,508.30	\$165,249.87	\$165,189.40	\$165,530.13	\$1,999,896
CAM Total	230,362	\$19,196.83	\$19,196.83	\$19,196.83	\$19,196.83	\$19,196.83	\$19,196.83	\$19,196.83	\$19,196.83	\$19,196.83	\$19,196.83	\$19,196.83	\$19,196.83	\$230,362
Billable Water (50% recap)	11,094	\$924.48	\$924.48	\$924.48	\$924.48	\$924.48	\$924.48	\$924.48	\$924.48	\$924.48	\$924.48	\$924.48	\$924.48	\$11,094
Property Tax	188,254	\$15,687.81	\$15,687.81	\$15,687.81	\$15,687.81	\$15,687.81	\$15,687.81	\$15,687.81	\$15,687.81	\$15,687.81	\$15,687.81	\$15,687.81	\$15,687.81	\$188,254
Property Insurance	50,206	\$0.00	\$0.00	\$0.00	\$50,206.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,206
Mgmt @ 4%	79,996	\$6,612.40	\$6,627.11	\$6,627.11	\$6,631.68	\$6,642.22	\$6,645.52	\$6,652.15	\$6,652.15	\$6,660.33	\$6,609.99	\$6,607.58	\$6,621.21	\$79,996
Total Expenses		\$42,421.52	\$42,436.23	\$42,436.23	\$92,646.80	\$42,451.34	\$42,454.64	\$42,461.27	\$42,461.27	\$42,469.45	\$42,419.11	\$42,416.70	\$42,430.33	\$559,505
Net Operating Income		\$122,888.38	\$123,241.41	\$123,241.41	\$73,145.27	\$123,604.05	\$123,683.44	\$123,842.42	\$123,842.42	\$124,038.84	\$122,830.75	\$122,772.70	\$123,099.80	\$1,440,391

INCOME/EXPENSE

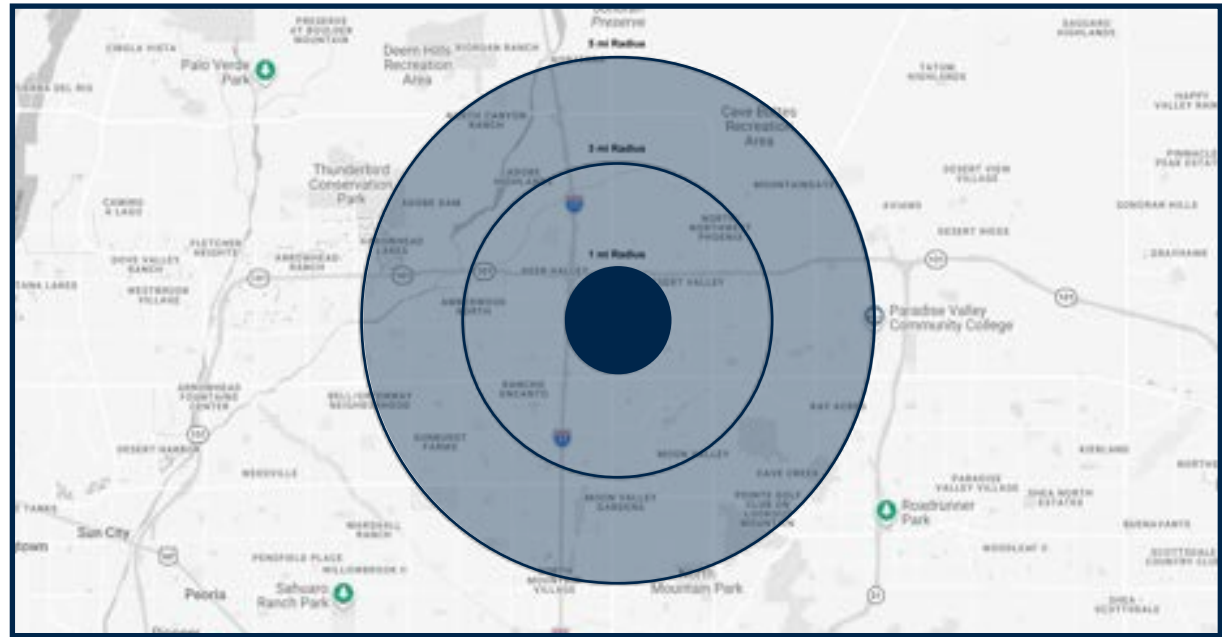
Income/Expense		Actual 4.7% Vacancy Factor		5% of Shop Space Vacancy Factor
Revenues	Base Rent		\$1,484,527	\$1,587,187
	Expense Reimbursements		\$515,369	\$541,452
	Less Vacancy*		Actual	\$58,161
Total Projected Gross Revenue			\$1,999,896	\$2,070,478
Operating Expenses				
	CAM Total	\$2.09 psf	\$230,362	\$230,362
	Billable Water	\$0.10 psf	\$11,094	\$11,094
	Property Tax	\$1.71 psf	\$188,254	\$188,254
	Property Insurance	\$0.29 psf	\$50,206	\$50,206
	Mgmt @ 4%	\$0.73 psf	\$79,996	\$79,996
Total Operating Expenses		\$5.08	\$559,911	\$559,911
Projected Net Operating Income			\$1,439,985	\$1,510,566
Offering Price		\$21,300,000 \$193.31 psf	6.8% CAP Rate	7.1% CAP Rate

TENANT RENT SUMMARY

Admin	Sq Ft	Base Rent		CAM		Property Taxes		Insurance		Management		Admin		Total NNN	
		Amount	PSF	Amount	PSF	Amount	PSF	Amount	PSF	Amount	PSF	Amount	PSF	Amount	PSF
Casa Jalisco	1,500	\$33,658.22	\$22.44	\$261.33	\$0.17	\$2,562.72	\$1.71	\$683.46	\$0.46	\$1,088.99	\$0.73	\$39.20	\$0.03	\$4,635.69	\$3.09
Subway	1,200	\$22,960.44	\$19.13	\$2,508.75	\$2.09	\$2,050.17	\$1.71	\$546.77	\$0.46	\$871.19	\$0.73	\$376.31	\$0.31	\$6,353.20	\$5.29
Lady Nails & Spa	900	\$31,553.04	\$35.06	\$1,881.56	\$2.09	\$1,537.63	\$1.71	\$410.08	\$0.46	\$653.39	\$0.73	\$282.23	\$0.31	\$4,764.90	\$5.29
Cost Cutters	1,200	\$22,692.96	\$18.91	\$2,508.75	\$2.09	\$2,050.17	\$1.71	\$546.77	\$0.46	\$871.19	\$0.73	\$376.31	\$0.31	\$6,353.20	\$5.29
Northside Family Dental Care	900	\$17,657.03	\$19.62	\$1,881.56	\$2.09	\$1,537.63	\$1.71	\$410.08	\$0.46	\$653.39	\$0.73	\$282.23	\$0.31	\$4,764.90	\$5.29
Holsum Bakery	1,500	\$29,141.25	\$19.43	\$3,135.94	\$2.09	\$2,562.72	\$1.71	\$683.46	\$0.46	\$1,088.99	\$0.73	\$470.39	\$0.31	\$7,941.50	\$5.29
We Love Kids Child Care	12,640	\$113,750.87	\$9.00	\$26,425.53	\$2.09	\$21,595.15	\$1.71	\$5,759.28	\$0.46	\$9,176.57	\$0.73	\$3,963.83	\$0.31	\$66,920.35	\$5.29
Avis	1,050	\$23,005.08	\$21.91	\$2,195.16	\$2.09	\$1,793.90	\$1.71	\$478.42	\$0.46	\$762.29	\$0.73	\$329.27	\$0.31	\$5,559.05	\$5.29
State Farm	1,400	\$24,441.70	\$17.46	\$2,926.88	\$2.09	\$2,391.87	\$1.71	\$637.90	\$0.46	\$0.00	\$0.00	\$39.20	\$0.03	\$5,995.84	\$4.28
Available	2,733														
Aquaholic Aquairiums	4,257	\$68,419.64	\$16.07	\$8,899.80	\$2.09	\$7,272.99	\$1.71	\$1,939.66	\$0.46	\$3,090.56	\$0.73	\$1,334.97	\$0.31	\$22,537.97	\$5.29
Sardella's	2,435	\$66,719.64	\$27.40	\$5,090.68	\$2.09	\$4,160.14	\$1.71	\$1,109.48	\$0.46	\$1,767.80	\$0.73	\$763.60	\$0.31	\$12,891.70	\$5.29
OM Sweets	5,972	\$87,450.69	\$14.64	\$12,485.22	\$2.09	\$10,203.03	\$1.71	\$2,721.08	\$0.46	\$4,335.64	\$0.73	\$1,872.78	\$0.31	\$31,617.75	\$5.29
Deer Valley Chiropractic	1,200	\$24,248.99	\$20.21	\$2,508.75	\$2.09	\$2,050.17	\$1.71	\$546.77	\$0.46	\$871.19	\$0.73	\$376.31	\$0.31	\$6,353.20	\$5.29
America in Arabic Services	960	\$14,240.00	\$14.83	\$2,007.00	\$2.09	\$1,640.14	\$1.71	\$437.41	\$0.46	\$696.95	\$0.73	\$301.05	\$0.31	\$5,082.56	\$5.29
Union Hills Smoke Shop	960	\$27,889.76	\$29.05	\$2,007.00	\$2.09	\$1,640.14	\$1.71	\$437.41	\$0.46	\$696.95	\$0.73	\$432.76	\$0.45	\$5,214.27	\$5.43
UPS Store	1,380	\$43,331.82	\$31.40	\$2,885.07	\$2.09	\$2,357.70	\$1.71	\$628.78	\$0.46	\$1,001.87	\$0.73	\$602.10	\$0.44	\$7,475.52	\$5.42
Ruby Palace	1,920	\$43,327.61	\$22.57	\$4,014.00	\$2.09	\$3,280.28	\$1.71	\$874.83	\$0.46	\$1,393.91	\$0.73	\$216.38	\$0.11	\$9,779.40	\$5.09
Available	720														
Available	1,680														
Total Wireless	960	\$22,797.06	\$23.75	\$2,007.00	\$2.09	\$1,640.14	\$1.71	\$437.41	\$0.46	\$696.95	\$0.73	\$225.79	\$0.24	\$5,007.30	\$5.22
Helen's Water & Ice	720	\$21,219.60	\$29.47	\$1,505.25	\$2.09	\$1,230.10	\$1.71	\$328.06	\$0.46	\$522.72	\$0.73	\$225.79	\$0.31	\$3,811.92	\$5.29
Jackson Hewitt Tax Services	720	\$17,660.46	\$24.53	\$1,505.25	\$2.09	\$1,230.10	\$1.71	\$328.06	\$0.46	\$522.72	\$0.73	\$293.21	\$0.41	\$3,879.34	\$5.39
Nick and Boris's Barber Shop	935	\$23,905.26	\$25.57	\$1,954.74	\$2.09	\$1,597.43	\$1.71	\$426.02	\$0.46	\$678.80	\$0.73	\$293.21	\$0.31	\$4,950.20	\$5.29
Next Level Soccer	23,000	\$230,000.04	\$10.00	\$48,084.42	\$2.09	\$39,294.97	\$1.71	\$10,479.71	\$0.46	\$4,808.44	\$0.21	\$7,212.66	\$0.31	\$109,880.21	\$4.78
Dollar General	10,010	\$92,400.00	\$9.23	\$20,927.18	\$2.09	\$17,101.86	\$1.71	\$4,560.95	\$0.46	\$2,092.72	\$0.21	\$0.00	\$0.00	\$44,682.70	\$4.46
Goodwill	24,036	\$294,441.00	\$12.25	\$50,250.31	\$2.09	\$41,064.96	\$1.71	\$3,726.24	\$0.16	\$5,025.03	\$0.21	\$7,537.55	\$0.31	\$107,604.09	\$4.48
Dunkin Donuts	3,300	\$66,000.00	\$20.00	\$6,899.07	\$2.09	\$5,637.97	\$1.71	\$1,503.61	\$0.46	\$689.91	\$0.21	\$1,034.86	\$0.31	\$15,765.42	\$4.78
Bank of America	ATM	\$21,615.00													
Totals	110,188	\$1,484,527.16	\$13.47	\$216,756.21	\$1.97	\$179,484.07	\$1.63	\$40,641.69	\$0.37	\$44,058.18	\$0.40	\$28,882.01	\$0.26	\$509,822.16	\$4.63

NORTH PHOENIX

The property is positioned within the established North Phoenix/Deer Valley trade area, surrounded by residential neighborhoods, retail and major employment centers. The area benefits from continued economic investment, including significant office growth along Loop 101, major employers such as Honeywell, Republic Services and Fender, and the expanding semiconductor industry led by TSMC's \$265 billion Arizona investment, which is expected to support thousands of high-tech and supplier jobs. The property also offers excellent regional connectivity, with I-17 approximately one mile east and Loop 101 a few miles north, providing convenient access to employment centers, consumers and communities throughout the Phoenix metro.



SITESUSA 2026	1 MILE	3 MILE	5 MILE
POPULATION	18,895	128,149	289,870
AVG. HOUSEHOLD INCOME	\$120,082	\$110,246	\$115,653
TOTAL RETAIL EXPENDITURE	\$360.92 M	\$2.58 B	\$5.8 B
TOTAL HOUSEHOLDS	7,660	55,053	119,131
DAYTIME POPULATION	28,483	191,862	403,592

EMPLOYMENT OVERVIEW

Union Hills Village is positioned within one of North Phoenix's deepest and most diverse employment corridors, with immediate access to the Deer Valley Major Employment Center and the broader I-17 employment corridor. The surrounding area is anchored by HonorHealth Deer Valley Medical Center, Honeywell's Deer Valley aerospace campus, Phoenix Deer Valley Airport and an extensive concentration of industrial, flex and office employers.

Nearly 450,000 workers are accessible within a 20-minute drive and more than 850,000 within 30 minutes, while more than 24 million square feet of employment-oriented commercial space surrounds the property. This diverse employment base—spanning healthcare, aerospace, manufacturing, financial services, education and logistics—supports a strong daytime population and recurring demand for neighborhood retail, restaurants and services.



DEER VALLEY EMPLOYMENT CENTER	EMPLOYMENT ANCHOR
450,000 workers within a 20-minute drive	±2 Miles NW HonorHealth Deer Valley Medical Center
850,000 workers within a 30-minute drive	±3 miles N Honeywell Deer Valley
9.3 million SF of office space	±3-4 Miles Phoenix Deer Valley Airport
3.0 million SF of flex space	±2-6 Miles Deer Valley Industrial and Business District
11.9 million SF of industrial space	±4-5 Miles Metrocenter Redevelopment Area



DISCLAIMER



All materials and information received or derived from ORION Investment Real Estate its directors, officers, agents, advisors, affiliates and/or any third-party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance, or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or all other matters.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. ORION Investment Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ORION Investment Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. ORION Investment Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by ORION Investment Real Estate in compliance with all applicable fair housing and equal opportunity laws.



UNION HILLS VILLAGE



ARI SPIRO

(480) 292-3697

ari.spiro@orionprop.com



SEAN STUTZMAN

(480) 363-4544

sean.stutzman@orionprop.com

ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.



ORION Investment Real Estate

7150 East Camelback Road, Suite 425

Scottsdale, Arizona 85251