



ST NNN Investment Offering



Stadium Village Advanced Pain Management

14811 W. BELL RD. #103, SURPRISE, AZ 85374

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OFFERING SUMMARY

STADIUM VILLAGE

14811 W. BELL RD. #103
SURPRISE, AZ 85374

OFFERING SUMMARY

SALE PRICE:	\$656,000 \$445 PSF
UNIT SIZE:	1,473 SF
NOI:	\$40,967.76
CAP RATE:	6.25%
APN:	509-12-811
PROPERTY TYPE:	Medical Office Condo

PROPERTY SUMMARY

SVN is pleased to present to the market this absolute NNN single tenant investment opportunity. The property is secured by Advanced Pain Management under a long term, absolute NNN lease through January 2035 with zero Landlord responsibilities and 3% annual rent increases. The offering provides investors the opportunity to acquire four Advanced Pain Management locations, individually or as a portfolio, each subject to the same lease terms.

Advanced Pain Management is an established Arizona healthcare provider with more than 15 years of experience and approximately 8 locations throughout Greater Phoenix and Tucson. The practice provides a broad range of specialized treatments for acute and chronic pain. Its long operating history, multi-location platform, specialized service offering, and strong patient reputation have helped establish Advanced Pain Management as a recognized provider within the Arizona healthcare market.

The combination of an established medical tenant, strategically located facilities, long-term contractual occupancy, and minimal landlord responsibilities creates an attractive investment opportunity for buyers seeking predictable income backed by an experienced Arizona healthcare operator.



PROPERTY HIGHLIGHTS

- Single medical tenant investment opportunity with an absolute NNN lease in place.
- Zero Landlord Responsibilities.
- Long term lease through January 2035.
- 3% annual rent increases.
- Well established medical practice with over 15 years in operation and 8 locations throughout Greater Phoenix and Tucson.
- Desirable locations throughout the valley.
- 4 locations being offered individually or as a portfolio.



**6.25%
CAP RATE**



**JAN. 2035
LEASE EXPIRATION**



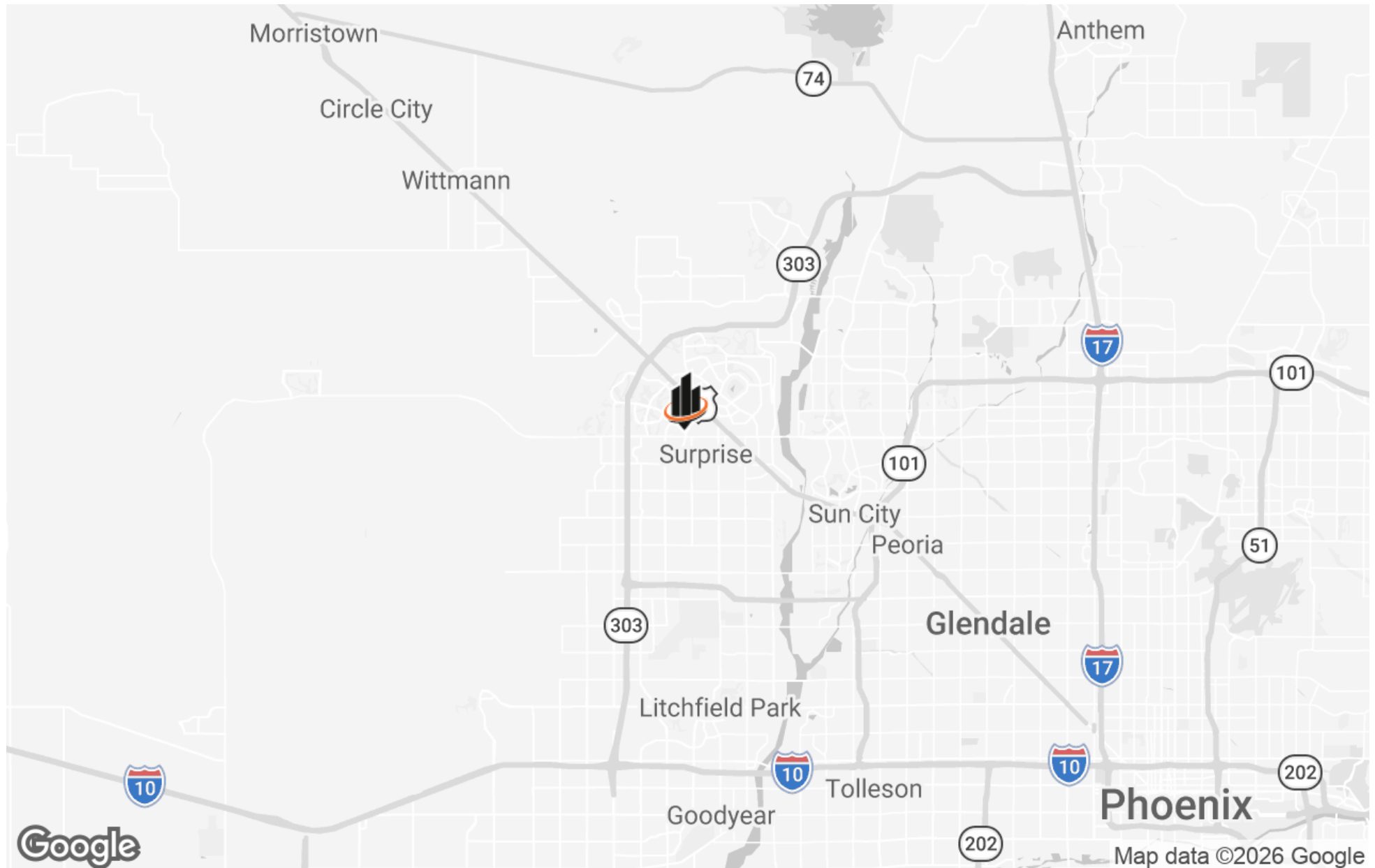
**3%
ANNUAL INCREASES**

LOCATION DESCRIPTION

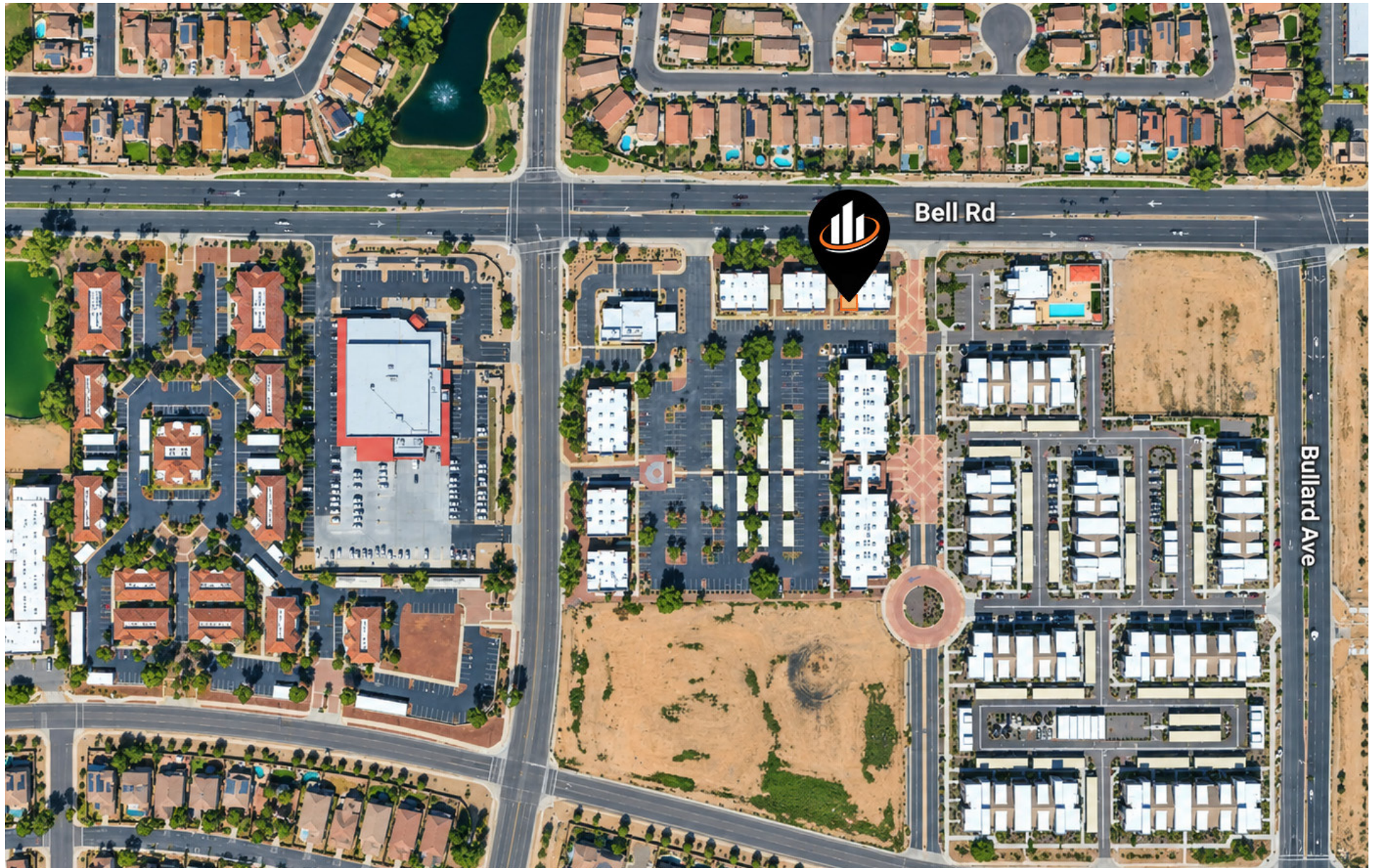
Stadium Village is strategically positioned along one of Surprise's primary commercial and healthcare corridors, offering strong visibility and convenient access to the surrounding West Valley communities. The property is located just east of the Loop 303, providing connectivity throughout Surprise, Peoria, Glendale and the greater Phoenix metropolitan area. The surrounding Bell Road corridor features a substantial concentration of retail, restaurants, medical providers and professional services, while nearby healthcare anchors include Abrazo Surprise Hospital at Loop 303 and Bell Road. The immediate trade area is also supported by strong demographics, with approximately 95,000 residents within three miles and average household incomes of roughly \$107,000. From an investment perspective, Surprise continues to benefit from significant population, residential and commercial growth, reinforcing long-term demand for healthcare services throughout the Northwest Valley. The city reports a median age of approximately 41.6 years and has two additional hospitals planned, further demonstrating continued healthcare investment in the market. Surprise has also added approximately 14,000 new homes over the past five years, with thousands of additional residences planned, while development along the Loop 303 corridor continues to expand the area's employment, retail and service base. For investors seeking a single-tenant medical asset, the combination of strong demographics, proximity to established and expanding healthcare infrastructure, excellent freeway accessibility and continued West Valley growth provides a compelling foundation for durable tenant demand and long-term real estate value.



LOCATION MAP



AERIAL MAP



RENT ROLL

TENANT	UNIT SIZE	ESCALATION DATES	RENT PSF	MONTHLY	ANNUAL	LEASE START	LEASE END
Brian S. Page, D.O., LLC DBA Advanced Pain Management	1,473	Current	\$27.81	\$3,413.98	\$40,967.76	8/1/2024	1/31/2035
		8/2027	\$28.65	\$3,516.40	\$42,196.80		
		8/2028	\$29.51	\$3,621.89	\$43,462.68		
		8/2029	\$30.39	\$3,730.55	\$44,766.60		
		8/2030	\$31.30	\$3,842.47	\$46,109.64		
		8/2031	\$32.24	\$3,957.74	\$47,492.88		
		8/2032	\$33.21	\$4,076.47	\$48,917.64		
		8/2033	\$34.21	\$4,198.76	\$50,385.12		
		8/2034	\$35.23	\$4,324.72	\$51,896.64		
TOTALS/AVERAGES			\$31.39	\$3,853.66	\$416,195.76		



ADVANCED PAIN MANAGEMENT

Advanced Pain Management is an established Arizona healthcare provider with more than 15 years of experience and approximately 8 locations throughout Greater Phoenix and Tucson. Led by Dr. Vikramjeet “Vik” Saini, a dual board-certified physician in Physical Medicine & Rehabilitation and Interventional Pain Management, the practice provides a broad range of specialized treatments for acute and chronic pain. Its long operating history, multi-location platform, specialized service offering, and strong patient reputation have helped establish Advanced Pain Management as a recognized provider within the Arizona healthcare market.



LIFEKIND - PRIVATE EQUITY PARTNER

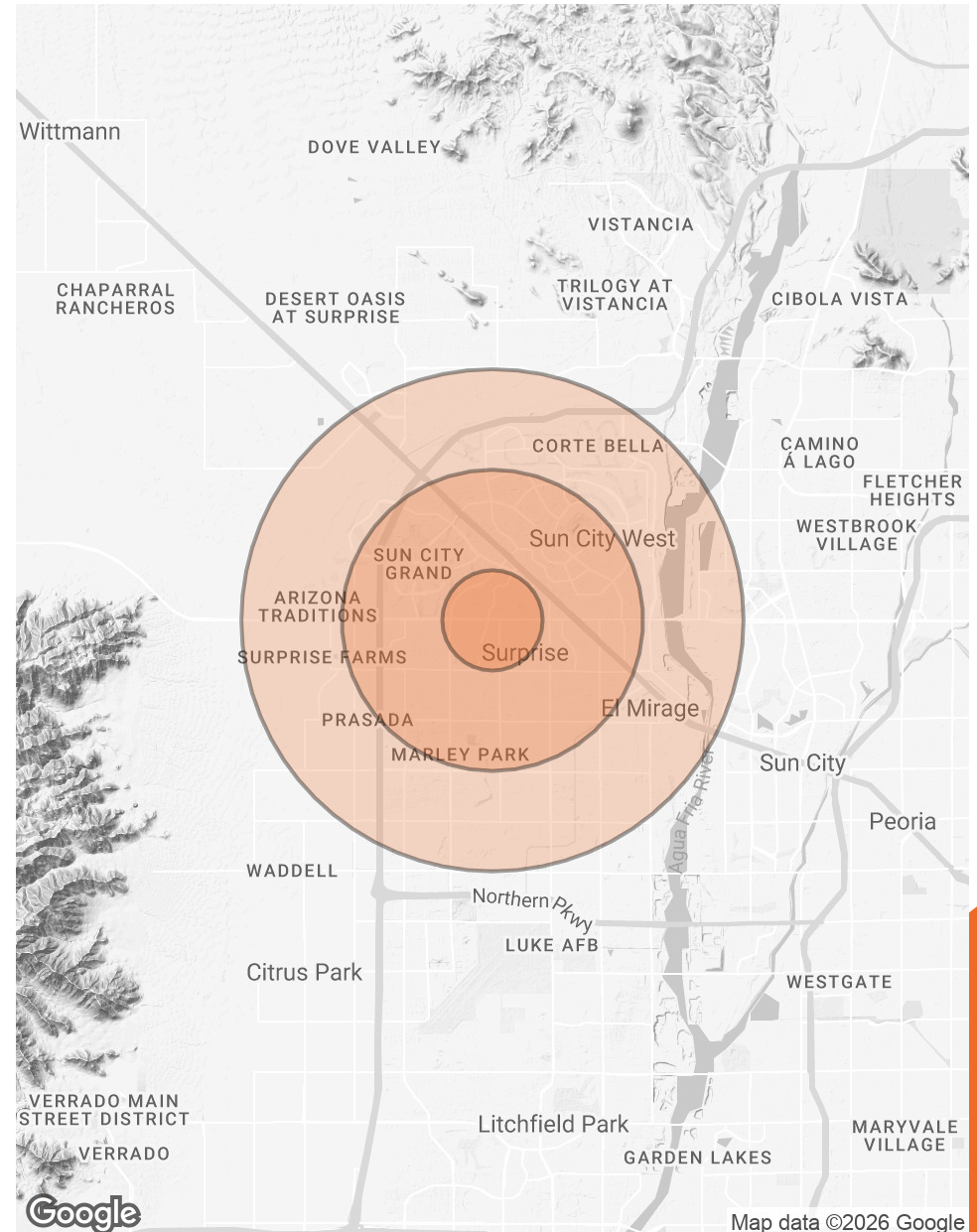
Lifekind Health is a privately held healthcare organization headquartered in Scottsdale, Arizona, specializing in comprehensive care for patients living with chronic pain. Founded in 2012, the company has developed an integrated, whole-person approach that combines multiple clinical disciplines to address complex musculoskeletal, neuropathic, post-surgical and chronic pain conditions. Lifekind reports a workforce of approximately 201-500 employees. Lifekind's specialized healthcare platform, established operating history and focus on the treatment of chronic and recurring medical conditions provide an attractive tenancy profile for net-lease investors.

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,015	99,784	209,820
AVERAGE AGE	49.6	46.5	45.2
AVERAGE AGE (MALE)	45.5	45.7	44.7
AVERAGE AGE (FEMALE)	52	46.2	45.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,978	40,281	81,582
# OF PERSONS PER HH	2.3	2.5	2.6
AVERAGE HH INCOME	\$91,064	\$95,979	\$98,623
AVERAGE HOUSE VALUE	\$342,128	\$380,785	\$389,932

2023 American Community Survey (ACS)



ADDITIONAL PORTFOLIO OFFERINGS



TUCSON - SAN RAFAEL MEDICAL CENTER

ADDRESS:	6560 E. Cardondelet Dr. #G, Tucson, AZ 85710
PRICE:	\$728,000
UNIT SIZE:	2,112 SF
PRICE/SF:	\$344/SF
CAP RATE:	6.25%



PHOENIX - CAMBRIDGE COURT

ADDRESS:	2701 N. 16th St. #111, Phoenix, AZ 85006
PRICE:	\$575,000
UNIT SIZE:	1,420 SF
PRICE/SF:	\$404/SF
CAP RATE:	6.25%



CHANDLER - WARNER GATEWAY

ADDRESS:	815 E. Warner Rd #104
PRICE:	\$561,000
UNIT SIZE:	1,406 SF
PRICE/SF:	\$399/SF
CAP RATE:	6.25%

ADDITIONAL PORTFOLIO OFFERINGS CONT.



MESA - MESQUITE CANYON

ADDRESS:	3035 S. Ellsworth Rd. #135, Mesa, AZ 85212
PRICE:	\$1,003,000
UNIT SIZE:	2,061 SF
PRICE/SF:	\$486/SF
CAP RATE:	6.25%



AVONDALE - GARDEN LAKES

ADDRESS:	4140 N. 108th Ave. #134, Phoenix, AZ 85037
PRICE:	\$627,000
UNIT SIZE:	1,499 SF
PRICE/SF:	\$418/SF
CAP RATE:	6.25%



ARROWHEAD - ARROWHEAD OFFICE SUITES

ADDRESS:	20325 N. 51st. Ave. #1, Phoenix, AZ 85308
PRICE:	\$1,399,000
UNIT SIZE:	3,339 SF
PRICE/SF:	\$418/SF
CAP RATE:	6.25%

