

MULTI-TENANT MEDICAL OFFICE

NNN LEASED MULTI-TENANT MEDICAL OFFICE INVESTMENT SALE



1818 E BASELINE RD | MESA, AZ 85204



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com

MATT ZACCARDI

D: 480.966.7625

M: 602.561.1339

MZACCARDI@CPIAZ.COM

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06 5 24

MEDICAL OFFICE BUILDINGS AVAILABLE FOR SALE

Address 1818 E Baseline Rd
Mesa, AZ 85204

Building Sizes & Suites	Building A
	Suite 101A: ±2,400 SF Suite 102A: ±1,900 SF
	Building B
	Suite 101B: ±2,778 SF Suite 102B: ±2,022 SF
	±9,100 SF Total

Year Built Building A: 1996
Building B: 2007

Tenancy Multi-Tenant

Sprinklers Yes

Parcel Number 139-09-003A

Frontage Gilbert Rd & Baseline Rd

Floors Two (2)



MULTI-TENANT INVESTMENT OPPORTUNITY

Commercial Properties, Inc., is pleased to offer for sale **1818 E Baseline Rd** within the city of Mesa and on the border of Gilbert, AZ, a vibrant city and a premier location in the center of Arizona and the heart of the Southwest.

This multi-tenant, multi-building medical office offers a great investment opportunity. The property is located east of Gilbert Road and South of the US-60 Superstition Freeway. The property features easy access to shops and restaurants.

SALE PRICE: \$2,352,746.67 (\$258.54 PSF)
CAP RATE: 7.5%

PINNACLE

DERMATOLOGY

Achieve a confident, healthier and more beautiful you.

Discover the Pinnacle Difference for yourself today.

With 90+ locations in 11 states, Pinnacle Dermatology is the largest multi-state female-founded and owned dermatology network in the U.S. Thanks to her vision for a dermatology model that provided higher standards of patient care, Pinnacle Dermatology founder Dr. Lapinski laid the foundation for who we are today.

<https://pinnacleskin.com/>

Your health is more than skin-deep.

We're dedicated to helping you achieve — and maintain — your skin's best health through an Annual Total Body Skin Exam.

1 in 5

Approximate number of Americans who will develop skin cancer in their lifetime.*

99%

Percentage of skin cancer cases curable if detected early enough.**

39,483

The number of skin cancer cases detected by our Annual Total Body Skin Exams in the past 12 months.***



Approximately 9,500 of people in the U.S. are diagnosed with skin cancer every day.* That's why we're committed to skin cancer awareness and prevention.

Comprehensive skin care you can count on.



A world of care under one roof

From medical dermatology to Mohs surgery, we improve quality of care with our "one roof" model. Let us put our services to work for you and begin to love the skin you're in.

MAKE AN APPOINTMENT



Proactive care is at our core

As a national leader in medical, surgical and cosmetic skin care, Pinnacle Dermatology is committed to providing quality skin health care services to every patient we treat.

LEARN MORE



COMMERCIAL PROPERTIES INC.

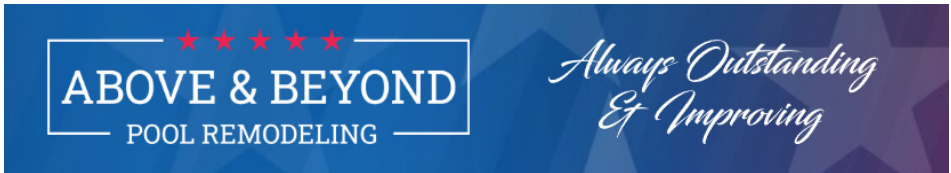
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Your remodeled pool will be the envy of your neighborhood. We pride ourselves on being hands on and tailoring your project to meet your wants and needs. We have over 50+ years combined experience. We look forward to earning your business!

<https://aboveandbeyondpoolremodeling.com/>

Our Core Values

Integrity

Integrity is our number one core value. Above all else is "the choice between what is convenient and what is right." Being a Veteran owned company, we have come to embrace this term because without integrity we have nothing. Our clients will never have to be concerned about our company not having their best interests in mind.

Value

We understand that there are many companies to choose from when it comes to remodeling your swimming pool. When our customers choose us we not only strive to provide competitive pricing but more importantly we work towards providing value to their project that "price point" can't provide. Some of these intangibles are courteous prompt service, consistent communication and update son project status, professional supervision and lastly some of the best warranties the industry has to offer.



Remodels

Here at Above & Beyond Pool Remodeling we specialize in complete swimming pool renovations for both residential and commercial applications. Let us help you bring your project back to life with our combined 50+ years' experience in the industry.



Reviews

Our motto here at Above & Beyond Pool Remodeling is to "Bring old fashion values back to new age business". Requesting a review from our clients is the best way we can ensure that we are delivering that promise. Good or bad we want to hear from our clients.



Awards

Although we have earned a few awards in our tenure as pool remodeling contractors, we understand when all is said and done, there is NO better award than providing our clients with the professionalism and value they expect with the integrity they deserve!



A VETERAN OWNED COMPANY



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**Individualized Pediatric Services.
Trusted and Caring Pediatricians.**

We are a qualified and dedicated team with over 250 Occupational, Physical, and Speech Therapists covering every corner of Arizona. Our goal is to always have a therapy provider available no matter how rural the area.

Theracare Pediatrics Services believes passionately in helping each child blossom to his or her ultimate potential. Our therapists go through quarterly training to make sure that they are using the latest evidence based research to help your child reach his or her goals.

<https://theracarez.com/>

Our Impact



Service **2,000 Families**



Have over **300 Therapists**



With a **97% Satisfaction Rate**



In **30 Schools**



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VALUATION ANALYSIS

**1818 E BASELINE RD
MESA, AZ 85204**

Year Forward 07/01/24 to 06/30/25

Tenant:	Pinnacle Dermatology
Use:	Dermatology Clinic
Property:	1818 E. Baseline Road Bldg B, Mesa, AZ 85204
Lease Commencement:	1/7/2022
Square Footage:	4,800
Term:	60
Prorata Share:	52.75%
Year Built/Remodeled:	2007 2020

Tenant:	Above & Beyond Pool Remodel
Property:	1818 E Baseline Rd Bldg A, Mesa, AZ 85204
Lease Commencement:	7/1/2024
Square Footage:	1,900
Term:	36
Prorata Share:	20.88%
Year Built/Remodeled:	1996 2015

Months	NNN Lease Rate	NNN Rate/Month	NNN Rate/Yr
01/07/22 to 01/06/23	\$19.00	\$7,600.00	\$91,200.00
01/07/23 to 01/06/24	\$19.00	\$7,600.00	\$91,200.00
01/07/24 to 01/06/25	\$20.00	\$8,000.00	\$96,000.00
01/07/25 to 01/06/26	\$20.00	\$8,000.00	\$96,000.00
01/07/26 to 01/06/27	\$21.00	\$8,400.00	\$100,800.00

Months	NNN Lease Rate	NNN Rate/Month	NNN Rate/Yr
07/01/24 - 06/30/25	\$14.00	\$2,216.67	\$26,600.00
07/01/25 - 06/30/26	\$14.50	\$2,295.83	\$27,550.00
07/01/26 - 06/30/27	\$15.50	\$2,454.17	\$29,450.00

Tenant:	Theracare Pediatric Services
Property:	1818 E Baseline Rd Bldg 101A, Mesa, AZ 85204
Lease Commencement:	8/1/2023
Square Footage:	2,400
Term:	63
Prorata Share:	26.37%
Year Built/Remodeled:	1996 2015

Sales Price: \$2,352,746.67
Price Per SF: \$258.54
Total Net Operating Income: \$176,456.00
Year 1 Cap Rate: 7.50%
Total Square Feet: 9,100

Months	NNN Lease Rate	NNN Rate/Month	NNN Rate/Yr
08/01/23 - 10/31/23	Abated		
11/01/23 - 10/31/24	\$22.00	\$4,400.00	\$52,800.00
11/01/24 - 10/31/25	\$22.66	\$4,532.00	\$54,384.00
11/01/25 - 10/31/26	\$23.34	\$4,667.96	\$56,015.52
11/01/26 - 10/31/27	\$24.04	\$4,808.00	\$57,695.99
11/01/27 - 10/31/28	\$24.76	\$4,952.24	\$59,426.87



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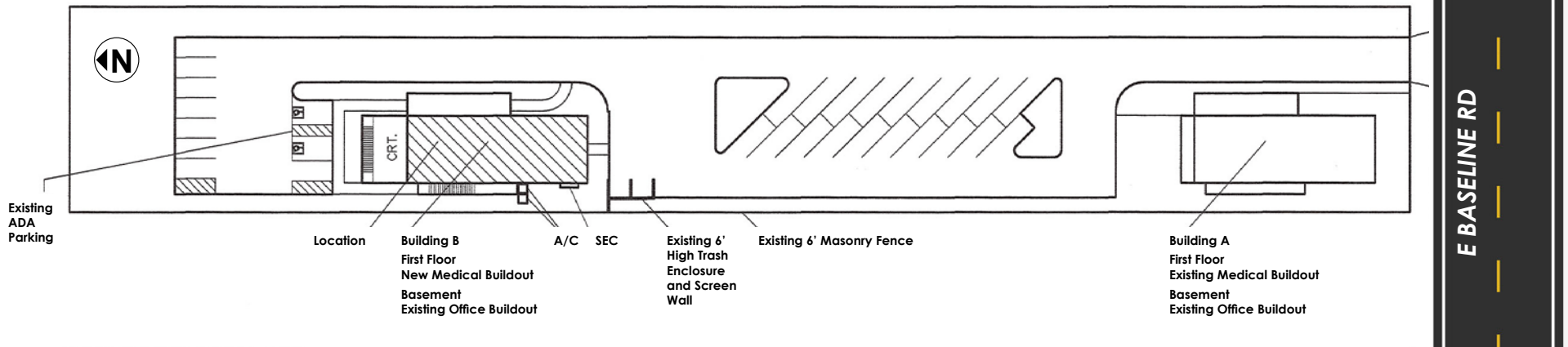
SITE PLAN

**1818 E BASELINE RD
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BUILDING A

BUILDING B

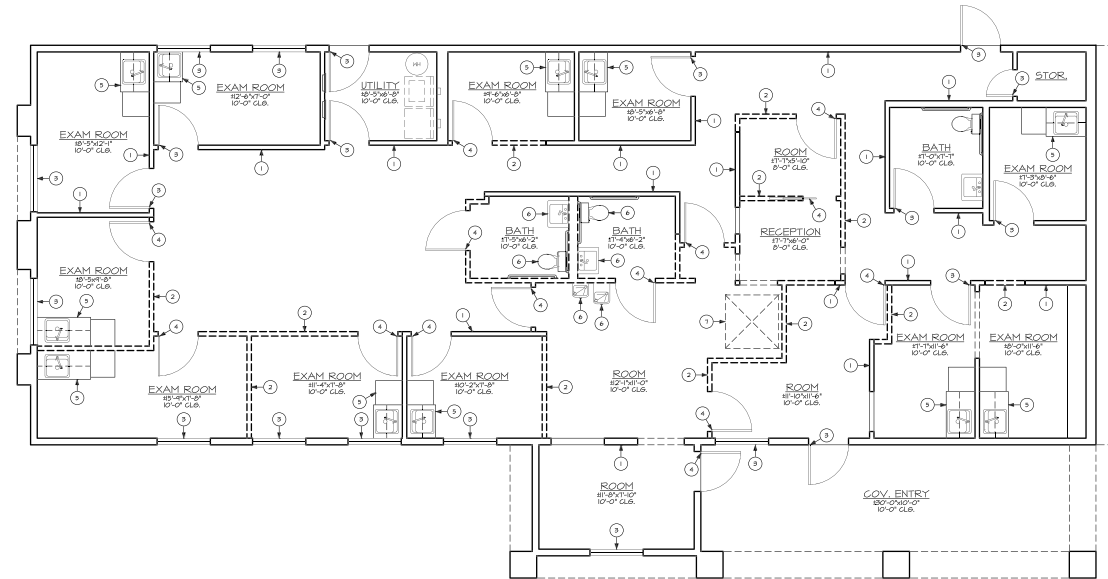


■ SUITE 101A

Theracare Pediatric Services

LAYOUT INCLUDES:

Reception/Waiting Area, 11 Exam rooms, 3 Administrative Offices, Nurse Stations, Storage Closet, and 3 Rest Rooms

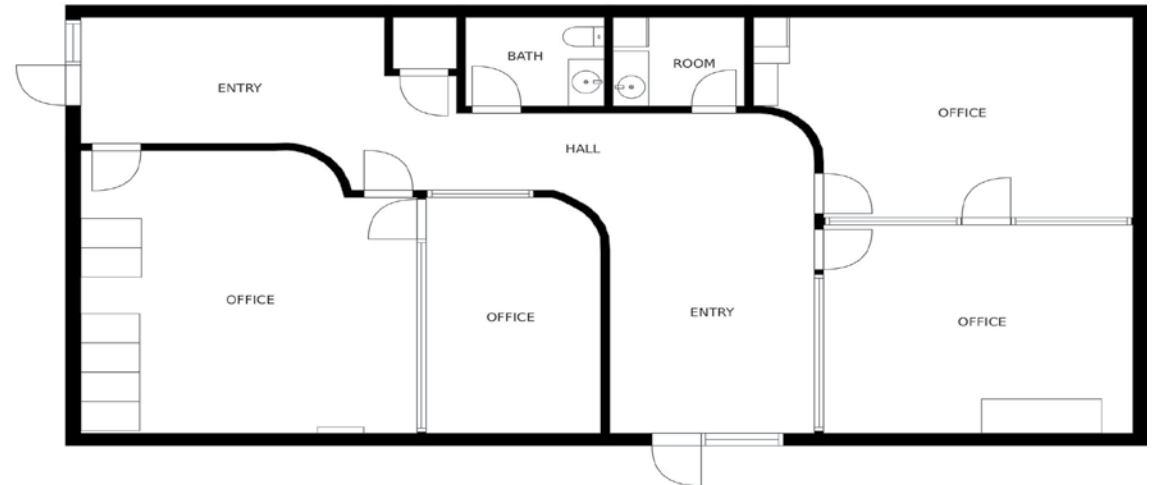


■ SUITE 102A

Above and Beyond Pool Remodeling

LAYOUT INCLUDES:

Reception, 4 Offices, and 2 Restrooms



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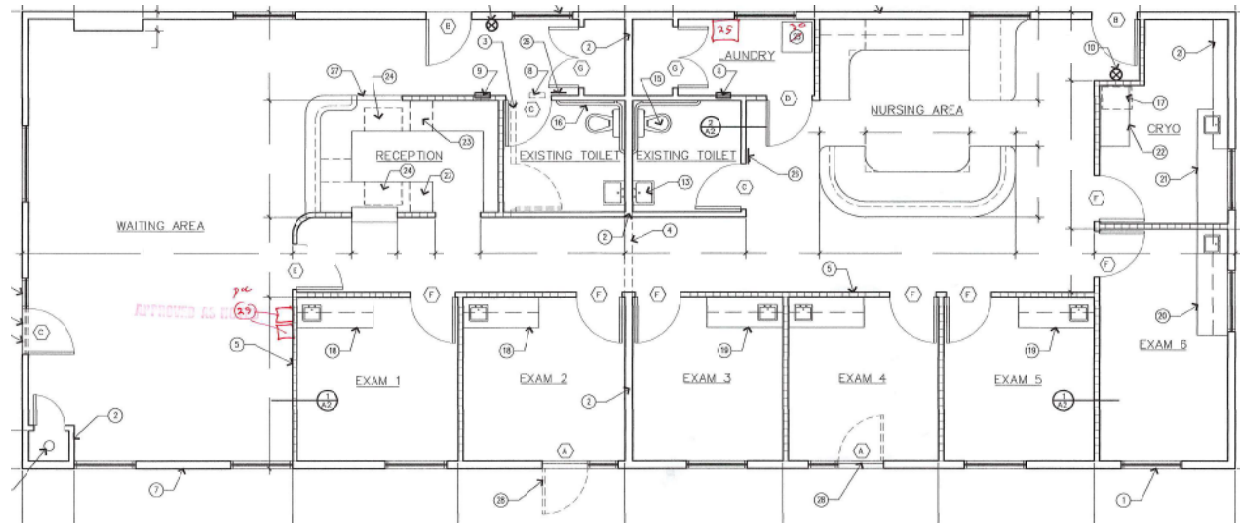
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■ SUITE 101B

Pinnacle Dermatology

LAYOUT INCLUDES:

Reception, Waiting Room, 7 Exam Rooms, Nurse Stations, Laundry Room, 2 Restrooms, and 2 Storage Rooms

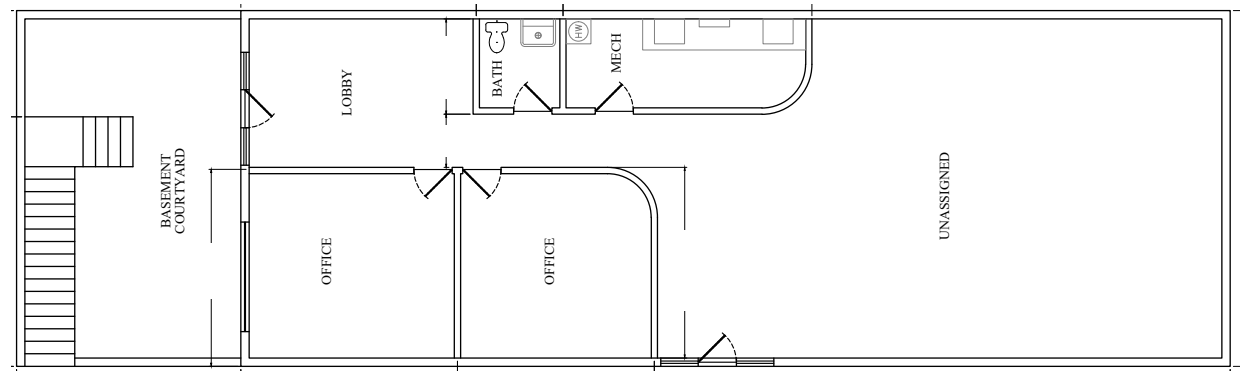


■ SUITE 102B

Pinnacle Dermatology

LAYOUT INCLUDES:

Reception, 2 Offices, Storage/Data Room, Bull Pen, and Restroom



INTERIOR PHOTOS

1818 E BASELINE RD
MESA, AZ 85204



AERIAL VIEW

1818 E BASELINE RD
MESA, AZ 85204




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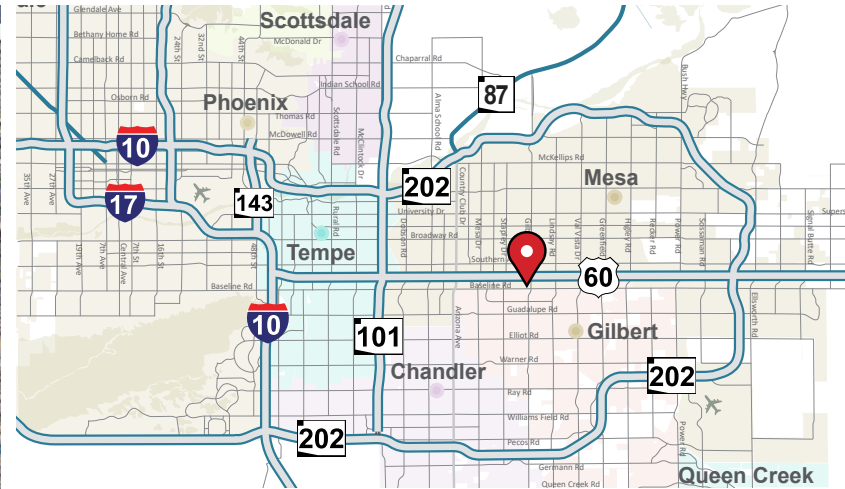
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AREA MAP

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DISCOVER - HERITAGE MARKETPLACE / DOWNTOWN GILBERT

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MESA, AZ 85204



SHOP

- Arizona Hardwood Flooring Supply**
15 N Gilbert Rd
480-632-9111
azwood.com
- AZ Beauty Babes**
20 N Gilbert Rd, Ste A
602-647-4004
- The Body Shop**
217 N Gilbert Rd, Ste 101
480-725-6103
thebodyshopgilbert.com
- C&I's Antiques and Garden**
40 N Gilbert Rd
480-539-0401
facebook.com/cjsantiquesandgarden
- Candle Chemistry**
325 N Ash St
candlechemistry.com
- Cycle Ave**
213 N Gilbert Rd
480-249-6157
cycle-ave.com
- Daniel's Jewelry**
20 N Gilbert Rd, Ste C
480-580-2800
facebook.com/danielsjewelryoldtowngilbert/
- The Dog Spaw**
335 N Gilbert Rd, Ste 106
480-471-8884
dogspawaz.com
- Fifth Estate Tattoo**
60 W Vaughn Ave, Ste 104
480-539-4280
fifthestatetattoo.com
- Flashback Antiques**
225 N Gilbert Rd
480-503-2255
facebook.com/flashbackantiques
- Forever French Baby**
207 N Gilbert Rd, Ste 13
foreverfrenchbaby.com
- Functional Fitness**
213 N Gilbert Rd
480-503-2307
funkfit.com
- Gilbert Barber and Beauty Salon**
211 N Gilbert Rd
480-892-3033
facebook.com/gilbertbarbersince1951/
- Gilbert Convenience Mart**
118 N Gilbert Rd
480-926-4478
- Heritage & Home**
207 N Gilbert Rd, Ste 13
heritageandhomegilbert.com
- Norwood Furniture**
216 N Gilbert Rd
480-892-0174
norwoodfurniture.com
- Pedego Gilbert**
459 N Gilbert Rd, Unit 1
602-793-1175
pedegoelectricbikes.com/dealers/gilbert
- Rocket Fizz**
350 N Gilbert Rd, Ste 2
480-219-6981
rocketfizz.com
- State Forty Eight**
325 N Ash St, Gilbert
statefortyeight.com
- Studio 223**
223 N Gilbert Rd
480-892-2808
studio223az.com
- Tuft & Needle**
50 W Vaughn Ave, Ste 104
877-842-2586
tuftandneedle.com

EXPLORE

- American Legion Post #39**
206 N Gilbert Rd
480-892-7038
azlegion39.org
- The Art House - Gilbert**
36 N Gilbert Rd
480-818-5831
thearthousegilbert.com
- Art Intersection**
207 N Gilbert Rd, Ste 201
480-361-1118
artintersection.com
- Boys & Girls Club of the East Valley**
44 N Oak St
480-813-2020
clubzona.org
- Gallery 4**
10 S Gilbert Rd
480-361-1118
theartgallery4.com
- Gilbert Chamber of Commerce**
119 N Gilbert Rd, Ste 101
480-892-0055
gilbertaz.com
- Gilbert Community Center**
130 N Oak St
480-593-6290
gilbertaz.gov
- Gilbert Farmers Market**
Saturdays: 8 - 12 pm, Year-round
gilbertmarket.com
- Hale Centre Theatre**
50 W Page Ave
480-497-1181
haletheatrearizona.com
- HD SOUTH | Home of the Gilbert Historical Museum**
10 S Gilbert Rd
480-926-1577
hdsouth.org
- Park University**
92 W Vaughn Ave
480-214-2100
park.edu/life-park/gilbert/
- Rumble Boxing Gym**
325 N Ash St
rumbleboxinggym.com/location/gilbert
- University of Arizona**
92 W Vaughn Ave
520-626-3808
nursing.arizona.edu/bsn-curriculum

DINE

- The Bar**
365 N Gilbert Rd
thebarphx.com
- Barrio Queen**
388 N Gilbert Rd
480-634-5025
barrioqueen.com
- Bergies Coffee Roast House**
309 N Gilbert Rd
480-497-3913
bergiescoffee.com
- Clever Kai**
60 W Vaughn Ave, Ste 101
480-306-4237
thecleverkai.com
- Creamistry**
335 N Gilbert Rd
creamistry.com
- Culinary Dropout**
383 N Gilbert Rd
480-418-3980
culinarydropout.com
- Dierks Bentley's Whiskey Row**
325 N Gilbert Rd
480-476-8595
dierkswhiskeyrow.com/gilbert
- Farmhouse Restaurant**
228 N Gilbert Rd
480-926-0676
farmhouseofgilbert.com
- Gypsy Coffee**
50 W Vaughn Ave, Ste 107
480-776-4960
gypsyscup.com
- Hundred North Bar & Kitchen**
100 N Gilbert Rd
480-361-3536
hundrednorthbar.com
- Joe's Real BBQ**
301 N Gilbert Rd
480-503-3805
joesrealbbq.com
- Joyride Taco House**
302 N Gilbert Rd
480-632-8226
joyridetacohouse.com
- Kaleidoscope Juice**
60 W Vaughn Ave, Ste 105
480-553-7143
kaleidoscope.love/gilbert
- Level 1 Arcade Bar**
60 W Vaughn Ave, Ste 107
480-687-1192
level1arcadebar.com
- Liberty Market**
230 N Gilbert Rd
480-892-1900
libertymarket.com
- Lo-Lo's Chicken & Waffles**
366 N Gilbert Rd
480-207-6173
loloschickenandwaffles.com
- O.H.S.O. Brewery + Distillery**
325 N Gilbert Rd
602-900-9004
ohsbrewery.com
- Oregano's Pizza Bistro**
328 N Gilbert Rd
480-882-9336
oreganos.com
- The Park**
33 E Hearne Way
ohsbrewery.com/gilbert
- The Parlour Room**
207 N Gilbert Rd, Ste 2
parlourbar.com
- Petersen's Ice Cream & Café**
366 N Gilbert Rd
480-497-3878
petersenicecream.com
- Pomo Pizzeria Napoletana**
366 N Gilbert Rd
480-878-2222
pomopizzeria.com
- The Porch**
312 N Gilbert Rd
480-572-1298
porchrestaurants.com
- Postino East**
302 N Gilbert Rd
480-632-2251
postinowinecafe.com
- Prep & Pastry**
313 N Gilbert Rd, Ste 100
prepandpastry.com
- Romeo's Euro Café**
207 N Gilbert Rd, Ste 105
480-962-4224
eurocafe.com
- Scoopwell's Dough Bar**
325 N Ash St, Gilbert
scoopwells.com
- Snooze A.M. Eatery**
310 N Gilbert Rd
480-664-4488
snoozeeatery.com
- SoCal Fish Taco Company**
219 N Gilbert Rd
480-807-6225
socalfishtacos.com
- Sotol Modern Cocktail Kit**
313 N Gilbert Rd
480-550-6300
sotolmck.com
- SPCE Coffee**
227 N Gilbert Rd
spe.coffee
- SushiBrokers**
350 N Gilbert Rd
480-515-5000
sushibrokers.com
- Topo**
301 N Gilbert Rd, Bldg 1
480-503-3805
topoarizona.com
- The White Rabbit Bar**
207 N Gilbert Rd
480-750-0099
twr.bar
- Zinburger**
98 W Vaughn Ave
480-387-5000
zinburgeraz.com

Indicates Events in Gilbert

Discover GILBERT ARIZONA

ABOUT GILBERT, AZ

Gilbert is a community with agricultural roots that show-up in the local food scene and in uniquely handcrafted creations. It boasts a family-friendly vibe and an emerging nightlife, all of which has been created in alignment with the local love of great food, craft beer, Arizona wine, handmade goods, bike trails, open space, and our four-legged friends.

Incorporated in 1920, Gilbert grew up around the Arizona Eastern Railway and quickly became known as the "Hay Shipping Capital of the World". More recently, Gilbert has received nods like, "Phoenix's Coolest Suburb", and a "Top 5 Foodie Neighborhood in Metro Phoenix", known for its people food more than it alfalfa. Gilbert is also consistently recognized as one of the safest cities and best places to live in the U.S.

Gilbert has become a livable city and a foodie hub with agriculture woven into the fabric, never truer than with the Farm at Agritopia. Here, community farming is combined with u-pick orchards, a farmers market, and produce that ends up on the menus of the restaurants within sight of where it was grown. Not to mention two Food Network featured restaurants, a craftsman marketplace, and a winery and brewery onsite.

What else? Just an internationally known birding area in the Riparian Preserve, golf courses, entertainment venues, goat yoga, outstanding open-air shopping, and paths to connect it all.

All this adds up to Gilbert being an ideal home base for Arizona explorations. With 22 national parks (including the Grand Canyon) and 35 state parks, Arizona has vast outdoor space and attractions to explore, many with an hour to a day-trip away from Gilbert.

HERITAGE DISTRICT

Some of the best food in metro Phoenix is found in Gilbert's Heritage District, surrounding the iconic water tower along Gilbert Road. Thirty restaurants dot the district with local favorites, farm-to-table creations, and outdoor patio seating throughout.



With a population of nearly 500,000, Mesa is the 36th largest city in the U.S., 3rd largest in Arizona, and 2nd largest in the Phoenix-Mesa metro area. Larger than Miami, Minneapolis, Atlanta and St. Louis, Mesa covers 138 square miles inside a 21-city region with a population of 4.4 million, projected to be 6 million by 2030.

Year Incorporated	1883
Elevation	1,255'
Cost of Living Index	96.8
Average High/Low Temperature	86 / 57
Median Age	35.7
Average Household Income	\$65,418
Number of Mesa Households	177,960
Rainfall and Sunshine	
Average yearly rainfall (inches)	9.29
Average yearly days of sunshine	301 more than San Diego or Miami Beach.

POPULATION

		(Projected)	
Population	2016	2021	
Mesa	475,274	506,663	
Arizona	6,877,016	7,303,983	
		(Projected)	
Pop. Growth	1990-2000	2000-2010	2010-2020
Mesa	35.5%	16.6%	11.7%
Arizona	40.0%	31.4%	11.1%

Mesa Population by Age

Age	2016
15-34	28%
35-54	23.5%
55-74	20%
75-85+	7.3%

Source: ESRI Community Analyst, 2016

EDUCATIONAL ATTAINMENT

Within a 30-Minute Drive of Downtown Mesa
530,000+ professionals, 42.8% (age 25+) with an associate's degree or higher.

Associate's Degree	8.5%
Bachelor's Degree	21.6%
Graduate's Degree	12.7%

Source: ESRI Community Analyst, 2016

AVAILABLE LABOR FORCE

	Mesa	Phx. Metro
Labor Force	233,793	2,253,682
Unemployment Rate	4.1%	4.1%

Within a 30-Minute Drive of Downtown Mesa

Population	1,890,732
Households	733,131
Labor Force (16+)	893,426

Source: Bureau of Labor Statistics, ESRI Community Analyst, 2016

MESA'S LARGE EMPLOYERS

Banner Health System	9,573
The Boeing Company	4,200
Mesa Community College	1,951
Empire Southwest	782
American Traffic Solutions	600
Salt River Project	592
ASU Polytechnic	560
Santander	503
Able Aerospace	500
Mountain Vista Medical Center	500
National General Lender Services	470

Source: MAG Employer Database, Dunn & Bradstreet, 2016

RECENT ANNOUNCEMENTS

Niagara Bottling will be investing \$76 million in a new 450,000 sq. ft. facility in Mesa creating 45 to 55 new jobs.

DuPont Fabros Technology purchased an undeveloped 56.5 acre site in Mesa's Elliot Road Technology Corridor with plans to develop a data center campus with capacity for up to 1 million square feet.

Dexcom opened a 216,000 sq. ft. medical technology manufacturing facility bringing 500 new jobs to Mesa in 2017.

ABOUT MESA, AZ

Mesa is a city on the move with an abundance of freeways, highways, and state routes strategically located along commerce corridors and current and future population centers.

The region's freeways enhance Mesa's accessibility and connectivity. Loop 101 runs along Mesa's west border and Loop 202 circles the interior of Mesa. US 60 and SR 87 intersect in Mesa, and minutes away are Interstates 10, 17, and 8, as well as state routes 51, 74, 85, and 88 linking Mesa to other Arizona markets, California, and Mexico. Union Pacific and Burlington Northern Santa Fe Railroad operate rail terminals in the Phoenix-Mesa metro area. Both intermodal facilities offer trailer and container capabilities.

Utility, water, and sewer services are excellent in the City of Mesa. Electricity and natural gas are available at levels necessary to support high-volume commercial users with prices equal to, or below, national averages.

Some of the best food in metro Phoenix is found in Gilbert's Heritage District, surrounding the iconic water tower along Gilbert Road. Thirty restaurants dot the district with local favorites, farm-to-table creations, and outdoor patio seating throughout.

TWO AIRPORTS

Both Mesa Falcon Field Airport and Phoenix-Mesa Gateway Airport offer a diverse portfolio of aerospace, defense, aviation, and other high-tech industries. The airports also host supporting operations such as MRO, cargo, and R&D activities.

LIGHT RAIL

Valley Metro light rail serves a 26-mile line in the Phoenix-Mesa metro area from north Phoenix to central Mesa. Currently, Mesa has five stops with two more being added as the line is extended approximately two miles from Downtown Mesa to Gilbert Road.



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

DEMOGRAPHIC SUMMARY

1818 E Baseline Rd, Mesa, Arizona, 85204

Ring of 5 miles

KEY FACTS

406,990

Population



152,992

Households

34.8

Median Age

\$57,742

Median Disposable Income

EDUCATION

10%

No High School Diploma



23%
High School Graduate



35%
Some College



32%
Bachelor's/Grad/Prof Degree

INCOME



\$69,211

Median Household Income



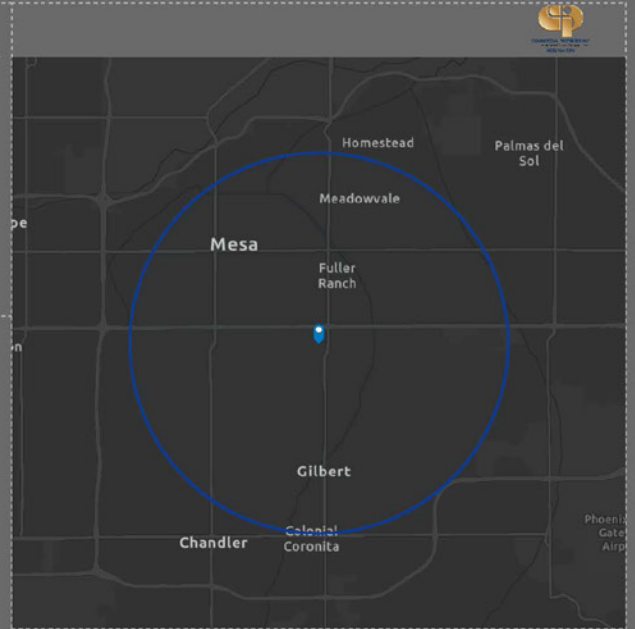
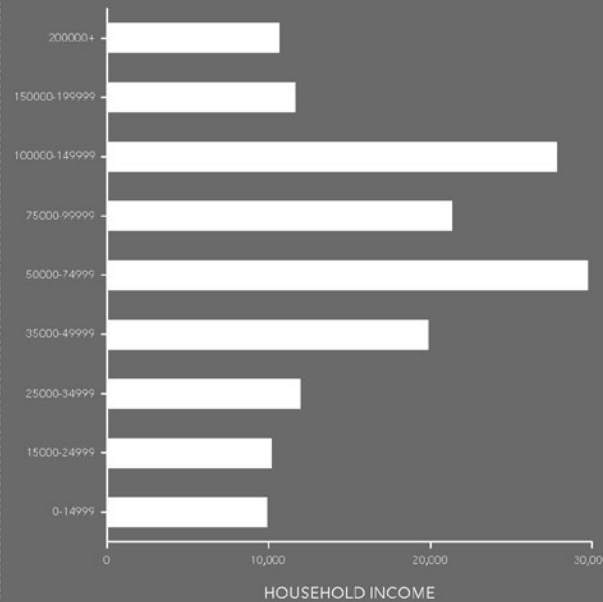
\$35,804

Per Capita Income



\$122,805

Median Net Worth



EMPLOYMENT



67%

White Collar



20%

Blue Collar



16%

Services

3.1%

Unemployment Rate

Source: Esri. The vintage of the data is 2022, 2027.

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