

San Tan Commerce Court Condominiums



Great Owner-User Building
with Income in place

OFFERING SALE PRICE:

\$4,300,000

14,424 S.F. (\$298/SF)

FOR LEASE: \$22/s.f. NNN

PROPERTY HIGHLIGHTS

- NEW NNN LEASEBACK OF 3 YEARS WITH OPTION FROM VERY STRONG MEDICAL TENANT OCCUPYING APPX. 6,816 R.S.F.
- REMAINING +/- 7,608 SF BUILT OUT SPACE PERFECT FOR OFFICE/MEDICAL USE, AND CAN BE DEMISED TO +/- 2,000 S.F. ALSO FOR LEASE

TRAFFIC COUNTS: S POWER RD – 24,467

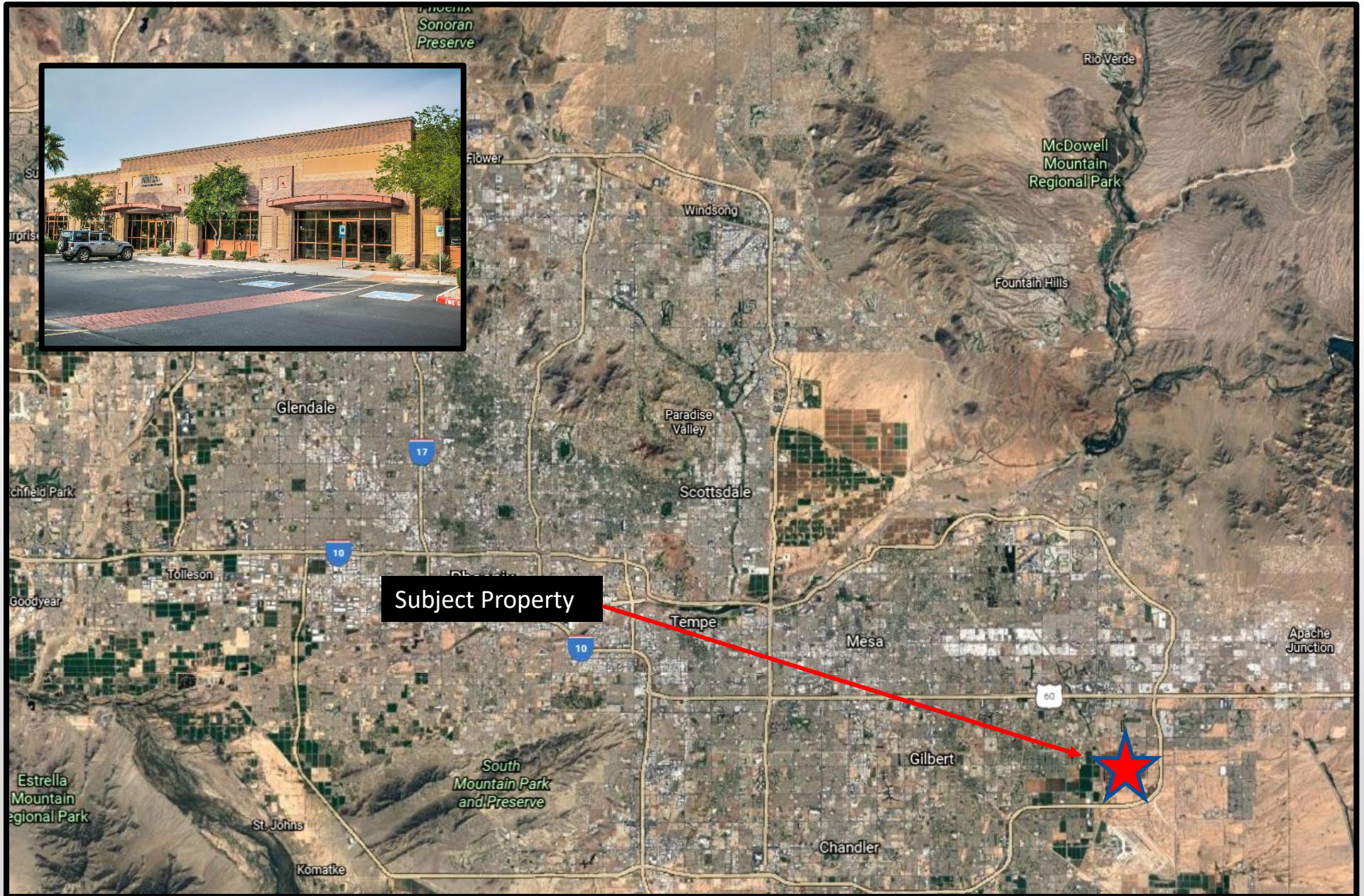
<u>DEMOGRAPHICS</u>	<u>POPULATION</u>	<u>AVG.</u>
<u>INCOME</u>		
3 MILE	81,309	\$99,695
5 MILE	253,317	\$93,175



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COMMERCIAL GROUP

TROY WEURDING: 480.510.1190 | TWEURDING@CALIBERCRE.COM
16700 N THOMPSON PEAK PKWY, STE 140. | SCOTTSDALE, ARIZONA 85260 | 480.899.2400 OFFICE

LOCATIONS



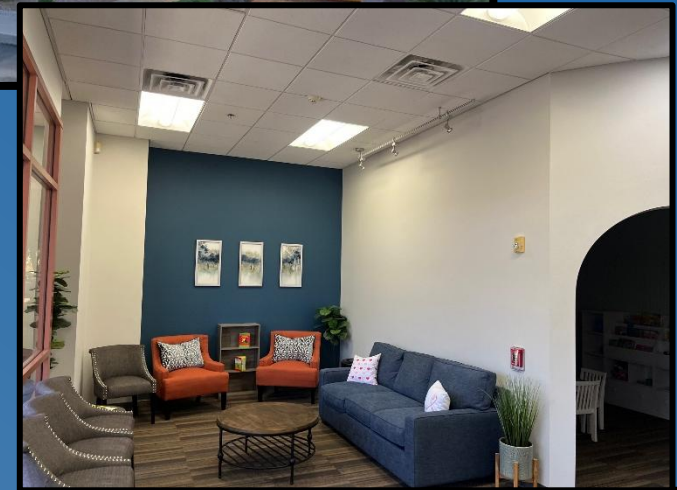
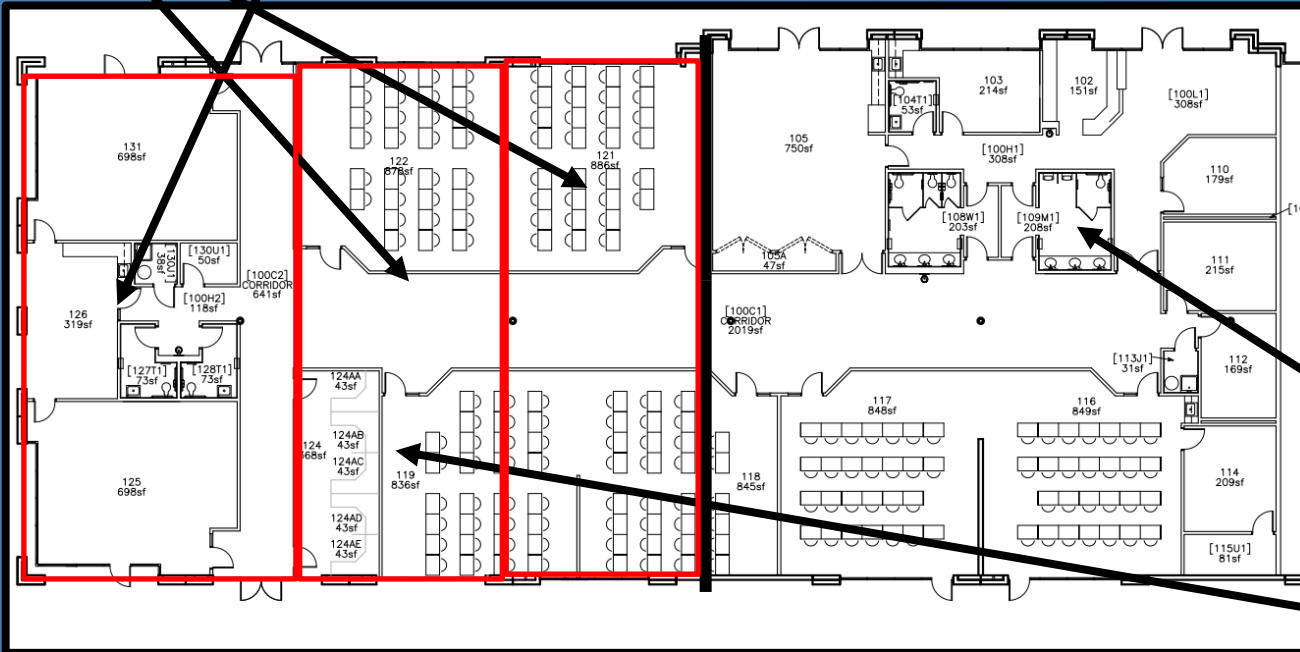
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LOCATION INFO – AACT – MESA



Demisable to +/-
2,100 S.F. – 3,400 S.F.



Total S.F. – 14,424
Suites/Tenants
AACT – www.aactarizona.com
Health Clinic – 3 Year NNN
Lease (+/- 6,816 RSF)
Vacant Space – Built Out –
Former School (+/- 7,608 SF)

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FINANCIAL PROFORMA

<u>REMBRANDT</u>									
	<u>Investment Proforma</u>	<u>Price/SF</u>							
Purchase Price	\$ 4,300,000	\$ 298							Loan Assumptions
									Interest Rate RSF
TOTAL	\$ 4,300,000								6.50% 14424
									LTV TERM
Cash Needed	\$ 860,000								80% 25
Loan Amount	\$ 3,440,000								
									<u>LEASE RATES PER/YR PER S.F.</u>
	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>			<u>Tenant</u>	<u>Clinic</u>
								<u>Suite</u>	<u>Vacant</u>
Mortgage Pmt.	\$ (23,227)	\$ (23,227)	\$ (23,227)	\$ (23,227)	\$ (23,227)			<u>S.F.</u>	
Expenses	\$ (4,200)	\$ (4,284)	\$ (4,369)	\$ (4,457)	\$ (4,546)	\$ 3.49		6816	7608
Monthly Rent - Clinic	\$ 12,496	\$ 12,871	\$ 13,257	\$ 13,655	\$ 14,064			Year 1	22.00
NNN - Clinic	\$ 1,984	\$ 2,024	\$ 2,065	\$ 2,106	\$ 2,148			Year 2	22.66
								Year 3	23.34
								Year 4*	24.04
Monthly Rent	\$ 14,481	\$ 14,895	\$ 15,322	\$ 15,761	\$ 16,213			Year 5	24.76
Annual Rent	\$ 173,767	\$ 178,742	\$ 183,861	\$ 189,129	\$ 194,551			Year 6	25.50
								*3 Year renewal option	
Monthly Cashflow	\$ (12,946.33)	\$ (12,615.75)	\$ (12,274.82)	\$ (11,923.20)	\$ (11,560.58)				
Annual Cashflow	\$ (155,355.96)								