

Sunrise Preschools

4108-4110 W. Northern Avenue, Phoenix, AZ 85051

Offering an Absolute NNN investment located in Phoenix's North Mountain Village. Sunrise Preschools, a division of Child Development Schools, one of the largest early education operators in the country with over 250 schools across 11 states has operated in this location since 2016. With an initial term that runs through May 2031, the lease includes 5% rent escalations every three years and three (3) three (3) year lease options.

This property is easily accessible from major freeways and is a short drive from the redeveloping Metrocenter, ASU West, Glendale Community College, Grand Canyon University and Innovation 27, which showcases Phoenix's commitment to the area and the future.



FOR SALE

Stacy Fitzgerald
Broker
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bld
REAL ESTATE

Executive Summary

FINANCIAL SUMMARY

List Price: \$2,900,000.00
Net Cash Flow \$179,431.92
Cap Rate: 6.18%
Building Size: 7,465 SF
Lot Size: 41,251 SF

LEASE SUMMARY

Address: 4108-4110 W. Northern Ave, Phoenix, AZ 85051
APN: 150-13-005
Tenant: Child Development Schools, Inc.
Year Built: 1989
Commencement: June 1, 2016
Expiration: May 31, 2031
Remaining Term: +Five Years
Renewal Options: Three for Three Years Each

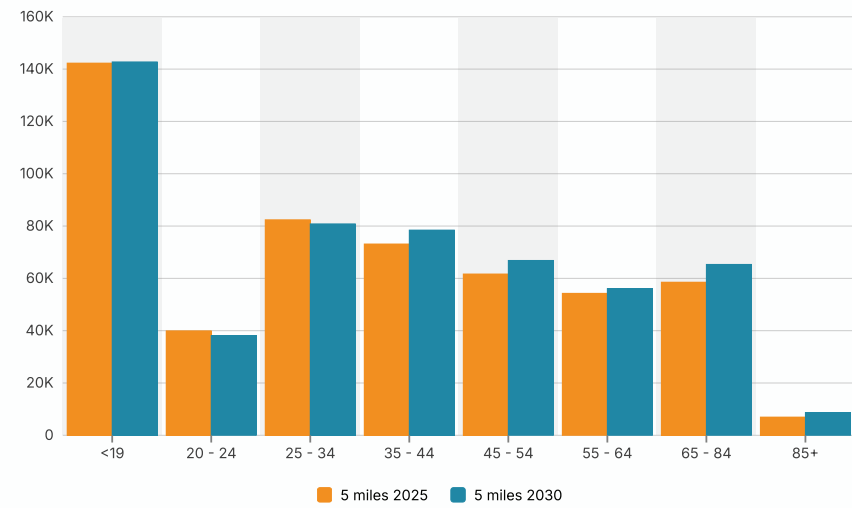
Year	Dates	Monthly Rent	Annual Rent	Annual PSF
1 - 3	6/1/16 - 5/31/19	\$12,916.67	\$155,000.04	\$20.76
4 - 6	6/1/19 - 5/31/22	\$13,562.50	\$162,750.04	\$21.80
7 - 9	6/1/22 - 5/31/25	\$14,240.63	\$170,887.54	\$22.89
10 - 12	6/1/25 - 5/31/28	\$14,952.66	\$179,431.92	\$24.04
13 - 15	6/1/28 - 5/31/31	\$15,700.29	\$188,403.52	\$25.24
	Options			
Option 1	6/1/31 - 5/31/34	\$16,485.31	\$197,823.69	\$26.50
Option 2	6/1/34 - 5/31/37	\$17,309.57	\$207,714.88	\$27.83
Option 3	6/1/37 - 5/31/40	\$18,175.05	\$218,100.62	\$29.22

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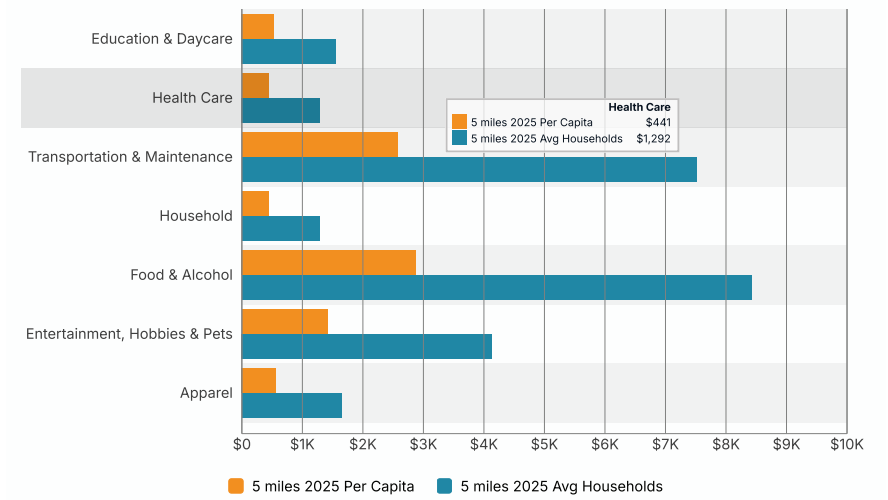


Population By Age



Per Capita & Avg Household Spending

Currency: USD (\$)



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