



ST NNN Investment Offering



Cambridge Court Advanced Pain Management

2701 N. 16TH ST. #111, PHOENIX, AZ 85006

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OFFERING SUMMARY

CAMBRIDGE COURT

2701 N. 16TH ST. #111
PHOENIX, AZ 85006

OFFERING SUMMARY

SALE PRICE:	\$575,000 \$404/SF
UNIT SIZE:	1,420 SF
NOI:	\$35,920.32
CAP RATE:	6.25%
APN:	117-04-122
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**



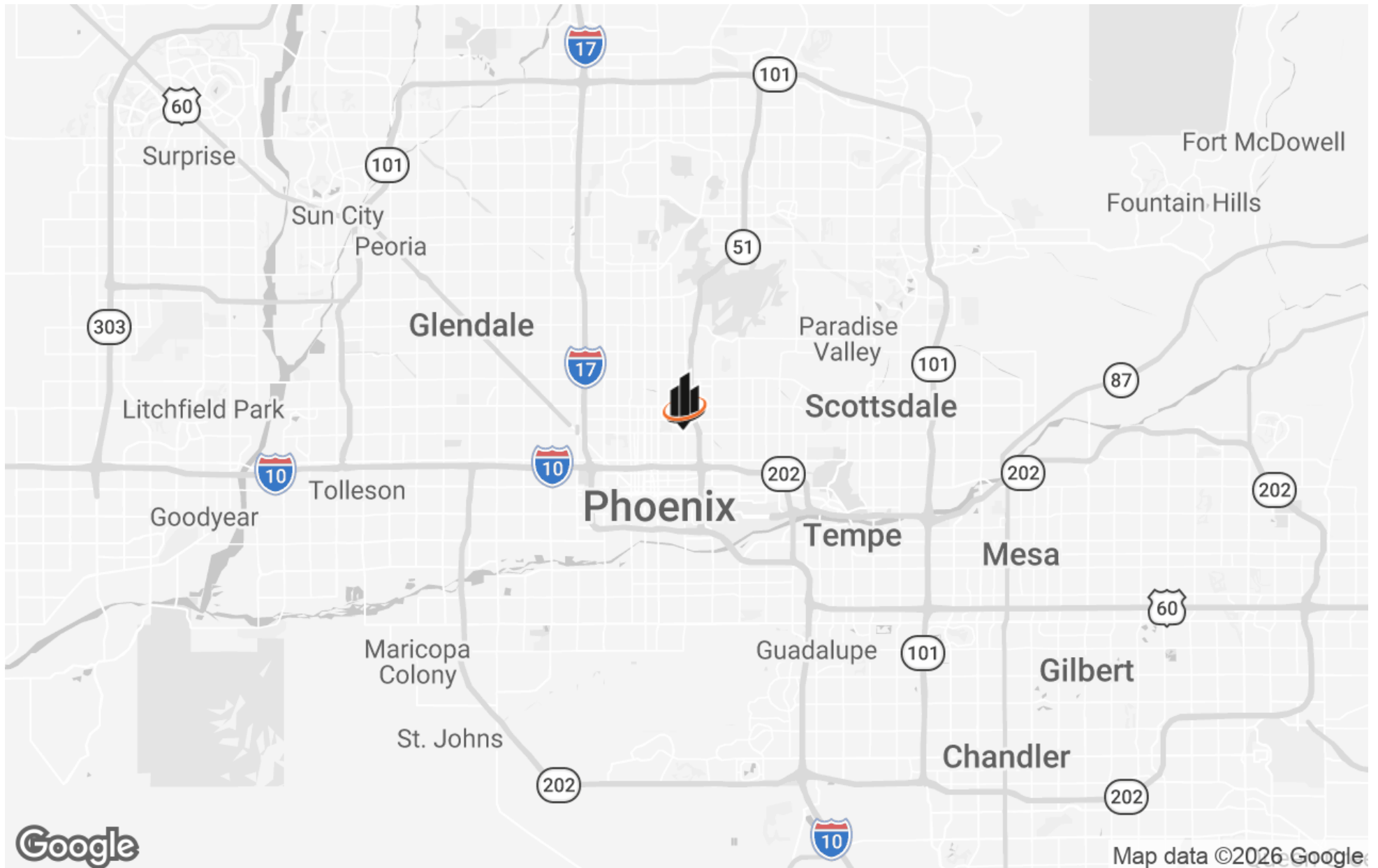
**3%
ANNUAL INCREASES**

LOCATION DESCRIPTION

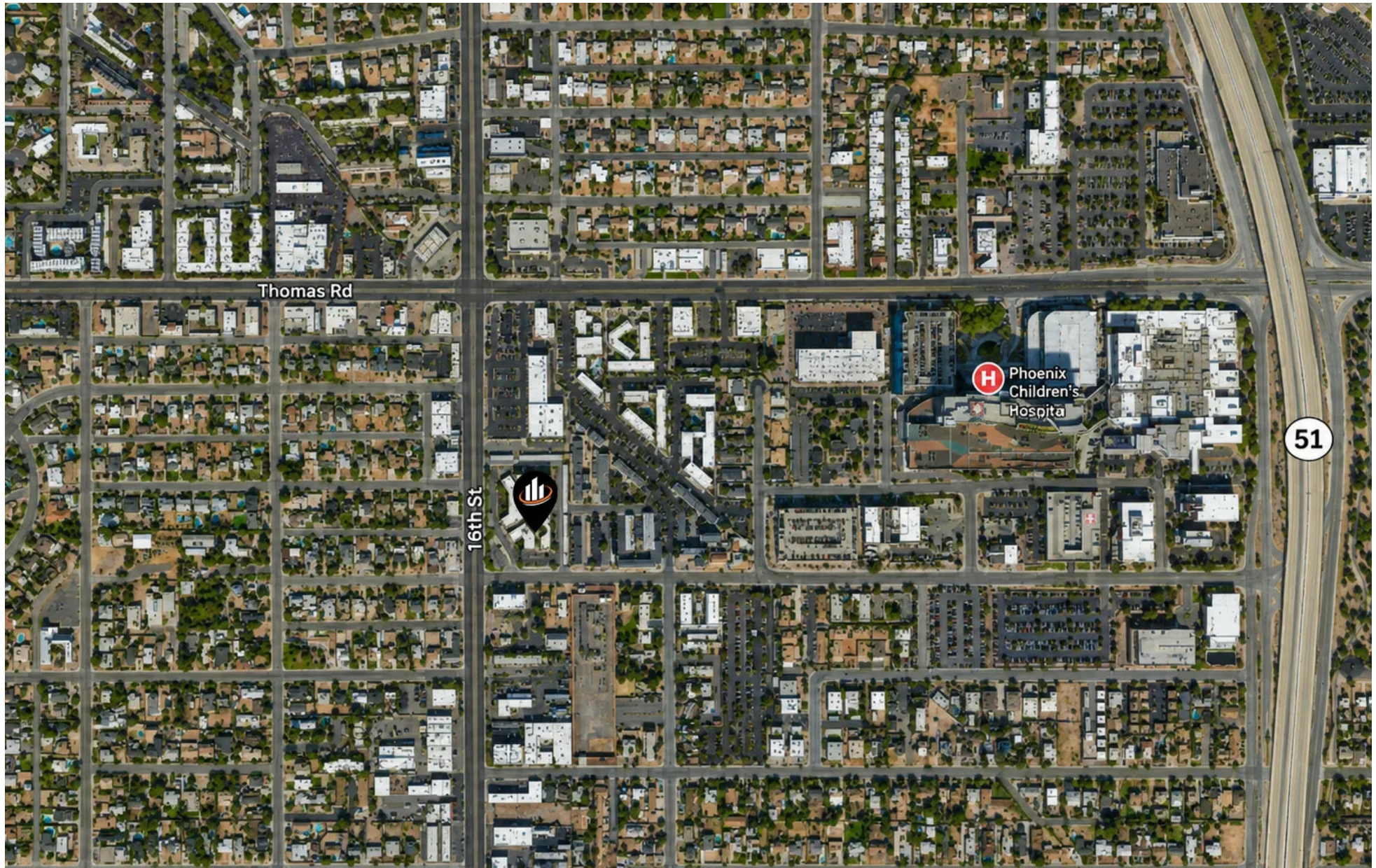
Cambridge Court is strategically located in Central Phoenix, just north of Thomas Road with convenient access to the SR-51, I-10, and Loop 202 freeway systems. The property sits within a dense, infill area surrounded by established residential neighborhoods, major employment centers, and a broad mix of healthcare, professional services, retail, and dining amenities. Its central location provides efficient connectivity to Downtown Phoenix, Midtown, Biltmore, Sky Harbor International Airport, and Scottsdale, making it well positioned to serve both employees and customers from throughout the metro area. From an investment perspective, Central Phoenix continues to benefit from strong population density, limited infill land availability, and proximity to some of the region's largest employment and healthcare hubs. The surrounding area is anchored by major institutions and economic drivers including Banner – University Medical Center Phoenix, Phoenix Children's Hospital, the Biltmore/Camelback employment corridor, and Downtown Phoenix. For investors seeking a well-located single-tenant asset, the combination of a central infill location, excellent regional accessibility, and proximity to substantial healthcare and employment infrastructure provides an attractive foundation for long-term tenant demand and 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	1,420	Current	\$25.30	\$2,993.36	\$35,920.32	8/1/2024	1/31/2035
DBA Advanced Pain Management		8/2027	\$26.05	\$3,083.16	\$36,997.92		
		8/2028	\$26.84	\$3,175.65	\$38,107.80		
		8/2029	\$27.64	\$3,270.92	\$39,251.04		
		8/2030	\$28.47	\$3,369.05	\$40,428.60		
		8/2031	\$29.32	\$3,470.12	\$41,641.44		
		8/2032	\$30.91	\$3,657.55	\$43,890.64		
		8/2033	\$31.11	\$3,681.45	\$44,177.40		
		8/2034	\$32.04	\$3,791.89	\$45,502.68		
TOTALS/AVERAGES			\$28.63	\$3,388.13	\$365,917.84		



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

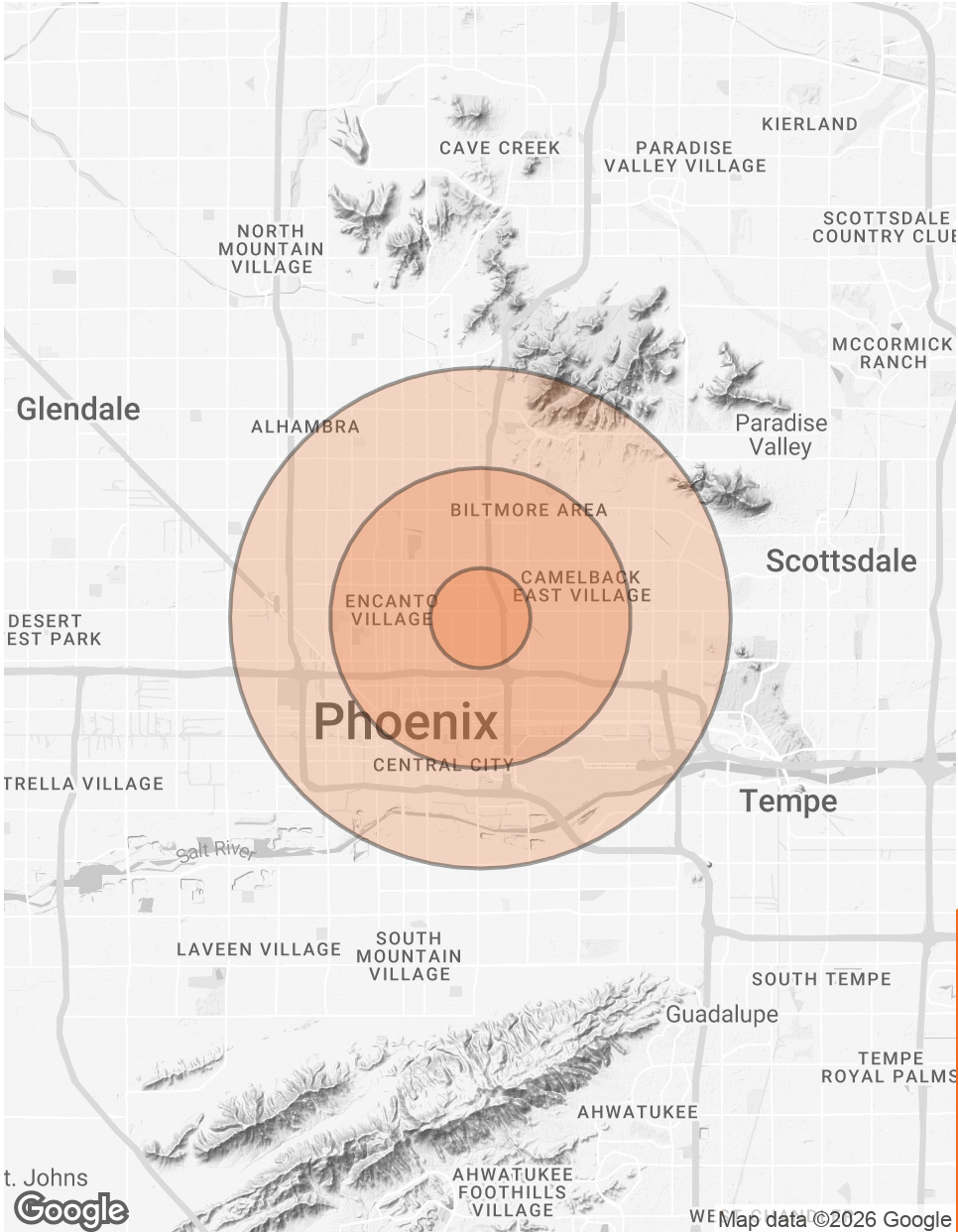
Lifekind Health is a privately held healthcare organization headquartered in Scottsdale, Arizona, specializing in comprehensive care for patients living with chronic pain. Founded in 2012, the company has developed an integrated, whole-person approach that combines multiple clinical disciplines to address 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	18,499	159,783	341,648
AVERAGE AGE	35.8	34.9	34.9
AVERAGE AGE (MALE)	34.7	35.2	35.1
AVERAGE AGE (FEMALE)	36.2	35.3	35.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,609	74,147	145,732
# OF PERSONS PER HH	2.4	2.2	2.3
AVERAGE HH INCOME	\$90,761	\$97,591	\$104,377
AVERAGE HOUSE VALUE	\$393,284	\$461,882	\$564,055

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%



CHANDLER - WARNER GATEWAY

ADDRESS:	815 E. Warner Rd. #104, Chandler, AZ 85225
PRICE:	\$561,000
UNIT SIZE:	1,406 SF
PRICE/SF:	\$399/SF
CAP RATE:	6.25%



SURPRISE - STADIUM VILLAGE

ADDRESS:	14811 W. Bell Rd. #103, Surprise, AZ 85374
PRICE:	\$656,000
UNIT SIZE:	1,473 SF
PRICE/SF:	\$445/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%

