

1929 W LONE CACTUS DR

PHOENIX | ARIZONA 85027

FOR SALE | 30,906 SF

FLEX BUILDING ON 1.47 ACRES



FOR MORE INFORMATION CONTACT:

CHRISTOPHER PIGNOTTI, OWNER
602.312.7113 | CPIGNOTTI@VACOZY.COM

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PROPERTY AERIAL

PROPERTY FEATURES

- **Building Area**
±30,906 SF
- **Site Area**
1.47 AC
- **APN**
209-06-132A
- **Drive Ins**
4
- **Elevator**
1
- **Power**
600a/277-480v 3p
- **Year Built**
1996
- **Clear Height**
26'
- **Zoning**
GCP, Phoenix
- **Parking Spaces**
78



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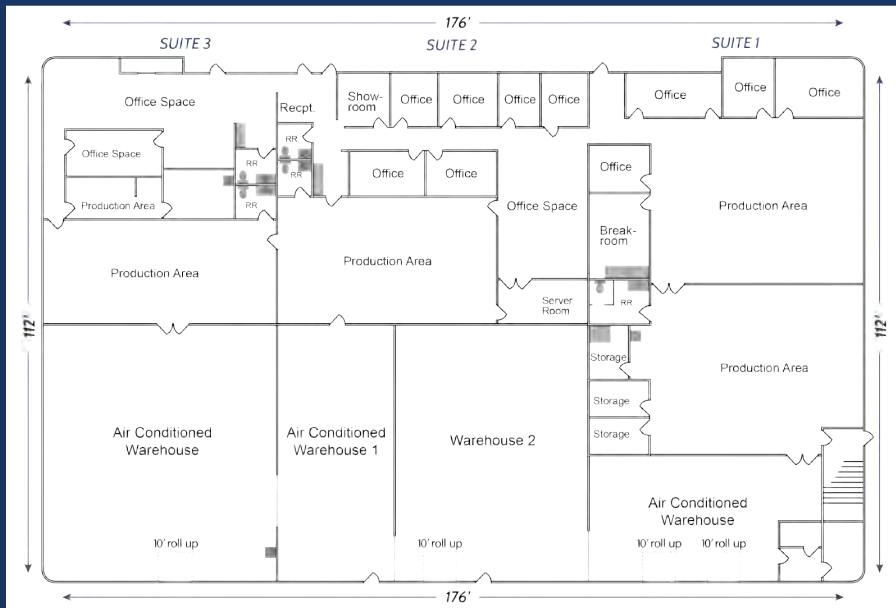
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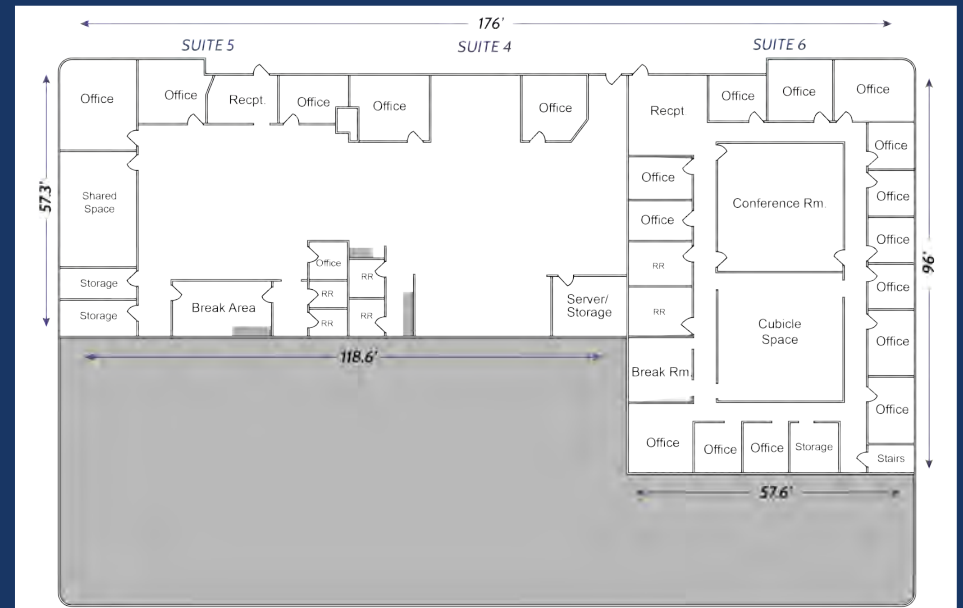
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FLOOR PLANS



FIRST FLOOR



SECOND FLOOR

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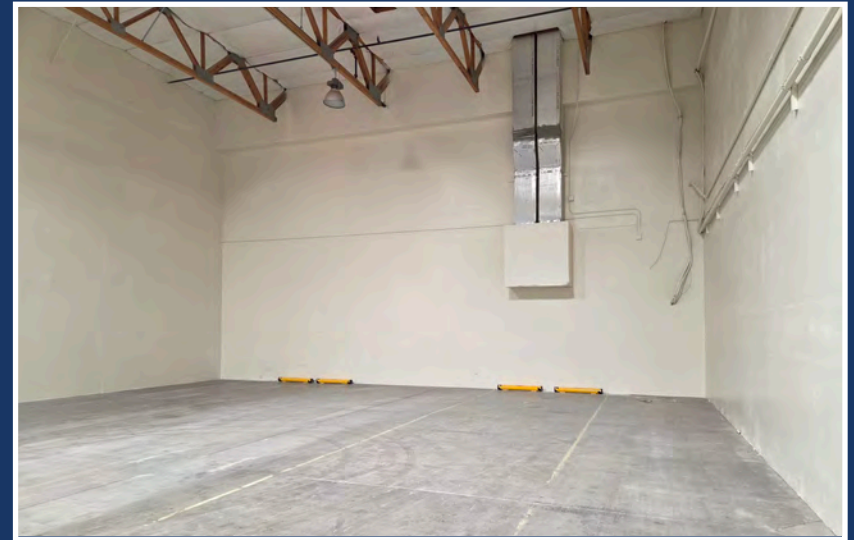
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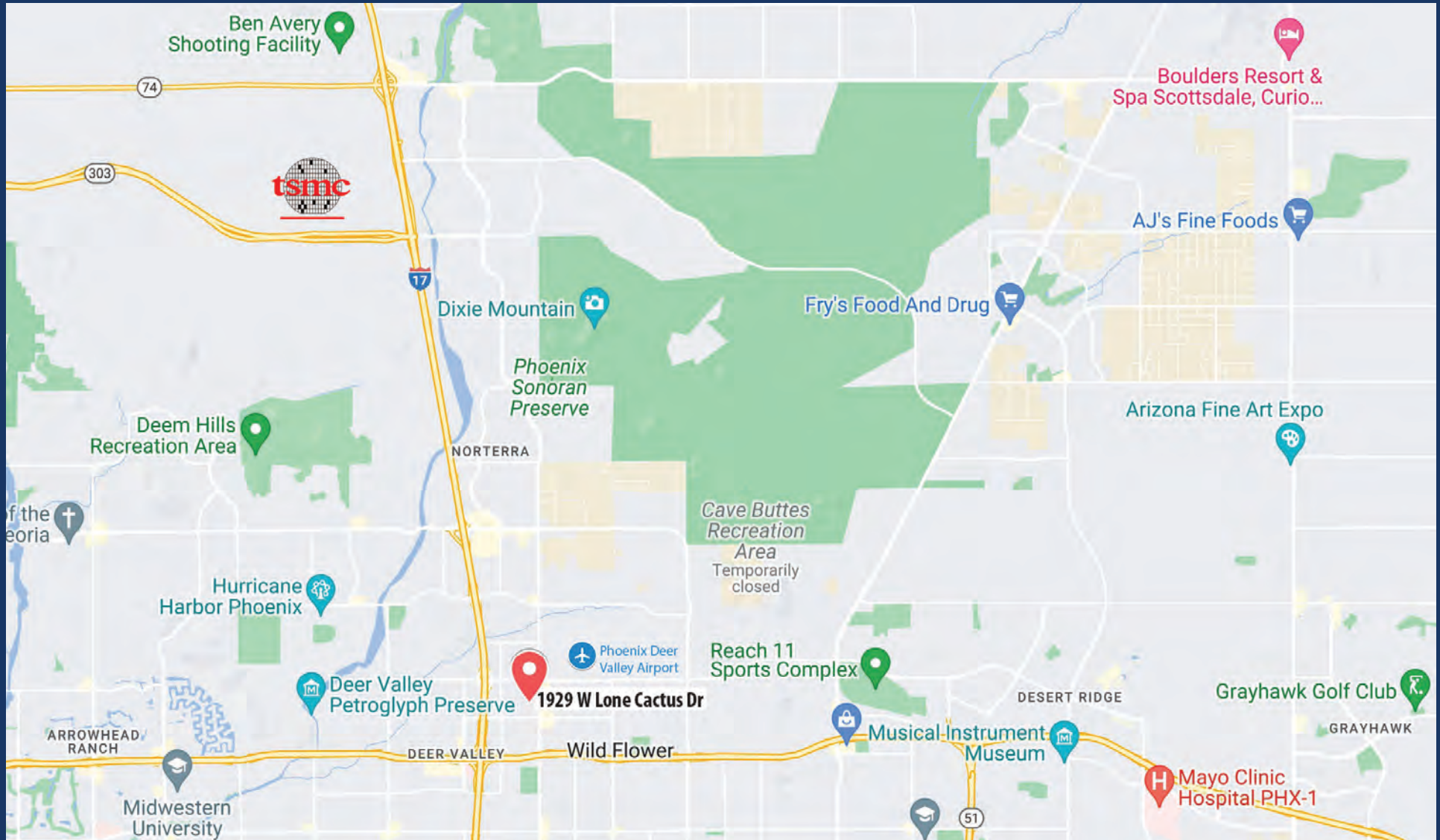
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5 YEAR INVESTMENT PROFORMA ANALYSIS

Acquisition of Property			Tenancy			Sale At End of 5 Years		
Building Sq. Ft.	30,906		Leased Sq. Ft.	30,916		Reversion Cap Rate		
Purchase Price	\$6,499,995		Type			Est. Gross Sales Price		
Purchase Price/ SF	\$210.31		Base Monthly Rent			Closing Costs/ Commissions		
Going-In Cap Rate			Rent Increases	Actual		Less Remaining Debt		
Acquisition Cost			Expenses Growth Rate	2%		Net Proceeds from Sale		
Total Acquisition Cost								
Revenue			Year 1	Year 2	Year3	Year4	Year 5	5-Yr. Totals
Annual Rent \$/SF	SF	\$/SF/Month						
Sutie 1 & 2 NNN	13,962	\$1.00	\$167,544	\$172,570	\$177,747	\$183,080	\$188,572	\$889,514
Suite 3 NNN	5,500	\$1.25	\$82,500	\$84,975	\$87,524	\$90,150	\$92,854	\$438,004
Suite 4 & 5 (Gross)	6,454	\$1.13	\$87,331	\$89,078	\$90,859	\$92,676	\$94,470	\$454,415
Suite 6	5,000		\$60,000	\$63,000	\$66,000	\$69,000	\$72,000	\$330,000
Total Rental Income	30,916	\$1.07	\$397,375	\$409,623	\$422,131	\$434,906	\$447,897	\$2,111,932
Expense Reimbursement (CAM)		\$0.20	\$73,386	\$74,854	\$76,351	\$77,878	\$79,435	\$381,904
Annual Gross Revenue		\$1.27	\$470,761	\$484,477	\$498,482	\$512,784	\$527,332	\$2,493,836
Expenses								
Operating Expenses								
Electrical			1,200	\$1,224	\$1,248	\$1,273	\$1,299	\$6,245
Water			5,400	\$5,508	\$5,618	\$5,731	\$5,845	\$28,102
Trash Removal			7,800	\$7,956	\$8,115	\$8,277	\$8,443	\$40,592
Landscaping			2,700	\$2,754	\$2,809	\$2,865	\$2,923	\$14,051
Association Fees			3,486	\$3,555	\$3,626	\$3,699	\$3,773	\$18,139
Insurance			3,850	\$3,927	\$4,006	\$4,086	\$4,167	\$20,036
Real Estate Taxes			49,045	\$50,026	\$51,026	\$52,047	\$53,088	\$255,232
Repairs			1,051	\$1,072	\$1,093	\$1,115	\$1,138	\$5,469
Fire			300	\$306	\$312	\$318	\$325	\$1,561
Elevator			533	\$544	\$555	\$566	\$577	\$2,776
Cleaning Service Windows			300	\$306	\$312	\$318	\$325	\$1,561
Total Expenses			\$75,665	\$77,178	\$78,722	\$80,296	\$81,902	\$393,764
Net Operating Income			\$395,096	\$407,298	\$419,760	\$432,488	\$445,430	\$2,100,072
Cash Flow Before Taxes		\$6,499,995	\$395,096	\$407,298	\$419,760	\$432,488	\$445,430	\$2,100,072
Cash-on-Cash Return (All Cash)			5.65%	5.82%	6.00%	6.18%	6.37%	6.00%

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