



ST NNN Investment Offering



Garden Lakes Advanced Pain Management

4140 N. 108TH AVE #134, PHOENIX, AZ 85037

PRESENTED BY:

JUSTIN HORWITZ, SIOR
O: 480.425.5518
justin.horwitz@svn.com

RICHARD LEWIS JR.
O: 480.425.5536
richard.lewis@svn.com

SEAN ALDERMAN
O: 480.425.5520
sean.alderman@svn.com

OFFERING SUMMARY

GARDEN LAKES

4140 N. 108TH AVE.
PHOENIX, AZ 85037

OFFERING SUMMARY

SALE PRICE:	\$627,000 \$418 PSF
UNIT SIZE:	1,499 SF
NOI:	\$39,186
CAP RATE:	6.25%
APN:	102-58-678
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**



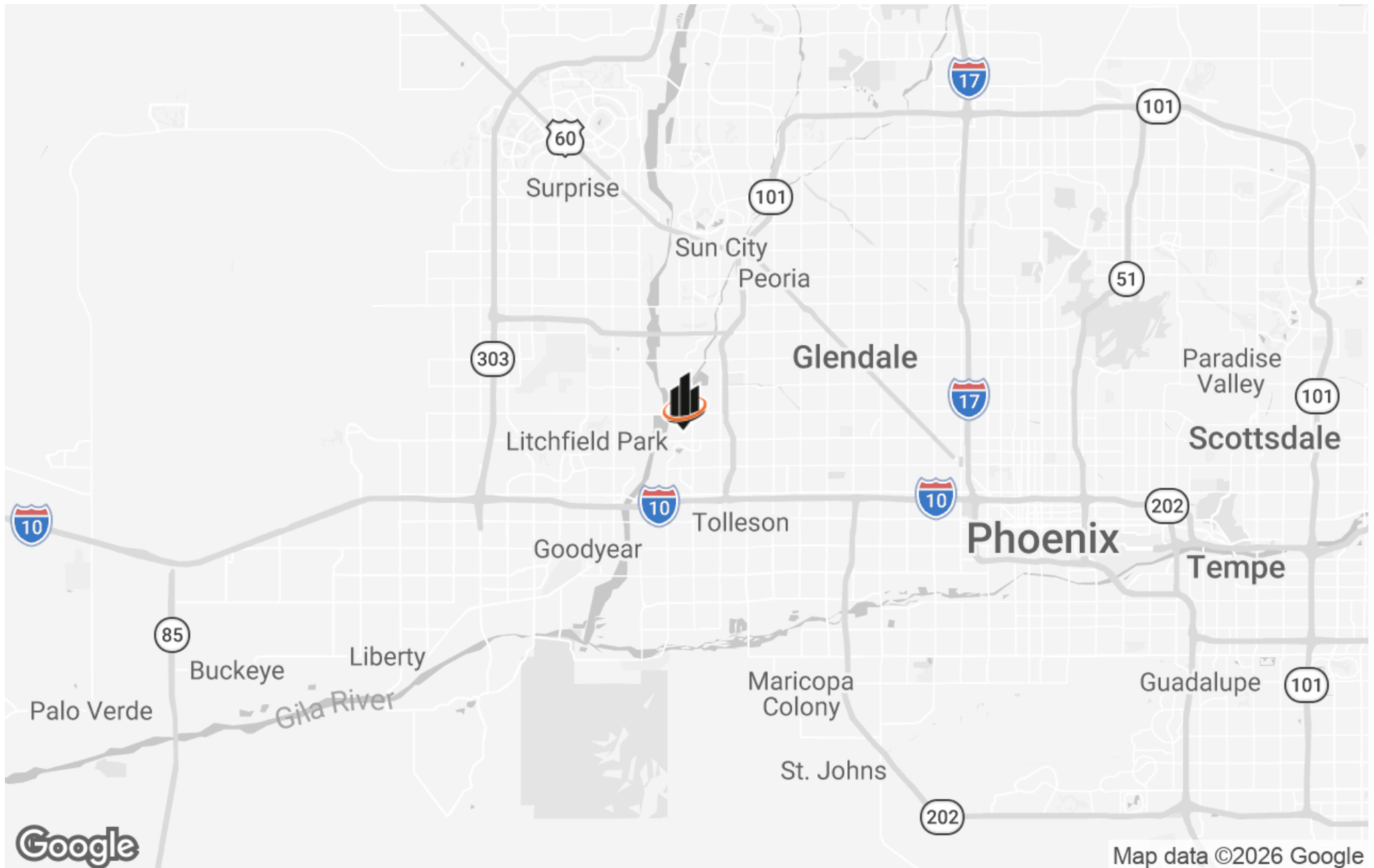
**3%
ANNUAL INCREASES**

LOCATION DESCRIPTION

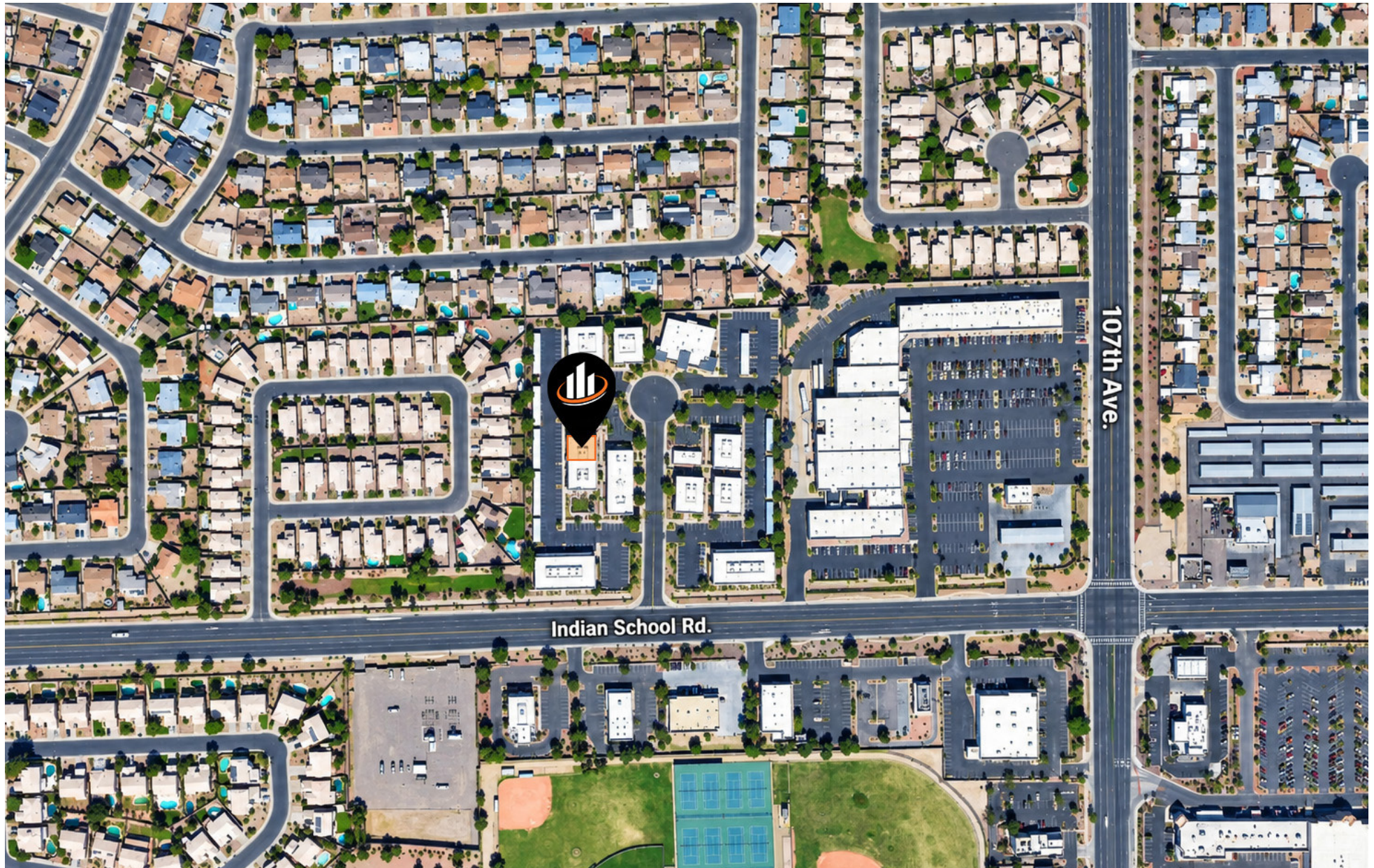
Garden Lakes is strategically located in the Avondale submarket, just north of Indian School Road with convenient access to the Loop 101 Agua Fria Freeway and I-10. The property is positioned within an established medical and professional office corridor and serves a large, rapidly growing residential population across West Phoenix, Avondale, Goodyear, and Glendale. It also benefits from proximity to Banner Estrella Medical Center, a major West Valley healthcare anchor, further strengthening the surrounding medical ecosystem and supporting long-term demand for outpatient services. From an investment perspective, the West Valley continues to distinguish itself as one of Greater Phoenix's strongest population and development growth corridors, driving increased demand for healthcare services closer to where residents live.



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	1,499	Current	\$26.14	\$3,265.50	\$39,186.00	8/1/2024	1/31/2035
DBA Advanced Pain Management		8/2027	\$26.93	\$3,363.47	\$40,361.64		
		8/2028	\$27.73	\$3,464.37	\$41,572.44		
		8/2029	\$28.57	\$3,568.30	\$42,819.60		
		8/2030	\$29.42	\$3,675.35	\$44,104.20		
		8/2031	\$30.31	\$3,785.61	\$45,427.32		
		8/2032	\$31.21	\$3,899.18	\$46,790.16		
		8/2033	\$32.15	\$4,016.16	\$48,193.92		
		8/2034	\$33.12	\$4,136.64	\$49,639.68		
TOTALS/AVERAGES			\$29.51	\$3,686.06	\$398,094.96		



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

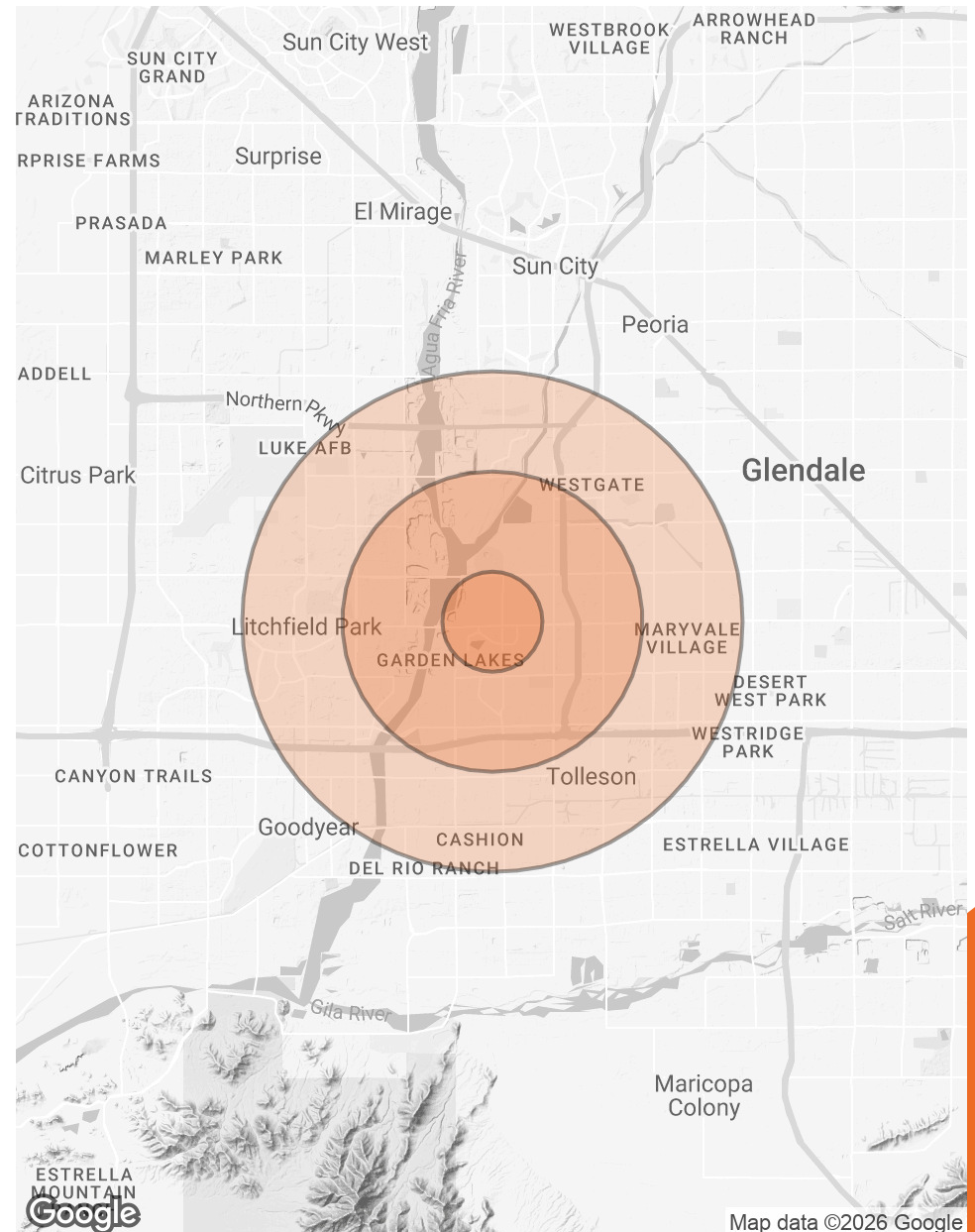
Lifekind Health is a privately held healthcare organization headquartered in Scottsdale, Arizona, specializing in comprehensive care for patients living with chronic pain. Founded in 2012, the company has developed an integrated, whole-person approach that combines multiple clinical disciplines to address 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	16,268	101,256	286,936
AVERAGE AGE	35.7	33.5	33.2
AVERAGE AGE (MALE)	33.2	32.5	31.8
AVERAGE AGE (FEMALE)	36.4	33.7	34

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,292	32,567	91,745
# OF PERSONS PER HH	3.1	3.1	3.1
AVERAGE HH INCOME	\$95,234	\$99,683	\$97,594
AVERAGE HOUSE VALUE	\$343,184	\$365,857	\$356,801

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%



PHOENIX - CAMBRIDGE COURT

ADDRESS:	2701 N. 16th St. #111, Phoenix, AZ 85006
PRICE:	\$575,000
UNIT SIZE:	1,420 SF
PRICE/SF:	\$404/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%



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%



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%

