



2580 HIGHWAY 95 INVESTMENT

Suite 204, Laughlin/Bullhead City, AZ 86442

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EXECUTIVE SUMMARY

United States Government Lease! Signed in July of 2010, this lease with the Internal Revenue Service (<http://www.irs.gov>) offers a secure, cost effective investment opportunity for an investor. Long term lease in place does not expire until June 30, 2020.

Upon expiration of their initial 5 year lease within the Colorado Place offices in 2015, the Tenant optioned their 5 year extension, demonstrating the strength and importance of this location to the Tenant. The property is being offered at a 9.9% CAP rate on \$18,337 NOI. This long term commitment will provide an investor with a stable, reliable income in the heart of a healthy, growing metropolis.

Situated as an individual medical office condo, the offering is part of the larger "Colorado Place" offices, the premier, 100,000 SF Medical/Office building, located at the center of the Central Business District, in the Fastest Growing MICROPOLITAN area in the US! Centered between Las Vegas and Phoenix, the market has 5 million year round tourists (Californian's seeking river recreation in the summer, and snowbirds seeking warmer weather in the winter). The condominium association is professionally managed, allowing the owner of this investment hassle-free management of the common areas and building infrastructure.



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ASSET DESCRIPTION



Property Type	Office Condo
Location	Southeast corner of Hwy 95 and Riverview Drive
Approx Size	1,219 SF
Year Built	2005
Occupancy	100%
Parcel	220-61-047
Parking Ratio	4:1,000/SF
Electrical	Individually metered to Tenant
Association Fees	\$1,968/yr
Property Tax	\$3,719/yr
Price	\$184,900 (9.9% CAP)

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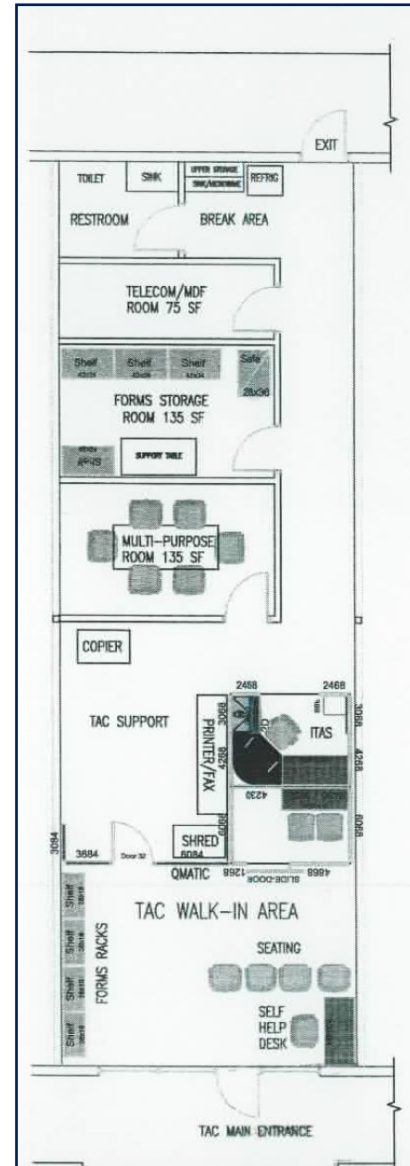
PRO FORMA

2580 Highway 95 Suite #204 - IRS Lease			
FINANCIAL SUMMARY			
Office Condo Suite 204		1219 sf	
2017 NOI ACTUALS			
REVENUE			
Annual Revenue - (\$21.47/sf Gross)	\$	26,172	
EXPENSES			
2016 Property Taxes (Paid By Tenant)	\$	3.05 sf/yr	\$ 3,719
2017 Association Dues (Paid By Tenant)	\$	1.61 sf/yr	\$ 1,968
Janitorial (Paid by Tenant, Approx)	\$	1.26 sf/yr	\$ 1,536
Sales Tax			\$ 528
Water			\$ 84
			<hr/> \$7,835
Net Income			\$ 18,337
Valuation			\$184,900
Cap Rate			9.9%

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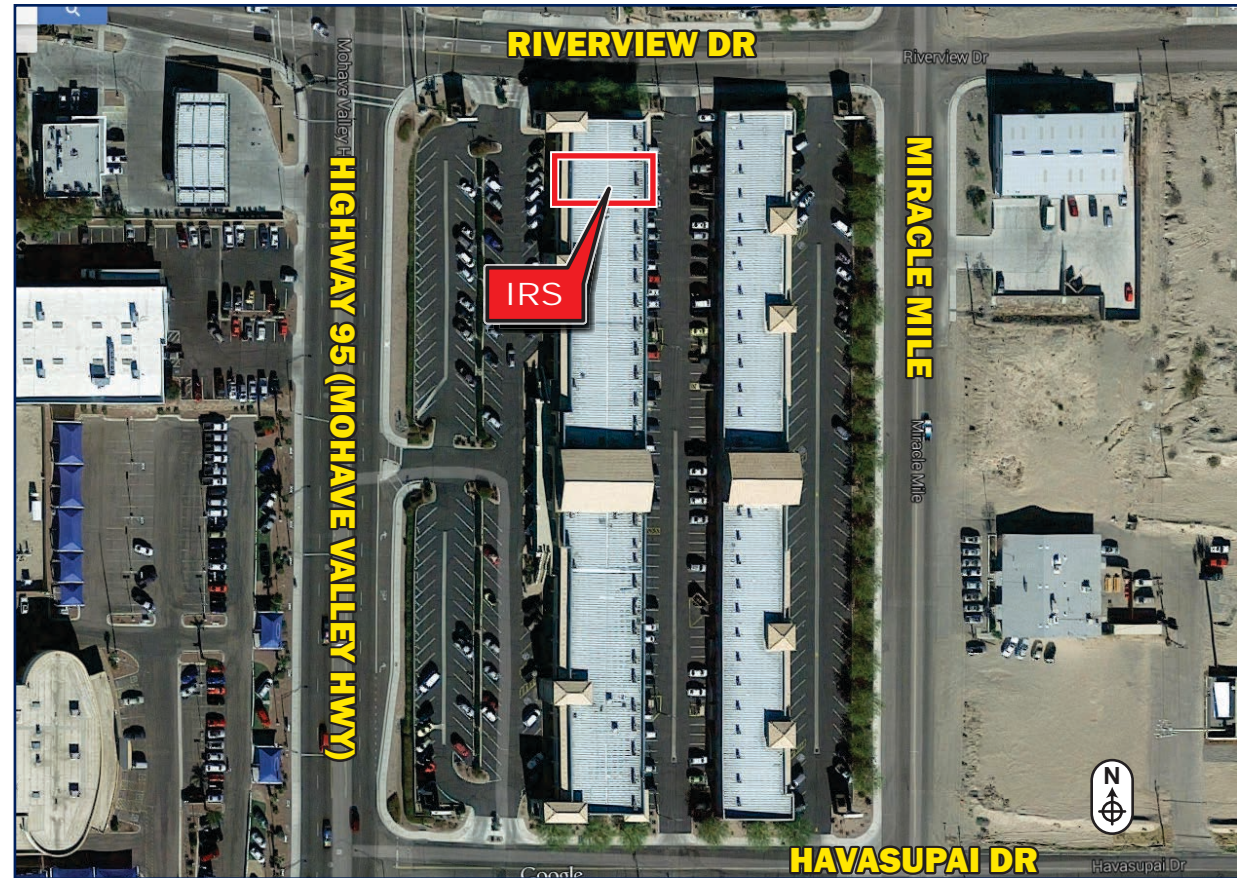
SITE PLAN



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BUILDING AERIAL



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BUSINESS DISTRICT MAP



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REGIONAL MAP



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MARKET OVERVIEW

Bullhead City has the best of both worlds. First, they are part of the lively tri-state area, which is only one to four hours away from Las Vegas, Nevada, Southern California, and the Phoenix, Arizona area. There are many shopping and fine dining retailers, as well as the desert climate for those outdoors and water enthusiasts. Also there is nearby gaming and night life of their neighboring city Laughlin, Nevada.

Bullhead City is home to the Bullhead



Photo by banspy



Photo by Daniel Ramirez

City River Regatta, Colorado River Bluegrass Festival, annual Youth and Senior Softball tournaments, soccer tournaments, Winter Visitor Expo, Christmas Parade and Winter Festival. Many pristine golf courses, trails, parks, rivers and lakes are offered to visitors.

Winter, spring, summer or fall - the City of Bullhead is a city of all seasons. The city is known for 360 days of sunshine a year that allow numerous outdoor recreation activities year round.

The City is home to the largest tube float, Bullhead City River Regatta that takes place the second weekend in August of each year, where 30,000 participants float a 2.5 mile stretch of the beautiful Colorado River. In

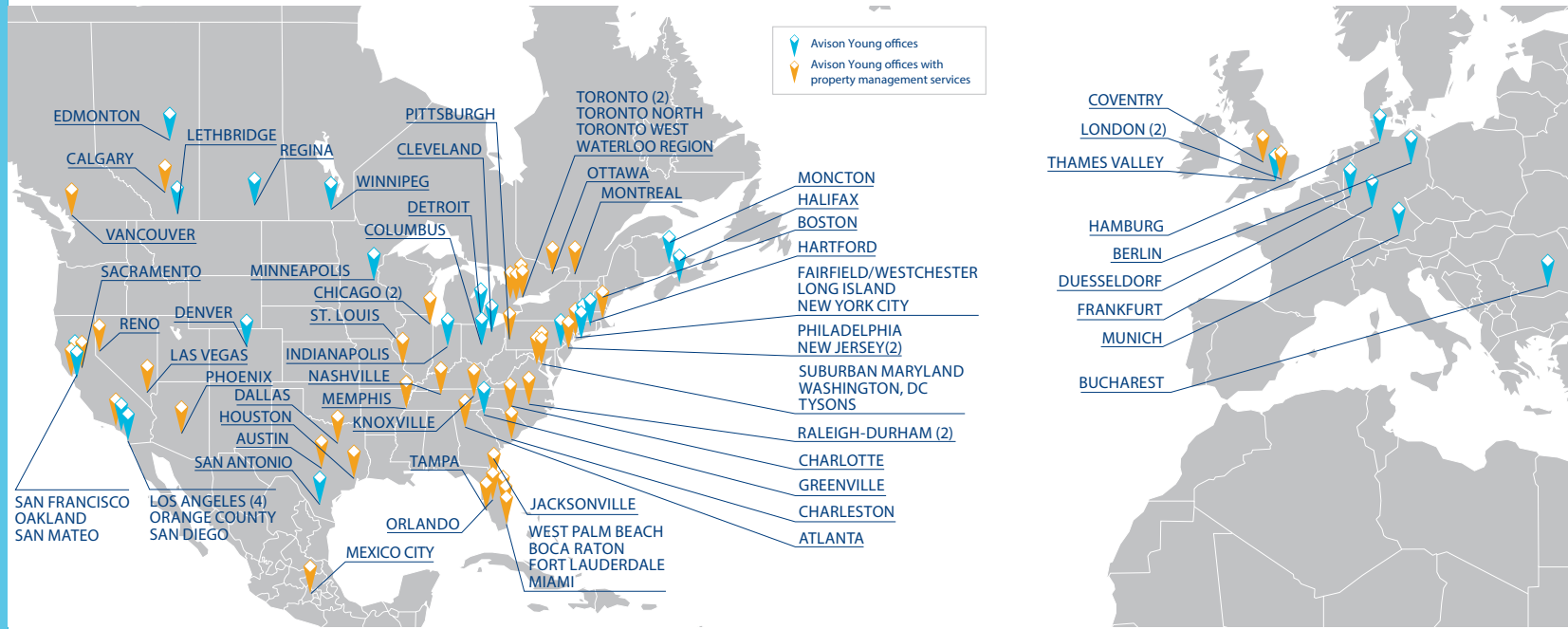
addition to the Colorado River, the pristine waters of Lake Mohave are located approximately fifteen minutes north of the City. With the abundance of water play space on the Colorado River and Lake Mohave, there is a wide variety of activities available.

The Bullhead Area Chamber of Commerce has over 500 members whom are private, public and non-profit businesses that represent more than 9,000 people. The Bullhead Area Chamber of Commerce offers networking events, education, marketing opportunities, advocacy, workforce development and involvement in the community.

For more info: <http://www.bullheadcity.com/visitors/bullhead-area-chamber-of-commerce>

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Avison Young is the world's fastest-growing commercial real estate services firm. Headquartered in Toronto, Canada, Avison Young is a collaborative, global firm owned and operated by its principals. Founded in 1978, the company comprises 2,200 real estate professionals in 77 offices, providing value added, client-centric investment sales, leasing, advisory, management, financing and mortgage placement services to owners and occupiers of office, retail, industrial and multi-family properties.

CONTACT US

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The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by

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Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations thereunder have been satisfied or waived.

Seller reserves the right, at their sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Avison Young each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This Offering is made subject to omissions, correction of errors, change of price

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All property showings are by appointment only. Please consult the Avison Young Agent(s) identified herein for more details.

If you have no interest in the Property at this time, please return this Offering Memorandum immediately to the Avison Young Agent(s) identified herein.