

Executive Summary



Investment Opportunity

15003 W Bell Road
Surprise, Arizona 85374

NAIHorizon

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For more information:

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Property Summary

NAI Horizon has been retained as the exclusive advisor for the disposition of the portfolio consisting of office condominium unit in Surprise, Arizona with three tenants: Remax Professionals, Title Alliance and Home Instead. Offered at \$1,925,000 with a cap rate of 6.75% and 5+ years of term remaining on a NNN lease the assets provide strong cash flow with a stable and successful tenant who has been in business for over 20 years.

Offered for sale is Building 5 located at 15003 W Bell Rd located in the West of the Southwest Corner of Bell Road and Parkview Place which consists of 13 separate buildings. Constructed in 2005 situated at the Fields of Surprise. Building 5 is 7,752 square feet.

LEASE SUMMARY

Square Feet

Lease Start Date

Lease Expiration Date

Lease Term

Building 5

7,752

January 1, 2019

December 31, 2021

5 Years

INVESTMENT SUMMARY

Offering Price

Total Square Feet

Price/Square Foot

Year 1 Cap Rate

Year 1 NOI

\$1,925,000

±7,752

\$258.00

6.75%

\$130,072

INVESTMENT HIGHLIGHTS

- NNN Investment Opportunity with a 5+ year lease in place.
- Surprise is the second fastest-growing municipality in the greater Phoenix MSA.
- 5/1,000 parking ratio, with covered reserved spaces.
- Successful tenant, ReMax Professionals. in business for over 13 years.
- The project is located in a dense commercial corridor, within close proximity to retailers such as Target, Walmart, Lowes, Pei Wei Asian Diner, TGI Fridays, Chipotle, Red Robin, Paradise Bakery, Buffalo Wild Wings, Comerica Bank, Chase Bank, Kohl's, Barnes & Noble, Bed Bath & Beyond, and several other national and local businesses.



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