

Bashas'
ANCHORED CENTER

FOR SALE | TEMPE, ARIZONA

**COBBLESTONE
VILLAGE**
SWC MCCLINTOCK DRIVE & WARNER ROAD



WARNER ROAD

25,922 VPD

MCCLINTOCK DRIVE

18,680 VPD

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INVESTMENT REAL ESTATE



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- Recently Renovated Center Anchored by a Newly Remodeled Bashas' Market
- Below-market Rents (Bashas' at \$6.10 NNN and Shop Space Average of \$15 NNN)
- Strong Day Time Population: ½ Mile from the 320-acre ASU Research Park—Home to GoDaddy, Amkor Technology, Avnet, GE Healthcare, Honeywell, Texas Instruments, Iridium Satellite and many more
- Diverse and Very High Daily Traffic Due to Bashas', Phenix Salon Suites, Oink, Starbucks and HonorHealth



SALE PRICE	\$14,750,000
PRICE PER SF	\$150.45
NOI	\$1,038,069
OCCUPANCY	94%
ACTUAL CAP RATE	7.04%
PROFORMA CAP RATE	7.51%
BUILDING SIZE	98,042 SF
LAND SIZE	7.71 Acres
YEAR BUILT	1986
YEARS RENOVATED	2012/2017
ZONING	PCC-1
CROSS STREETS	McClintock Dr & Warner Rd
MAILING ADDRESS	1761 East Warner Road

AREA HIGHLIGHTS

- Premier retail intersection with less than 5% vacancy and nearly 45,000 vehicles passing per day
- Trade area has very high incomes with families - Over 177,630 people live and work within a three-mile radius all year long
- Traffic-generating tenants at the intersection include: Walgreens, Discount Tire, Tuesday Morning, EOS Fitness, Harbor Freight, Verizon and Wells Fargo
- Additional draws to intersection are several acclaimed local restaurant chains including Oink, Garcia's, Rosati's, RigaTony's and Zipp's
- New drive-thru Starbucks located in the parking lot of Cobblestone Plaza
- Raising Cane's in escrow to purchase the hard corner of subject property

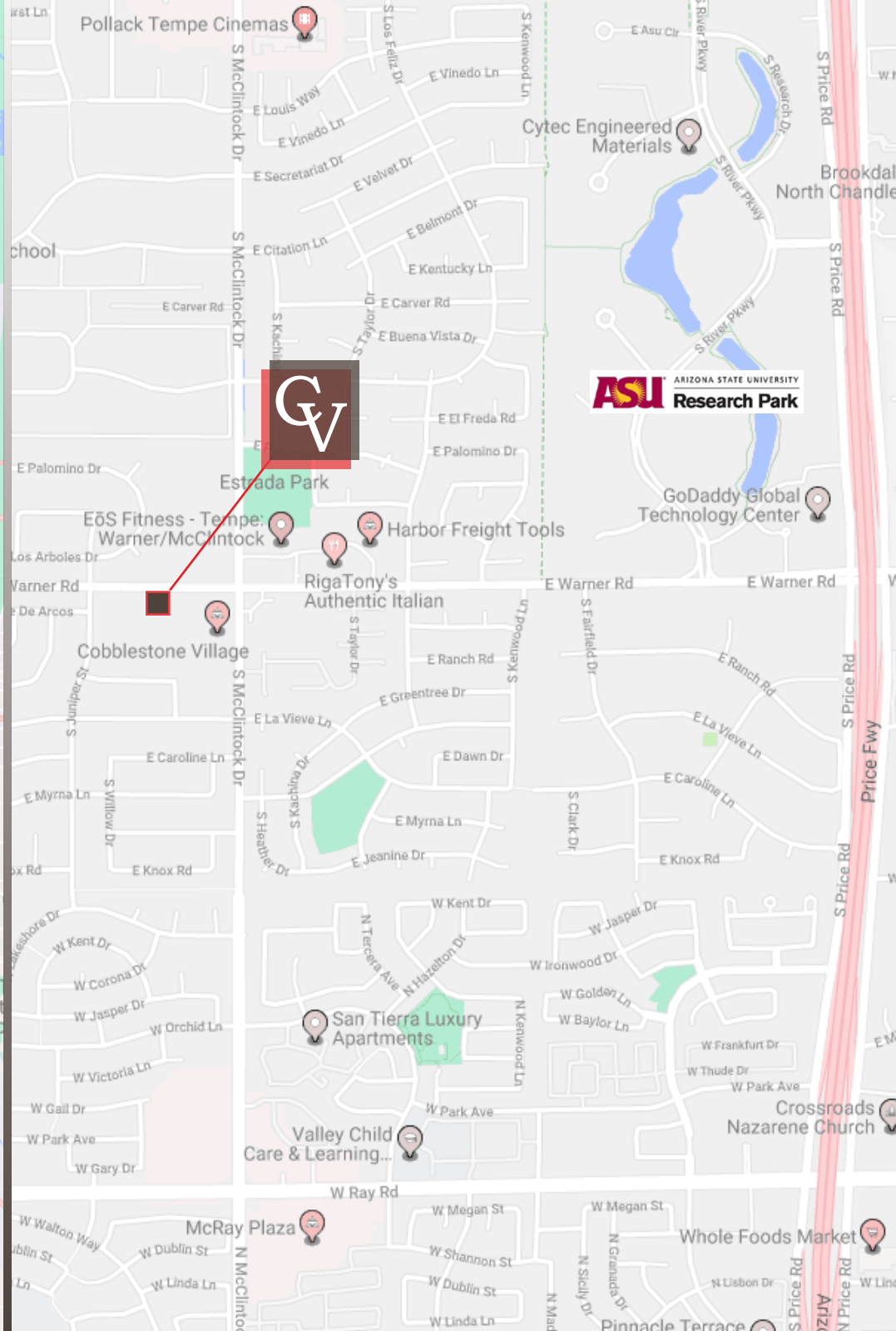
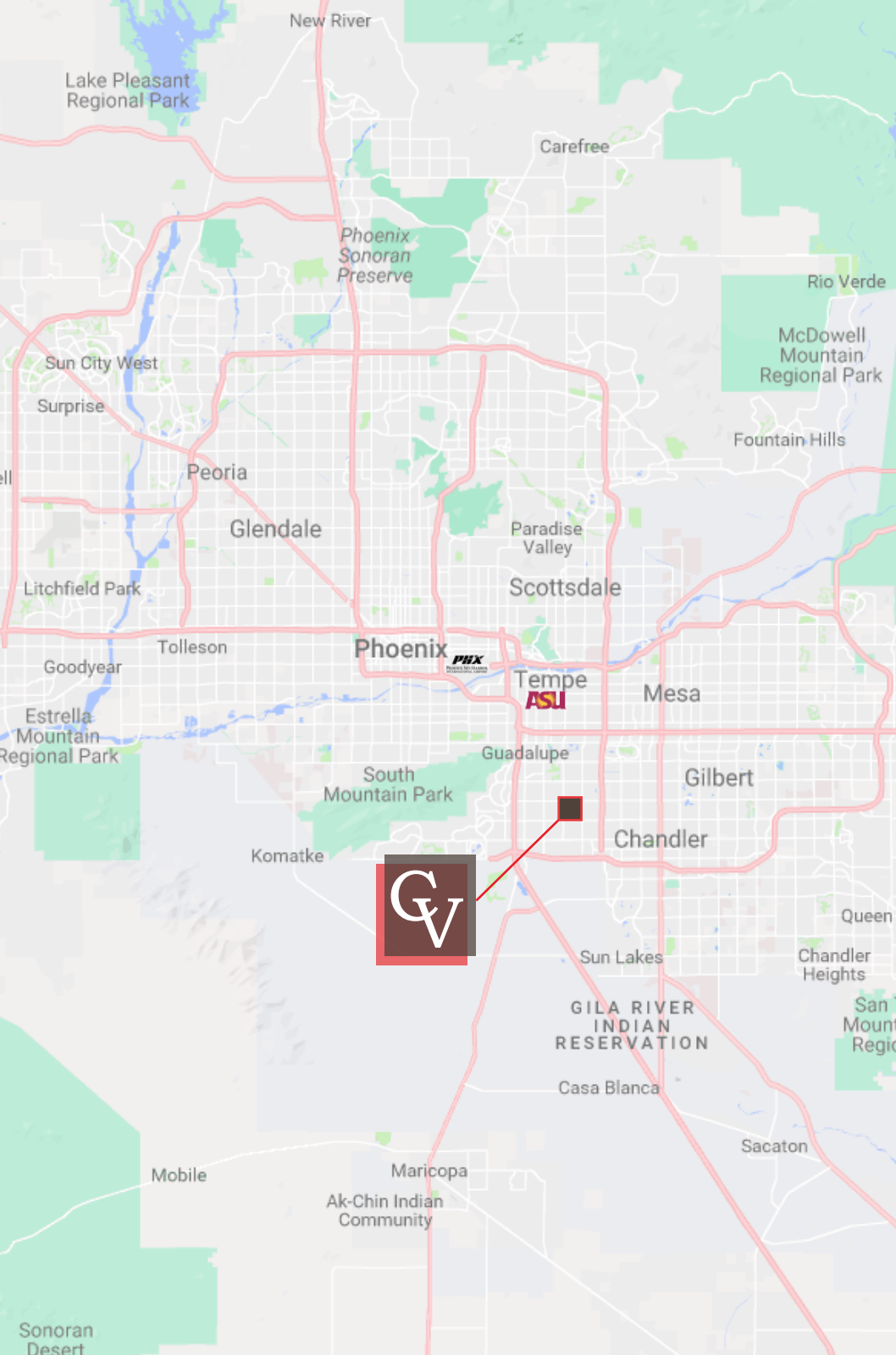




DRONE
VIDEO

CLICK TO VIEW







PARCEL
MAP

Mailing Address	1761 E Warner Rd
Parcel Numbers	308-02-075
Property Taxes	\$135,301.60 (2018)
Total Land Size	7.71 Acres

WARNER ROAD 25,922 VPD

NOT A PART



NOT A PART

NOT A PART

308-02-075

Bashas'

MCCLINTOCK DRIVE

18,680 VPD



WARNER ROAD

MCCLINTOCK DRIVE





AERIAL MAP



MCCINTOCK DRIVE

DOBSON ROAD

ALMA SCHOOL ROAD



DISCOVERY RESEARCH PARK

ELLIOT ROAD



Honeywell

TEMPE SPORTS COMPLEX



OFFICES

WARNER ROAD

SUBJECT PROPERTY



RAY ROAD



CHANDLER BLVD

Tempe is among Arizona's most educated cities. With more than a dozen colleges, trade schools and universities, about 40 percent of residents over the age of 25 have Bachelor's degrees or better. This lends itself to a creative, smart atmosphere where anything seems possible. People and businesses in Tempe have worked on projects including the Mars Rover, implanted heart defibrillators, solar energy and much more.

With Tempe being located in the center of the Greater Phoenix Metropolitan Area, it's an easy commute to all parts of the metro especially with its great transportation system and light-rail. Tempe is just 10 minutes from Sky Harbor International Airport and not much further from downtown Phoenix. Location is just one reason that Tempe is a workforce importer, with approximately 150,000 people employed in a city of just 161,000 residents.

Tempe is home to many outdoor activities. Tempe Town Lake is a publicly accessible lake that is run by City of Tempe. The lake provides recreation activities to residents and tourists, but also helps protect the surrounding area from flooding. The City of Tempe estimated that 2.7 million people visited the lake in 2013. Papago and South Mountain Parks offer hiking, mountain and road biking, rock climbing, frisbee golf, and equestrian activities. Tempe is also home to the annual Ironman Triathlon, which takes place in late November.

Many of the reasons people visit Tempe are events like P.F. Chang's Rock 'n' Roll Arizona Marathon & 1/2 Marathon, Tempe Marketplace, Arizona Mills, Mill Avenue, and Tempe Town Lake. Downtown Tempe offers more than 175 restaurants, nightclubs and retail shops to cater to city guests. Mill Ave is a famous Arizona bar district here containing several bars and restaurants that cater to the growing university crowd. Along with bars and restaurants are business complexes and university buildings. Several long time bar establishments include Mill Ave Cue Club, Rula Bula Irish Pub, Tavern Bar & Eatery, among others.

- Home to Arizona State University
- Houses Several Performance Venues: Gammage Auditorium and the Tempe Center for the Arts
- Hosts the Tostitos Fiesta Bowl Block Party, one of the Nation's Largest New Year's Eve Parties
- Metro Light Rail Stops in Area provide Easy Connection to Phoenix Sky Harbor International Airport and Downtown Phoenix
- Arizona's Most Walkable City





RENT ROLL

Building	Suite	Tenant Name	Rentable SF	Pro Rata Share	Annual Rent	Monthly Rent	Annual Rent PSF	Rent Increases	Lease From	Lease To	Lease Term (in Months)	Renewal Options	CAM Admin Surcharge	Monthly CAM Recapture	Annual CAM	Annual CAM		
1721	14	Elipser LLC	3,477	3.55%	\$ 32,232	\$ 2,685.98	\$ 9.27	06/01/19 06/01/20 06/01/21 06/01/22 06/01/23	\$2,766.56 \$2,849.56 \$2,935.04 \$3,023.09 \$3,113.79	06/01/2017	05/31/2024	120	None	15% CAM	\$ 1,057.59	\$ 12,691.08	\$ 3.65	
1761	A10-A12	John L. Micsko/By the Yard	4,337	4.42%	\$ 88,345	\$ 7,362.06	\$ 20.37	05/01/19 05/01/20 05/01/21 05/01/22	\$7,582.92 \$7,810.41 \$8,044.72 \$8,286.06	11/01/2006	04/30/2023	198	One - 5 Year Fair Market	5% of Gross Rental Income	\$ 1,074.00	\$ 12,888.00	\$ 2.97	
1761	A14	Sunshine Dental	1,168	1.19%	\$ 21,690	\$ 1,807.48	\$ 18.57	08/01/19 08/01/20	\$1,861.70 \$1,917.56	08/01/2006	07/31/2021	180	None	15% CAM	\$ 333.00	\$ 3,996.00	\$ 3.42	
1761	A16	Copperstate Security	1,168	1.19%	\$ 19,856	\$ 1,654.67	\$ 17.00			02/28/2014	04/30/2019	62	None	15% CAM	\$ 380.57	\$ 4,566.84	\$ 3.91	
1761	A17-A18	Cobblestone Village Nail Salon	2,557	2.61%	\$ 44,466	\$ 3,705.52	\$ 17.39	07/01/19	\$3,816.69	12/01/2010	06/30/2020	115	One - 90 Month Fair Market	15% CAM	\$ 728.00	\$ 8,736.00	\$ 3.42	
1761	A19	AVAILABLE	1,921	1.96%														
1761	A9	San-Mar Enterprises (Arizona Hair)	987	1.01%	\$ 18,299	\$ 1,524.92	\$ 18.54	02/01/20 02/01/21	\$1,570.67 \$1,617.79	01/01/2011	01/31/2022	133	None	15% CAM	\$ 281.00	\$ 3,372.00	\$ 3.42	
1761	B1-B2	HonorHealth <i>HonorHealth paying half rent on 3,057 expansion space through April 2020. Rent Roll reflects full stabilized rental rates.</i>	9,337	9.52%	\$ 115,812	\$ 9,651.00	\$ 12.40	09/01/19 09/01/20 09/01/21 09/01/22 09/01/23 09/01/24	\$9,917.90 \$10,123.73 \$10,215.44 \$10,427.44 \$10,521.90 \$10,740.26 \$10,837.56 \$11,062.47 \$11,163.68 \$11,394.34	04/01/2016	11/30/2024	Two - 3 Year	Option 1 at \$13.91 psf with 3% Increases Option 2 at \$15.20 psf with 3% Increases	None	\$ 1,418.23	\$ 17,018.76	\$ 1.82	
1761	B3-B5	Phenix Salon Suites	6,000	6.12%	\$ 85,500	\$ 7,125.00	\$ 14.25	09/01/23	\$7,980.00	08/10/2015	08/31/2029	169	Two - 5 Year 12% Increase	15% CAM	\$ 1,707.00	\$ 20,484.00	\$ 3.41	
1721	B6	Leslie's Poolmart	4,015	4.10%	\$ 64,240	\$ 5,353.33	\$ 16.00	07/01/20 07/01/21 07/01/22 07/01/23		11/01/2014	10/31/2019	60	One - 5 Year 12.5% Increase	5% CAM	\$ 933.49	\$ 11,201.88	\$ 2.79	
1761	B7-B8	Bashas'	45,115	46.02%	\$ 275,202	\$ 22,933.46	\$ 6.10	02/01/22	\$24,813.25	05/01/2006	01/31/2027	249	Two - 5 Year	Option 1 at \$29,362.35/mo Option 2 at \$32,294.82/mo Additional CAMs	10% CAM	\$ 2,631.71 \$ 7,519.17	\$ 31,580.52 \$ 90,230.00	\$ 2.00
1721	C1-A	212 Ice Cream Studio	1,137	1.16%	\$ 25,014	\$ 2,084.50	\$ 22.00	07/01/20 07/01/21 07/01/22 07/01/23	\$2,147.04 \$2,211.45 \$2,277.79 \$2,346.12	04/01/2019	06/30/2024	63	One - 5 Year Fair Market Value	15% CAM	\$ 331.63	\$ 3,979.50	\$ 3.50	
1721	C1-B	Mucha Lucha Taco Shop	1,663	1.70%	\$ 30,832	\$ 2,569.34	\$ 18.54	05/01/19 05/01/20 05/01/21 05/01/22 05/01/23	\$2,646.42 \$2,725.81 \$2,807.59 \$2,891.81 \$2,978.57	05/01/2017	04/30/2024	60	None	15% CAM	\$ 533.55	\$ 6,402.60	\$ 3.85	
1721	C2	Dr. Lee's Acupuncture (JYK Corporat	1,050	1.07%	\$ 16,422	\$ 1,368.50	\$ 15.64	05/01/19 05/01/20 05/01/21 05/01/22	\$1,456.00 \$1,543.50 \$1,662.50 \$1,750.00	05/01/2017	04/30/2023	72	One - 5 Year 3% Annual Increases	10% CAM	\$ 319.38	\$ 3,832.56	\$ 3.65	
1721	C3-C4	Cobblestone Vet Care	2,450	2.50%	\$ 42,723	\$ 3,560.24	\$ 17.44	01/01/20 01/01/21 01/01/22	\$3,667.05 \$3,777.06 \$3,890.37 \$4,007.08	01/01/2012	12/31/2022	132	None	15% CAM	\$ 698.25	\$ 8,379.00	\$ 3.42	
1721	C5	Zegall LLC (Jewelry)	1,715	1.75%	\$ 32,750	\$ 2,729.17	\$ 19.10	11/15/19 11/15/20	\$2,811.05 \$2,895.38	11/15/2016	11/14/2021	60	None	15% CAM	\$ 487.35	\$ 5,848.20	\$ 3.41	
1721	C6	Gold Mountain Garment Cleaners	1,050	1.07%	\$ 18,386	\$ 1,532.13	\$ 17.51	02/01/20 02/01/21 02/01/22 02/01/23	\$1,578.09 \$1,625.44 \$1,674.20 \$1,724.43	09/07/2018	01/31/2024	60	Two - 5 Year	Option 1 at \$19.71 with 3% Annual Increase Option 2 at \$22.86 with 3% Annual Increase	15% CAM	\$ 336.88	\$ 4,042.56	\$ 3.85
1721	C7	AVAILABLE	2,135	2.18%														
1721	C8	AVAILABLE	1,635	1.67%														
1721	C9-C10	Joyful Yoga Studio	3,440	3.51%	\$ 59,313	\$ 4,942.76	\$ 17.24	03/01/20 03/01/21	\$5,091.04 \$5,243.77	01/01/2017	02/28/2022	62	One - 5 Year Fair Market	15% CAM	\$ 1,046.33	\$ 12,555.96	\$ 3.65	
1721	C14A	AVAILABLE	151	0.15%														
1761	1761	MUG (Men's Ultimate Grooming)	1,534	1.56%	\$ 30,020	\$ 2,501.69	\$ 19.57	02/06/20 02/06/21 02/06/22 02/06/23 02/06/24	\$2,576.74 \$2,654.04 \$2,733.66 \$2,813.67 \$2,900.14	02/06/2018	08/05/2025	87	Two - 5 Year Fair Market	None	\$ 504.94	\$ 6,059.28	\$ 3.95	
PAD	NAP	Starbucks															\$ 197.55	\$ 2,370.60
PAD	NAP	Former Bank Building Pad															\$ 228.33	\$ 2,739.96

			98,042	100.00%	\$ 1,021,101	\$ 85,092	\$ 10.41								\$ 22,747.94	\$ 272,975.30	\$ 2.78
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Occupied Square Footage	92,200	94.04%	\$ 1,021,101	\$ 85,092	\$ 11.07											\$ 22,748	\$ 272,975	\$ 2.96
Vacant Square Footage	5,842	5.96%																



RENT PROJECTIONS 2019

TENANT NAME	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
Etipser LLC	\$ 2,766.56	\$ 2,766.56	\$ 2,766.56	\$ 2,766.56	\$ 2,766.56	\$ 2,766.56	\$ 2,766.56	\$ 2,766.56	\$ 2,766.56	\$ 2,766.56	\$ 2,766.56	\$ 2,849.56	\$ 33,281.71
John L. Micsko/By the Yard	\$ 7,582.92	\$ 7,582.92	\$ 7,582.92	\$ 7,582.92	\$ 7,582.92	\$ 7,582.92	\$ 7,582.92	\$ 7,582.92	\$ 7,582.92	\$ 7,582.92	\$ 7,810.41	\$ 7,810.41	\$ 91,450.04
Sunshine Dental	\$ 1,807.48	\$ 1,861.70	\$ 1,861.70	\$ 1,861.70	\$ 1,861.70	\$ 1,861.70	\$ 1,861.70	\$ 1,861.70	\$ 1,861.70	\$ 1,861.70	\$ 1,861.70	\$ 1,861.70	\$ 20,478.75
Copperstate Security	\$ 1,654.67	\$ 1,654.67	\$ 1,654.67	\$ 1,654.67	\$ 1,654.67	\$ 1,654.67	\$ 1,654.67	\$ 1,654.67	\$ 1,654.67	\$ 1,654.67	\$ 1,654.67	\$ 1,654.67	\$ 19,856.04
Cobblestone Village Nail Salon	\$ 3,816.69	\$ 3,816.69	\$ 3,816.69	\$ 3,816.69	\$ 3,816.69	\$ 3,816.69	\$ 3,816.69	\$ 3,816.69	\$ 3,816.69	\$ 3,816.69	\$ 3,816.69	\$ 3,816.69	\$ 45,800.23
AVAILABLE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
San-Mar Enterprises (Arizona Hair)	\$ 1,570.67	\$ 1,570.67	\$ 1,570.67	\$ 1,570.67	\$ 1,570.67	\$ 1,570.67	\$ 1,570.67	\$ 1,617.79	\$ 1,617.79	\$ 1,617.79	\$ 1,617.79	\$ 1,617.79	\$ 19,083.61
HonorHealth	\$ 9,651.00	\$ 9,651.00	\$ 9,917.90	\$ 9,917.90	\$ 9,917.90	\$ 9,917.90	\$ 9,917.90	\$ 9,917.90	\$ 9,917.90	\$ 9,917.90	\$ 9,917.90	\$ 9,917.90	\$ 118,481.00
Phenix Salon Suites	\$ 7,125.00	\$ 7,125.00	\$ 7,125.00	\$ 7,125.00	\$ 7,125.00	\$ 7,362.06	\$ 7,362.06	\$ 7,362.06	\$ 7,362.06	\$ 7,362.06	\$ 7,362.06	\$ 7,362.06	\$ 87,159.42
Leslie's Poolmart	\$ 5,353.33	\$ 5,353.33	\$ 5,353.33	\$ 5,353.33	\$ 5,353.33	\$ 5,353.33	\$ 5,353.33	\$ 5,353.33	\$ 5,353.33	\$ 5,353.33	\$ 5,353.33	\$ 5,353.33	\$ 64,239.96
Bashas'	\$ 22,933.46	\$ 22,933.46	\$ 22,933.46	\$ 22,933.46	\$ 22,933.46	\$ 22,933.46	\$ 22,933.46	\$ 22,933.46	\$ 22,933.46	\$ 22,933.46	\$ 22,933.46	\$ 22,933.46	\$ 275,201.52
212 Ice Cream Studio	\$ 2,084.50	\$ 2,084.50	\$ 2,084.50	\$ 2,084.50	\$ 2,084.50	\$ 2,084.50	\$ 2,084.50	\$ 2,084.50	\$ 2,084.50	\$ 2,084.50	\$ 2,084.50	\$ 2,084.50	\$ 25,014.00
Mucha Lucha Taco Shop	\$ 2,646.42	\$ 2,646.42	\$ 2,646.42	\$ 2,646.42	\$ 2,646.42	\$ 2,646.42	\$ 2,646.42	\$ 2,646.42	\$ 2,646.42	\$ 2,646.42	\$ 2,725.81	\$ 2,725.81	\$ 31,915.83
Dr. Lee's Acupuncture (JYK Corporation)	\$ 1,456.00	\$ 1,456.00	\$ 1,456.00	\$ 1,456.00	\$ 1,456.00	\$ 1,456.00	\$ 1,456.00	\$ 1,456.00	\$ 1,456.00	\$ 1,456.00	\$ 1,543.50	\$ 1,543.50	\$ 17,647.00
Cobblestone Vet Care	\$ 3,560.24	\$ 3,560.24	\$ 3,560.24	\$ 3,560.24	\$ 3,560.24	\$ 3,560.24	\$ 3,667.05	\$ 3,667.05	\$ 3,667.05	\$ 3,667.05	\$ 3,667.05	\$ 3,667.05	\$ 43,363.72
Zegall LLC (Jewelry)	\$ 2,729.17	\$ 2,729.17	\$ 2,729.17	\$ 2,770.11	\$ 2,811.05	\$ 2,811.05	\$ 2,811.05	\$ 2,811.05	\$ 2,811.05	\$ 2,811.05	\$ 2,811.05	\$ 2,811.05	\$ 33,445.98
Gold Mountain Garment Cleaners	\$ 1,532.13	\$ 1,532.13	\$ 1,532.13	\$ 1,532.13	\$ 1,532.13	\$ 1,532.13	\$ 1,532.13	\$ 1,578.09	\$ 1,578.09	\$ 1,578.09	\$ 1,578.09	\$ 1,578.09	\$ 18,615.38
AVAILABLE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AVAILABLE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Joyful Yoga Studio	\$ 4,942.76	\$ 4,942.76	\$ 4,942.76	\$ 4,942.76	\$ 4,942.76	\$ 4,942.76	\$ 4,942.76	\$ 4,942.76	\$ 5,091.04	\$ 5,091.04	\$ 5,091.04	\$ 5,091.04	\$ 59,906.25
AVAILABLE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MUG (Men's Ultimate Grooming)	\$ 2,501.69	\$ 2,501.69	\$ 2,501.69	\$ 2,501.69	\$ 2,501.69	\$ 2,501.69	\$ 2,501.69	\$ 2,576.74	\$ 2,576.74	\$ 2,576.74	\$ 2,576.74	\$ 2,576.74	\$ 30,395.53
TOTAL	\$ 85,714.68	\$ 85,768.91	\$ 86,035.81	\$ 86,076.75	\$ 86,117.68	\$ 86,354.74	\$ 86,461.55	\$ 86,629.69	\$ 86,777.97	\$ 86,777.97	\$ 87,172.35	\$ 87,255.35	\$ 1,035,335.97



	July 2019 Year Forward Current at 94% Occupancy		July 2019 Year Forward Proforma with 5% Shop Space	
Base Rent	\$1,035,336		\$1,140,492	
Administrative Income	\$19,500		\$19,500	
CAM Recapture	\$264,614		\$281,381	
Scheduled Gross Income	\$1,319,450		\$1,441,373	
Vacancy Factor	ACTUAL		\$51,835	
Adjusted Gross Income	\$1,319,450		\$1,389,538	
Total Operating Expenses	\$281,381		\$281,381	
Net Operating Income	\$1,038,069	7.04%	\$1,108,157	7.51%
Debt Service	\$496,776		\$496,776	
Pre-Tax Cash Flow	\$541,294	7.14%	\$611,382	8.07%
Principal Paydown	\$116,109		\$116,109	
Total Return	\$657,403	8.67%	\$727,491	9.60%

Operating Expenses	2017 Expenses		2018 Expenses	
Taxes - Property	\$ 130,107	\$1.33 psf	\$ 133,250	\$1.36 psf
Fire Alarm	\$ 1,300	\$0.01 psf	\$ 1,300	\$0.01 psf
Pest Control	\$ 1,379	\$0.01 psf	\$ 1,400	\$0.01 psf
Insurance	\$ 21,534	\$0.22 psf	\$ 16,000	\$0.16 psf
Janitorial Expenses	\$ 15,478	\$0.16 psf	\$ 15,500	\$0.16 psf
Trash Removal/Disposal Fees	\$ 7,370	\$0.08 psf	\$ 7,370	\$0.08 psf
Repair and maintenance	\$ 48,010	\$0.49 psf	\$ 50,000	\$0.51 psf
Utilities	\$ 22,676	\$0.23 psf	\$ 23,000	\$0.23 psf
Property Management Fees	\$ 49,000	\$0.50 psf	\$ 33,561	\$0.34 psf
TOTAL	\$ 296,853	\$3.03 psf	\$ 281,381	\$2.87 psf



LENDER:	UBS AG
Origination Date:	November 30, 2016
Original Loan Amount:	\$7,450,000
Current Loan Balance (as of July 1, 2019)	\$7,169,693
Interest Rate:	5.306%
Monthly Debt Service:	\$41,398
Annual Debt Service:	\$496,776
Amortization Period:	30 Years
Maturation Date:	November 30, 2026
Principal Paydown (12 Months)	\$119,223
Pre-payment Penalty:	Yield Maintenance



HONOR HEALTH

With an expansive network of more than 400 physicians and other providers serving patients in more than 70 locations across the Valley, HonorHealth Medical Group is delivering the care you want, when and where you need it most. With roots dating back to 1996, HonorHealth Medical Group delivers primary and specialty care as well as immediate/urgent care services. Physicians treat patients of all ages. You'll find practice locations in the cities where you live, work and play, including Anthem, Cave Creek, Glendale, Mesa, Peoria, Phoenix, Scottsdale and Tempe.



PHENIX SALON SUITES

Phenix Salon Suites is changing the Salon Industry. Founded by a family of Salon Professionals with over 85 years of Salon Industry experience, Phenix Salon Suites is poised to be the premier provider of Salon Suite concepts throughout the United States and Internationally. Phenix Salon Suites is the fastest growing "Salon Suite" concept in the US. The company began expanding in 2012 and opened 26 new locations in 2012. The company now has 200 new locations with over 300 locations slated to be opened in the next couple of years. The franchisee has multiple stores.



LESLIE'S POOL SUPPLIES

Leslie's was founded in 1963 by partners Phil Leslie and Ray Cesmat who were working out of a backyard shed in North Hollywood, California. Since then, over 55 years later, Leslie's Poolmart, Inc. "The World's Largest Retailer of Swimming Pool Supplies" continues its dedication to making pool care easy. With over 900 locations in 35 states across the country, Leslie's also operates five distribution centers to support Retail, Commercial and eCommerce sales. The Leslie's team consists of 5,000 dedicated members nationwide in season and is growing every year.



BY THE YARD

By The Yard is a family-owned business founded in 1987 by John Micsko with a mission to make clients happy by providing them with beautiful fabrics and interior design services to refine their home. The By The Yard team's experienced design consultants will help create your one-of-a-kind piece, whether it is a pillow or an entire home makeover, By The Yard provides quality craftsmanship and product innovation. Let By The Yard help you make your home beautiful!





JOYFUL YOGA

Joyful Yoga is more than a yoga studio, also offering Zumba®, Pilates, Barre, TRXpress, and Pound Fitness classes. The Joyful Yoga goal is to make their various styles of exercise available to all levels and work with you to help you achieve your fitness and/or your healing goals. Certified instructors create a nurturing and comfortable class environment, have in-depth knowledge of their fitness specialty and are available for clients both before and after class. Most class sizes allow for more personalized client attention.



COBBLESTONE VETERINARY CARE

Cobblestone Veterinary Care is owned and operated by Dr. Andrew Marsh and Dr. Amy Jundt, a husband and wife team passionate about being your local source for veterinary care and peace of mind. They are proud to serve South Tempe, Chandler, and the surrounding areas in AZ for everything pet related. Cobblestone Veterinary Care stays on top of the latest advances in veterinary technology and above all, remembers that all pets needs to be treated with loving care at every check-up, procedure, or surgery.



212 ICE CREAM STUDIO

Established in 2018, 212 Ice Cream Studio hand picks their ingredients by purchasing only local, organic, and farm fresh fruits. They offer 212 combinations of flavors and toppings. 212 Ice Cream Studio strives to create incredible homemade ice creams that taste as good as they look. They mix and match unusual combinations so that every scoop that they serve meets their customers highest ice cream expectations.



COBBLESTONE SPA & NAILS

Established in 2000, the Cobblestone Spa family owned-and-operated salon has well-trained professionals & a relaxed atmosphere in a very clean setting. In 2013, Cobblestone Nails & Spa expanded and remodeled the salon. The new space is large, clean, light, bright and modern. You will feel refreshed and rejuvenated after your personal treatment guaranteed! Professionals are here to help you relax and unwind your mind and body, to balance your day. Service is friendly and equipment is always clean, disinfected, sterilized for your safety.



Bashas'

Bashas' Family of Stores is a family-owned and operated grocer that began back in 1932 when brothers Ike and Eddie Bashas, Sr. opened the first Bashas' grocery store. Their mission: provide exceptional service, deliver their personal best, exceed customers' expectations and offer quality products at competitive prices.

While much has changed over the years, including the acquisition, development and expansion of our other grocery formats (Bashas' Diné, Food City, AJ's Fine Foods and Eddie's Country Store), their mission remains the same.

They strive to grow and improve their business with a continued focus on the needs of their customers. They remain committed to the betterment of their communities through service and support, as well as the future of their environment through sustainability efforts.

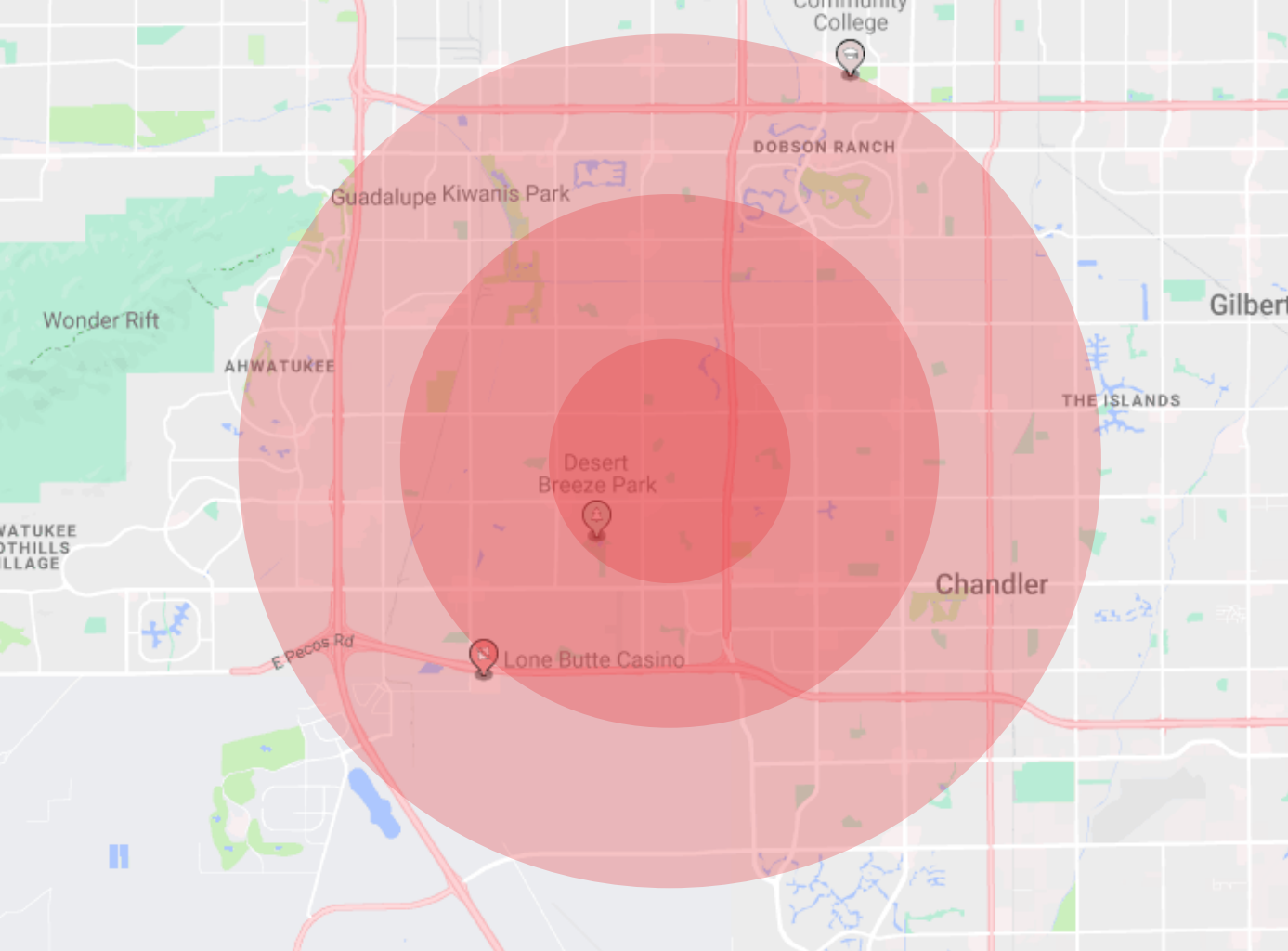
With more than 100 stores across the state, Bashas' is one of Arizona's largest employers. Since their inception in 1932, they have given back more than \$100 million to the communities they serve.

Bashas' has a Distribution Center, located in Chandler, which includes over 16 acres of under-roof space, as well as a full mechanic shop. The perishables area of the Center is temperature- and climate-controlled.



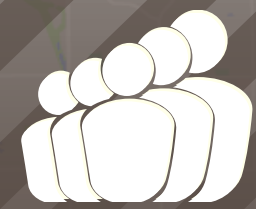
BASHAS' QUICK FACTS

- 118 Total Stores in Arizona and Crownpoint, New Mexico
- Headquartered in Chandler, Arizona
- 9,085 Employees
- Online Business through its Groceries On The Go service

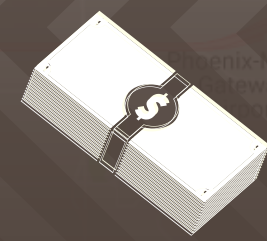


DEMOGRAPHIC HIGHLIGHTS

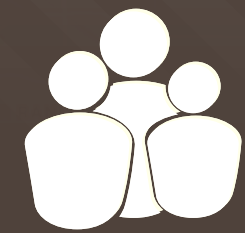
DAYTIME POPULATION
177,630
*5 Mile Radius



AVERAGE HOUSEHOLD INCOME
\$136,621
*1 Mile Radius



MEDIAN AGE
38.8
*5 Mile Radius



2018 SUMMARY (SOURCE: ESRI)	ONE MILE	TWO MILE	THREE MILE
DAYTIME POPULATION	16,006	75,490	177,630
POPULATION	10,365	55,928	122,291
AVG HOUSEHOLD SIZE	2.59	2.51	2.51
AVG HOUSEHOLD INCOME	\$136,621	\$112,808	\$100,173
MEDIAN AGE	47.2	40.2	38.8

COBBLESTONE VILLAGE
SWC MCCLINTOCK DRIVE & WARNER ROAD



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