



PRICE INCLUDES 1.5 ACRES OF DEVELOPABLE LAND FOR FUTURE UPSIDE

ARI SPIRO
O: 480.634.8596
C: 480.292.3697
ari.spiro@orionprop.com

SEAN STUTZMAN
O: 480.634.8194
C: 480.363.4544
sean.stutzman@orionprop.com

DISCLAIMER

All materials and information received or derived from ORION Investment Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither ORION Investment Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. ORION Investment Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ORION Investment Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. ORION Investment Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ORION Investment Real Estate in compliance with all applicable fair housing and equal opportunity laws.



ORION Investment Real Estate
7328 East Stetson Drive | Scottsdale, AZ
www.orionprop.com

PROPERTY SUMMARY



SALE PRICE	\$2,945,000
CURRENT CAP RATE	7.0%
NOVEMBER 2019	7.2% CAP
NOVEMBER 2020	7.4% CAP
NOVEMBER 2021	7.6% CAP
NOVEMBER 2022	7.8% CAP
OCCUPANCY	100%
BUILDING SIZE	12,400 SF
PARCEL SIZE	2.40 Acres
YEAR BUILT REMODELED	1964 2016/2017
ZONING	C-2 & R-5, Phoenix
CROSS STREETS	Central Ave & Carson Rd
TRAFFIC (CENTRAL AVE)	+/- 25,000 VPD

OVERVIEW

South Central Medical Plaza is an opportunity to purchase a 100% occupied medical/dental plaza with an additional +/- 1.5 acres of undeveloped land and parking lot. The major tenant, Tooth Doctor for Kids, recently extended their lease and has 6 locations throughout the Valley. Their parent company is American Dental Partners with locations in 21 states. South Central Medical Plaza benefits from its infill location and exposure along Central Avenue just minutes from Sky Harbor International Airport and Downtown Phoenix. The property has ample parking and has proven to serve a need in the community. At a 7% CAP rate with the ability to build on the additional land, this investment appeals to both the stabilized and upside investor.

HIGHLIGHTS

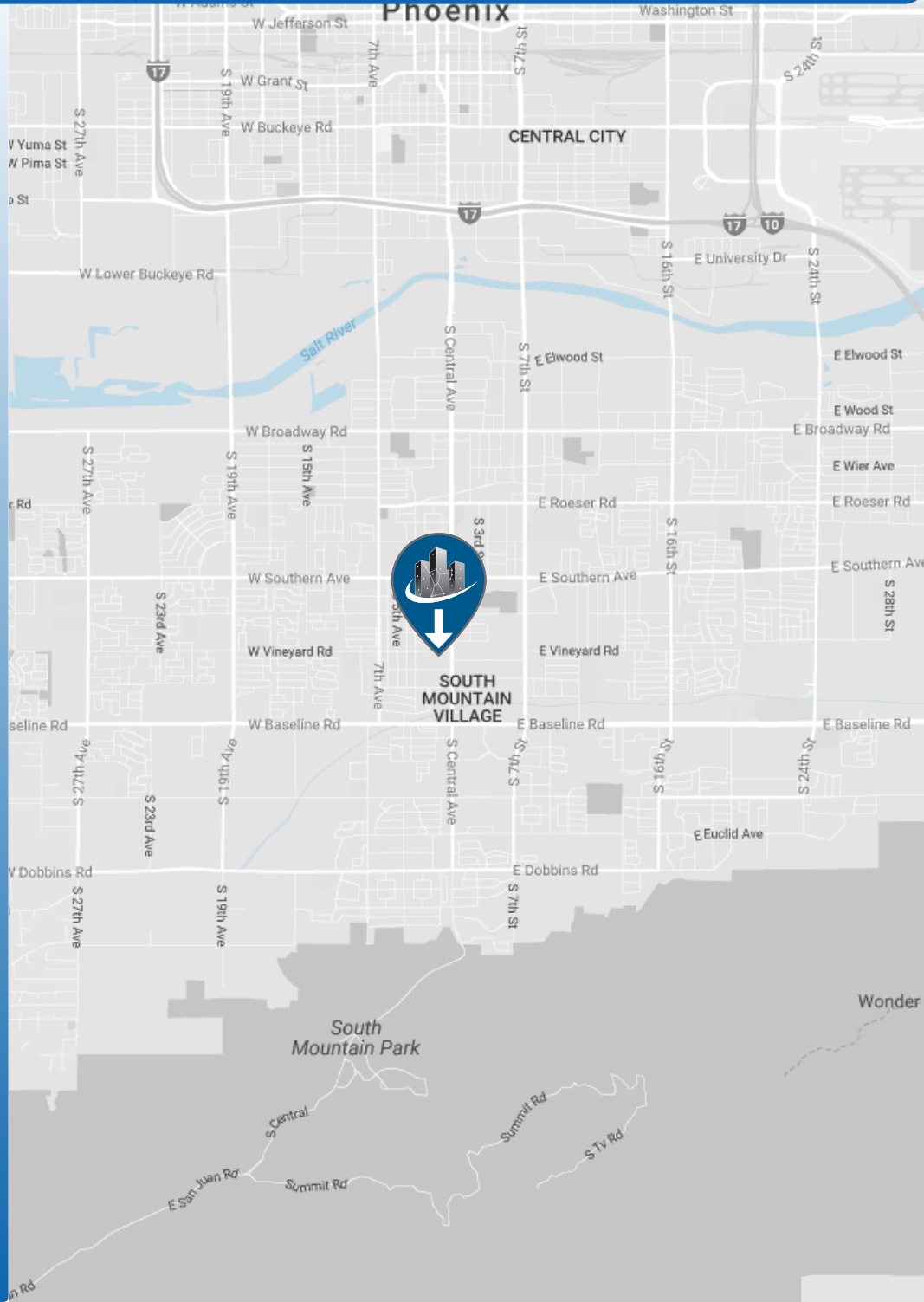
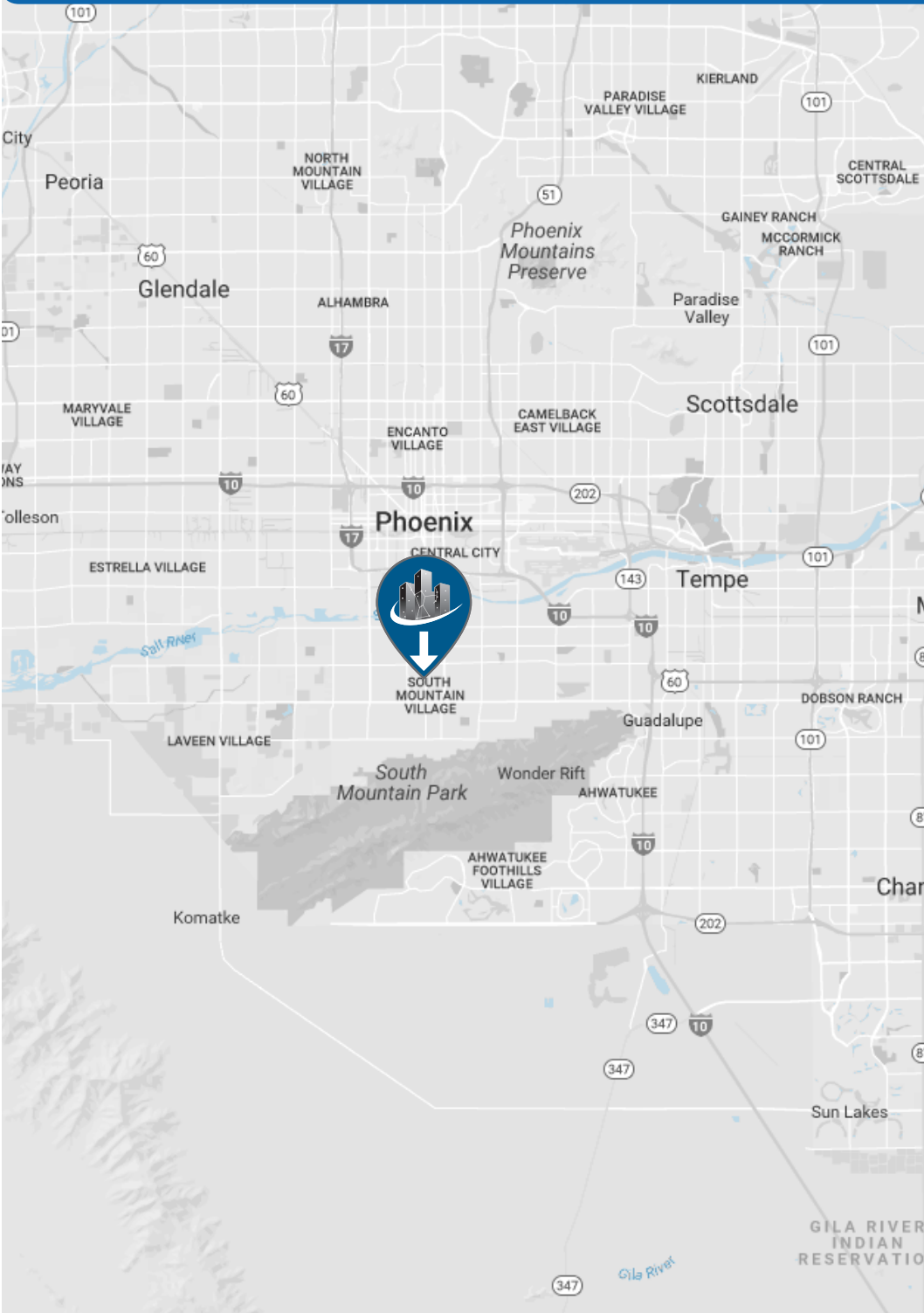
- » Stable Tenancy with the Recent Renewal of American Dental Partners, Inc with Offices in 21 States (tenant since 1994)
- » Opportunity for Upside with Approximately 1.5 Acres of Land Included
- » Recently Upgraded Exterior with Terrific Curb Appeal Along Central Avenue
- » \$200,000 in Recent Capital Improvements - Including New Digital Monument Sign
- » Light Rail Coming Soon - South Central Extension to be Completed by 2023
- » Prominent Monument Signage with a New, Dual-Sided Digital Sign
- » Strong Traffic of 25,000 Vehicles Per Day and Over 337,000 Daytime Population



ADDITIONAL LAND INCLUDED



LOCATION MAPS



PARCEL MAP

Parcel #: 114-11-021D, 114-11-022
Taxes (2017): \$16,566.34



AERIAL MAP



AERIAL MAP

19TH AVENUE

ROESER ROAD

SOUTH MOUNTAIN

RANCH MARKET
HARBOR FREIGHT TOOLS
cricket TITLEMAX

Circle K
Allied Packaging Corporation
SUPER 99

Walgreens
QT QuikTrip

SOUTHERN AVENUE

FOOD CITY
Bank of America

99c ONLY stores
peter piper Pizzeria

CVS pharmacy

SAFeway
RAC Rent-A-Center
Arizona Federal

7TH STREET

VINEYARD ROAD



DOLLAR TREE
SONIC FOOD CITY

ROOSEVELT

McDonald's
LOWE'S
CVS pharmacy
Burger King
Starbucks
goodwill

FAMILY DOLLAR

fray's TACO BELL
U-HAUL TITLEMAX
SUBWAY DISCOUNT TIRE

BASELINE ROAD

metroPCS
Wireless for All

Good Night Pediatrics
18 Night Eye Care (Age 18+)

Auto Zone

CENTRAL AVE: 27,000 VPD

7TH AVENUE

16TH STREET

PHOENIX, AZ

Phoenix is the capital and largest city of Arizona. It is home to 1,563,025 people according to the 2016 U.S. Census estimates. Phoenix is the 13th largest Metropolitan area by population in the United States with 4,400,000 residents. In addition, Phoenix is the county seat of Maricopa County, and is the sixth largest city in the United States by land area. The largest capital city in the United States, Phoenix is the only state capital with over 1,000,000 people. The evolution of Downtown Phoenix over the last 5 years has been significant with more than \$4 Billion invested in office space, retail, restaurants, educational facilities, convention space, and hotels.

Phoenix is the vibrant center of one of the fastest growing job markets and economies in the United States. Phoenix is home to a large number of high-tech, IT, renewable energy and bioscience industries. The city's economic base also includes a viable financial and advanced business services enterprises as well as a robust health sciences sector. The Phoenix area has a talented labor pool with the median age of its population at 33 years old, younger than the national average, and 28 percent of the total population hold a bachelor's degree. Engaged, high-quality colleges and universities are fundamental to a strong and sustainable economy and Phoenix has over 300,000 current college students. All three Arizona public universities have a presence in Phoenix, nine private academic institutions offering undergraduate and graduate degrees are located in Phoenix, and there are 17 other academic institutions.

In a landscape famous for red rocks, blue skies and golden sunshine, Greater Phoenix takes great pride in being green. The Phoenix Convention Center is LEED certified, METRO Light Rail is virtually pollution free, and the City of Phoenix has created more than 80 sustainability programs in water, energy and natural-resource conservation.

Phoenix's beautiful desert landscape and vast-sky sunsets aren't the only reasons people love to live and visit Phoenix. Within the beautiful desert lies urban sophistication: Resorts and spas, stadiums and arenas worthy of the world's biggest sports spectacles, restaurants with inspired cuisine and views, golf courses that beckon players the year round, and shopping centers with some of the best globally recognized brands. Inc. Magazine ranked Phoenix as the best city to start and grow a company and the city ranks as the fastest growing city among cities in the United States with populations greater than one million. In Q1 of 2017 Forbes ranked Phoenix as the metro with the 8th fastest job growth rate among the 100 metro areas analyzed, and also 8th in America's 20 fastest growing cities.



QUICK FACTS

- Capital & Largest City of Arizona
- Most Populous Capital City in Nation
- Best City to Start and Grow a Business
- Population of Over 1.5 Million People
- Fastest Growing City with Over 1 Million People

LIGHT RAIL EXTENSION

ROUTE MAP



PROJECT OVERVIEW

The South Central corridor is one of seven project areas identified by the U.S. Department of Transportation for inclusion in its Ladders of Opportunity Transportation Empowerment Pilot (LadderSTEP) program. The LadderSTEP Pilot program aims to build and restore connections, develop workforce capacity, and catalyze neighborhood revitalization through planned transportation projects.

In January 2016, the Phoenix City Council approved advancing the opening date of the South Central Light Rail Extension from 2034 to 2023. The advancement is funded through Transportation 2050 (T2050), a 35-year multi-modal transportation plan approved by Phoenix voters in August 2015.



QUICK FACTS

- 6 Mile Expansion
- 11 New Stations
- Due for Completion in 2023

PROJECT STATUS - 2018

- Design elements continue to advance with community input.
- Phoenix City Council and Valley Metro Rail Board approved project expansion in late 2017. Expansion includes a transfer hub into downtown Phoenix.
- Public meetings in January 2018 gathered community input on initial design.



PROJECT SCHEDULE



FINANCIAL ANALYSIS

Unit(s)	Tenant	Square Footage	Percent	Lease Term	Monthly Rent	Annual Rent	CAM Rec./Area
A	A Tooth Doctor for Kids	10,400	83.87%	11/01/94 to 10/31/23	\$ 15,175.33 \$ 1.46	\$ 182,104 \$ 17.51	NNN
<p><i>Notes: A Tooth Doctor for Kids is an affiliate of American Dental Partners, Inc. with offices in 21 states. Rent Increases 3% per year.</i></p>							
B	Family Tree Health Care	2,000	16.13%	09/15/17 to 11/30/19	\$ 2,000.00 \$ 1.00	\$ 24,000 \$ 12.00	Modified Gross

OCCUPIED	12,400	\$ 17,175	\$ 206,104
-----------------	---------------	------------------	-------------------

Income & Expense Information		November 2018 Occupancy (100%)
Base Rental Revenue		\$ 212,667
CAM Recapture		\$ 34,037
Scheduled Gross Income		\$ 246,704
Estimated Operating Expenses		
Maintenance/Repairs	\$ 4,780.00	\$ 0.39 psf
HVAC Maintenance	\$ 1,309.00	\$ 0.11 psf
Insurance	\$ 3,925.50	\$ 0.32 psf
Landscaping	\$ 675.00	\$ 0.05 psf
Management	\$ 2,025.00	\$ 0.16 psf
Monument Sign	\$ 2,007.50	\$ 0.16 psf
Pest Control	\$ 1,508.00	\$ 0.12 psf
Plumbing	\$ 328.75	\$ 0.03 psf
Property Taxes	\$ 17,728.75	\$ 1.43 psf
Roof Repairs	\$ 1,500.00	\$ 0.12 psf
Lighting Repairs	\$ 4,795.00	\$ 0.39 psf
Total Operating Expenses	\$ 40,582.50	\$ 3.27 psf
Less Total Operating Expenses		\$ 40,583
Net Operating Income		\$ 206,122



- www.amdpi.com
- www.toothdoctorarizona.com

American Dental Partners (ADPI) was founded in 1995, in a time when the dental profession was fragmented, decentralized and not positioned for the future. Over 80% of dentists practiced alone, struggling with balancing the day-to-day demands of running a practice. ADPI had a vision to make a change that would evolve dentistry methodologies and practice.

Today, American Dental Partners is an integral partner for more than 20 forward-thinking affiliated dental groups across the nation. On a daily basis, ADPI provide business services for these multidisciplinary dental groups. While keeping a finger on the pulse of the profession as needs and opportunities continue to evolve.

A Tooth Doctor for Kids is an affiliated dental group of ADPI, with 7 locations across the country. All offices of a Tooth Doctor for Kids follow the guidelines of the American Academy of Pediatric Dentistry (AAPD). Tooth Doctors for Kids in Arizona has achieved the accreditation by the Accreditation Association for Ambulatory Health Care (AAAHC).



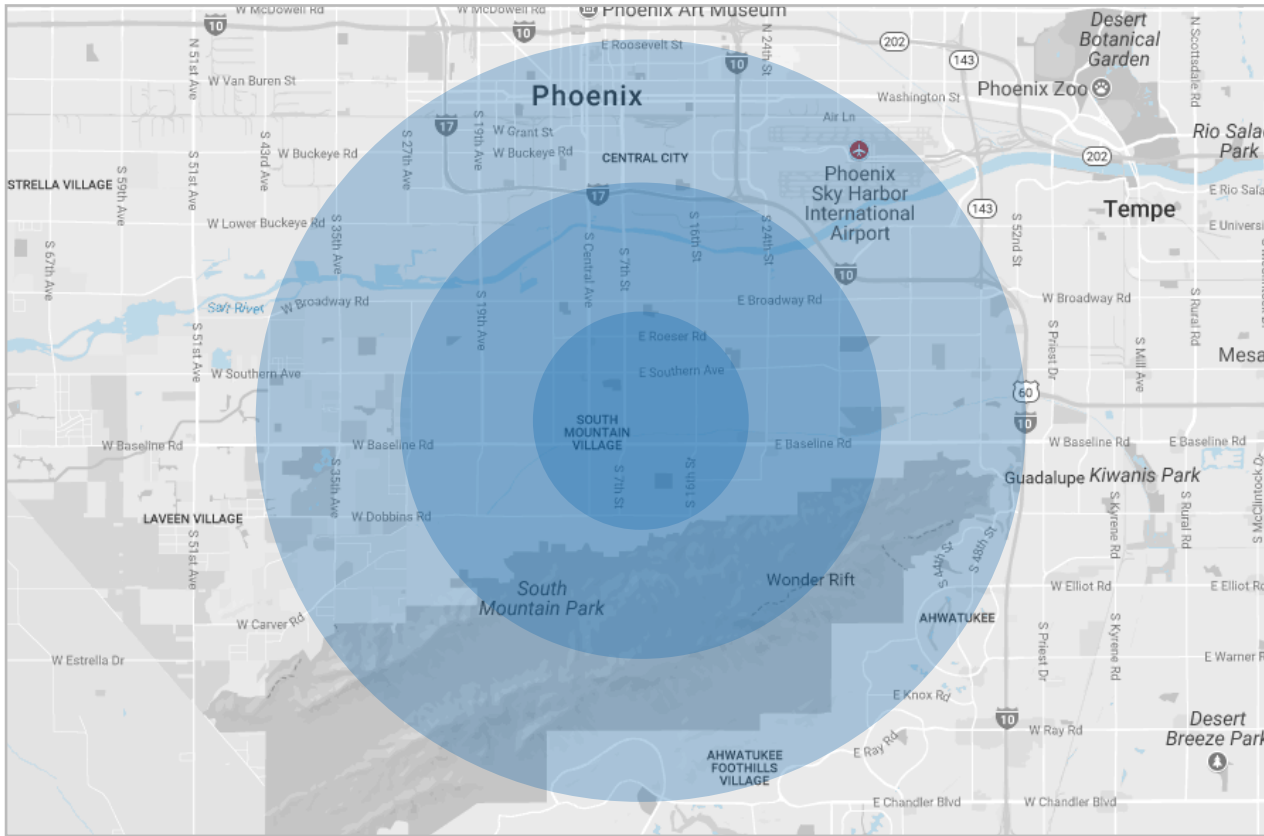
- www.familytreehealthcare.org

Family Tree Healthcare began as Family Tree Parenting Services in 2003, a non-profit Arizona based company made up of a culturally diverse staff and board of directors with more than 85 joint years of community service in working with families. These years of experience come from various fields including social work, education, medicine, information management and administration.

FTHC focuses on the unique circumstances of women of color as they face issues related to domestic violence - including intimate partner violence, child abuse, elder maltreatment, and community violence. Their goal is to enhance society's understanding of and ability to end domestic violence in the minority and low-income community. Within this context, Family Tree Healthcare works with primarily with the African-American and Native American communities.

Family Tree Healthcare is happily sponsored by Verizon Wireless and The City of Tempe Arizona.

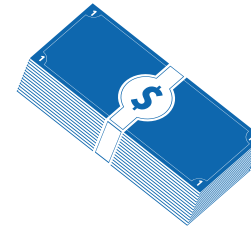
DEMOGRAPHICS



DEMOGRAPHIC HIGHLIGHTS



DAYTIME POPULATION
337,626
* 5 Mile Radius



AVERAGE HOUSEHOLD INCOME
\$58,546
* 5 Mile Radius



MEDIAN AGE
29.1
* 1 Mile Radius

2017 SUMMARY

	ONE MILE	THREE MILE	FIVE MILE
DAYTIME POPULATION	22,207	119,601	337,626
POPULATION	18,296	97,455	180,819
AVG HOUSE SIZE	3.40	3.40	3.27
AVG INCOME	\$46,532	\$57,539	\$58,546
MEDIAN AGE	29.1	30.4	29.7

CALL TODAY TO
BOOK AN APPOINTMENT
602-243-1169

A Tooth
Doctor for
Kids
602-276-1029

BRACES FOR
LESS 602-243-1169

FAMILY TREE
HEALTHCARE
FAMILY PRACTICE

7002
7008



FAMILY TREE
HEALTHCARE
Family Practice
602.499.4221

EXCLUSIVELY LISTED BY

ARI SPIRO

O: 480.634.8596

C: 480.292.3697

ari.spiro@orionprop.com

SEAN STUTZMAN

O: 480.634.8194

C: 480.363.4544

sean.stutzman@orionprop.com

