



## Owner/user purchase with potential seller financing.

### Offering Summary

Sale Price:	\$1,585,000
Building Size:	10,925 SF
Available SF:	1,084 - 6,458 SF
Price / SF:	\$145.08
Year Built:	1983
Zoning:	C-1
Market:	Office
Lot Size	0.5 Acres

- Located in Midtown Phoenix close to restaurants and retail
- Proximity to light rail and I-10 Freeway

### Get more information

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2720 East Camelback Road, Suite 150  
Phoenix, AZ 85016  
480 994 8155



**Lease Information**

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,084 - 6,458 SF	Lease Rate:	\$19.00 SF/yr

**Available Spaces**

Suite	Tenant	Size (SF)
Suite 100	Available	1,084 SF
Suite 102	Available	6,458 SF



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## Office building for sale or lease

531 E Thomas Road, Phoenix, AZ 85012



**AVISON  
YOUNG**

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# Office building for sale or lease

531 E Thomas Road | Phoenix, AZ 85012

Gross Scheduled Income with Owner/User in 6,450 SF (\$17/SF)	\$165,020
Annual Expenses:	<u>-\$71,681 (\$6.56/SF)</u>
NOI:	\$93,339

Proposed Owner/User Purchase Terms with SBA 10% Down Financing	
Sale Price:	\$1,585,000
Down Payment:	\$158,500
<u>Legal and closing costs:</u>	<u>\$20,000</u>
Initial Investment:	\$178,500

## Proposed Loan Terms

Principal balance of \$1,426,500.00 at 4% interest amortized over 25 years = monthly mortgage payment of \$7,548.97 and an annual mortgage payment of \$90,588.00 (\$8.29/SF of building).

Annual income at 90% occupancy with buyer occupying 6,450 SF Suite 102 and paying \$17/SF, full service in rent = \$165,020.00.

**NOI:**  
\$93,339

**Annual Debt service**  
(\$90,588)

**Cash After Debt**  
\$2,751

**Principal Reduction on the \$1,426,500 Loan Balance in the First Year**  
\$33,528

**Total Cash Return:**  
\$36,279

**Annual Return on Initial \$178,500 Cash Investment**  
20.3%



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