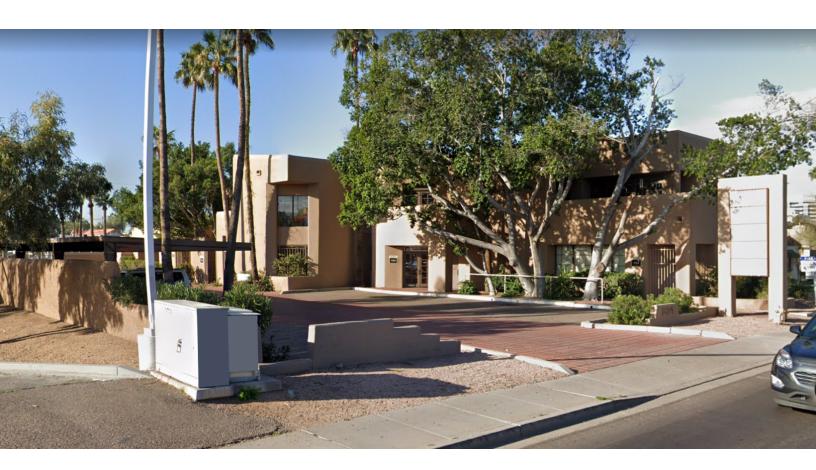


Office building for sale or lease in Midtown Phoenix

531 E Thomas Road Phoenix, AZ 85012



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

Matt Schrauth

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Mark Seale

Principal, Director of Brokerage Services D 480 423 7909 C 602 828 2325

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

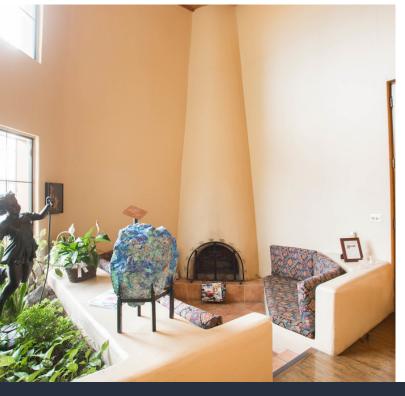
Available Spaces

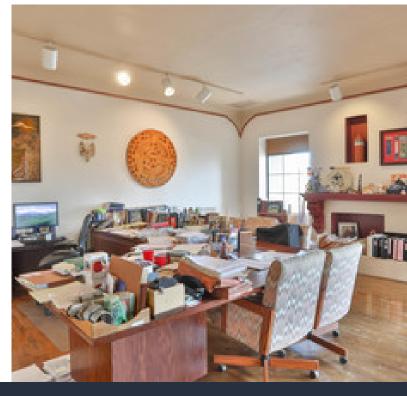
Suite	Tenant	Size (SF)
Suite 100	Available	1,084 SF
Suite 102	Available	6,458 SF

Office building for sale or lease 531 E Thomas Road, Phoenix, AZ 85012





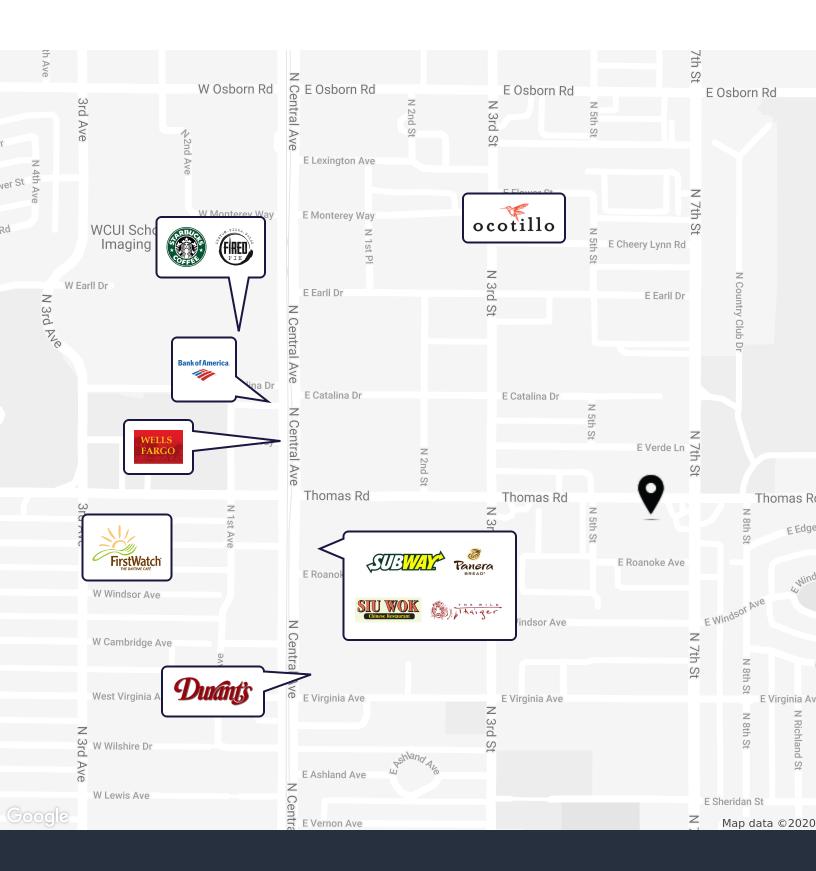






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Mark Seale

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Gross Scheduled Income with Owner/User in 6,450 SF (\$17/SF)

\$165,020

Annual Expenses:

-\$71,681 (\$6.56/SF)

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>

\$20,000

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%

