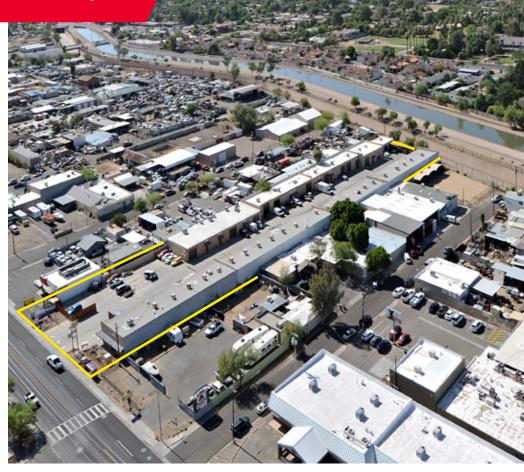
Industrial Investment Opportunity





North Phoenix Incubator Multi-Tenant Industrial Portfolio

Phoenix, AZ

19th Avenue Business Park 9838 N. 19th Avenue Phoenix, AZ Hatcher Industrial Park
1217 W. Hatcher Road
Phoenix, AZ

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EXECUTIVE SUMMARY

Offering Summary

Cushman & Wakefield has been exclusively retained by WLA Investments to present a two property, small bay multi-tenant industrial portfolio totaling 55,031 square feet. The portfolio features over 47 suites which range in size from 800 - 3,760 square feet. The offering creates an opportunity for today's investor to establish an immediate presence in the Phoenix market with upside rent growth opportunity. Both properties have recently had recently undergone extensive capital improvements and have little deferred maintenance requirements. The subject properties are also available individually.

INVESTMENT HIGHLIGHTS

- High Visibility Locations Each property is located on major street corridors with high traffic volumes and easily accessible.
- Hard to Find Small Bays The properties are ideal for small business users. Smaller square footage spaces typically generate higher rental rates. Each suite has one roll up door, office(s), restroom(s) and roll up doors.
- Increase in Occupancy Opportunity With a current overall occupancy rate of 92%, investors will have the ability to increase their yield through tenant rollover and occupancy increases.
- Below Replacement Cost Today's construction costs prohibit developers from building properties with unit sizes as small as the portfolio offers to generate their needed returns.

OFFERING TERMS

Price:	\$3,700,000 (\$67.23 PSF)		
		<u>In Place</u>	<u>Pro Forma</u>
Net Operating Income:	NOI	\$205,670	\$350,878
	Cap Rate	5.6%	9.4%
Address:	Hatcher Industrial Park 1217 W. Hatcher - Phoenix, Arizona 19th Avenue Business Park 9838 N. 19th Avenue - Phoenix, Arizona		
Size/Year Built:		Size (SF)	Year Built
	Hatcher Industrial Park	±37,310	1985
	19th Ave. Business Park	±17,721	1976
	Total	±55,031	_
Occupancy:		Occupied (SF)	Occupancy %
	Hatcher Industrial Park	32,510	87%
	19th Ave. Business Park	15,551	88%
	Total	48,061	87.3%