

Venture Court :: PROFESSIONAL PLAZA

41810 NORTH VENTURE DRIVE | BUILDING E | ANTHEM, ARIZONA 85086

PLAZA  COMPANIES

NOW AVAILABLE

FOR SALE



PROJECT FEATURES

- :: Located in the master-planned community of Anthem
- :: Excellent freeway visibility east of I-17 and south of West Anthem Way exit
- :: Strong Medical and Office tenancy throughout the project
- :: NNN Investments with well established groups & guaranteed leases

FOR MORE INFORMATION

- | | |
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BUILDING SUMMARY

Building Size: 5,689 RSF

Parking Ratio: 5.2 / 1,000

PROJECT OVERVIEW

Building E is part of a 57,000 SF medical and professional office building project

LOCATION OVERVIEW

- Located in the rapidly growing, family-friendly master-planned community of Anthem.
- Excellent freeway visibility east of I-17 and south of West Anthem Way.
- Fully built out medical suite.
- Across from Spectrum Retirement Communities, a 150,000 sf Assisted Living facility (160 units) providing independent, assisted, and memory care options.
- Adjacent to proposed Honor Health medical facility.

DEMOGRAPHICS

- Population: +/- 30,000 (10,106 existing homes; additional 202 by the end of 2018).
- Median household income: \$78,834.
- Median age: 38.

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41810 N. Venture Drive
Building E
Anthem, Arizona 85086

Schedule Of Prospective Cash Flow
In Inflated Dollars for the Fiscal Year Beginning 1/1/2019

For the Years Ending	Year 1 Dec-2019	Year 2 Dec-2020	Year 3 Dec-2021	Year 4 Dec-2022	Year 5 Dec-2023
Potential Gross Revenue					
Base Rental Revenue	\$95,588	\$97,145	\$99,887	\$102,614	\$114,838
Absorption & Turnover Vacancy		(1,252)			
Base Rent Abatements	(18,162)	(213)			
Scheduled Base Rental Revenue	77,426	95,680	99,887	102,614	114,838
Expense Reimbursement Revenue	37,936	41,765	45,584	46,732	48,199
Total Potential Gross Revenue	115,362	137,445	145,471	149,346	163,037
Effective Gross Revenue	115,362	137,445	145,471	149,346	163,037
Operating Expenses					
Insurance	2,990	3,065	3,141	3,220	3,300
Maint & Repairs	2,688	2,814	2,884	2,956	3,030
HVAC	2,453	1,125	1,154	1,183	1,212
Electric - Utilities	895	923	946	969	993
Electric - Recoveries	(895)	(923)	(946)	(969)	(993)
Management Fees 3%	3,461	4,123	4,364	4,480	4,891
Common Area	16,728	17,065	17,492	17,929	18,377
Real Estate Taxes	15,753	16,147	16,550	16,964	17,388
Total Operating Expenses	44,073	44,339	45,585	46,732	48,198
Net Operating Income	71,289	93,106	99,886	102,614	114,839
Leasing & Capital Costs					
Tenant Improvements					
Leasing Commissions	5,017				
Security Deposits	(3,683)				
Investment of Capital	3,683				
Distribution from Investment					
Deposit Refund					
Total Leasing & Capital Costs	5,017				
Cash Flow Before Debt Service & Taxes	\$66,272	\$93,106	\$99,886	\$102,614	\$114,839

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FOR SALE - PROPERTY SUMMARY

Building Size:	5,689 RSF
Total Leased:	5,689 RSF (100%)
Total Vacant:	0 RSF (0%)
Asking Price:	\$1,520,000.00

OVERVIEW

- NNN investment with below market rates.
- Staggered Lease expirations providing stability.
- Unique opportunity for Ownership in the quality commercial development within Anthem
- Tenants in the Building are Desert West Obstetrics, Gynecology and Peak Medical and Schaffer Vision.

ABOUT THE ANTHEM COMMUNITY

Anthem is an unincorporated master planned community in north central Maricopa County. It was founded by Del Webb in 1999 and initially built out in 2008. A new development will add 202 homes to the community by 2020.

It was awarded "Best Master Planned Community" in 2001, named one of Phoenix Magazine's "Best Family-Friendly Neighborhoods" in 2012 and awarded "Best Master Planned Community for Children" in 2016. Anthem is home to residential, commercial, office, industrial and public uses, making it unique as a master planned community. From award-winning parks to quality landscaping, sports programs for all ages to trails, golf courses and more, Anthem is home to more than 27,000 residents and nearly 300 store-front businesses.

• 27,000 residents (approx.)	• 1,400 acres of protected washes and open space
• 10,106 homes (plus 202 by 2020)	• \$78, 834 median household income
• 3 homeowners' associations	• 38.3 years median resident age
• 5,920 acres (9.25 sq. miles) of land	• \$273,552 average price of homes sold (Parkside)
• 15 miles of walking, biking and pedestrian trails	• 17 miles to Phoenix (south to the 101 loop)

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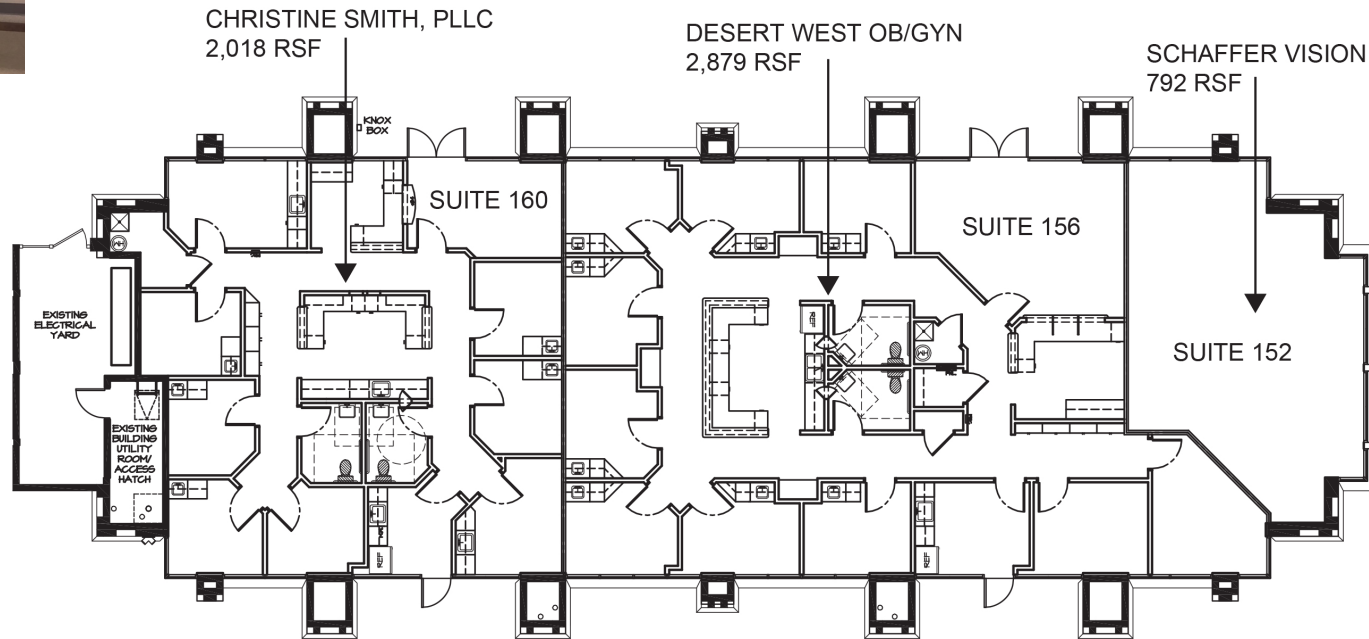
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BUILDING E

5,689 RSF



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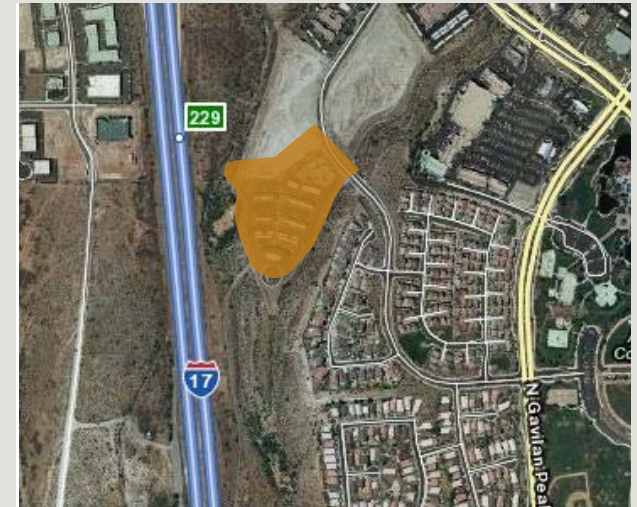
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SITE PLAN



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