

# Executive Summary



## Investment Opportunity

10320 W McDowell Road  
Avondale, Arizona 85392

**NAI**Horizon

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## Property Summary

**NAI Horizon** has been retained as the exclusive advisor for the disposition of the portfolio consisting of 3 office condominium units in Avondale, Arizona with two tenants: Remax Professionals and Title Alliance. Offered at \$1,200,000 a cap rate of 7.0% and 5+ years of term remaining on a NNN lease the assets provide strong cash flow with a stable and successful tenant who has been in business for over 20 years.

Offered for sale is a portion of Building B, located at 10320 W McDowell Road, located in the Gateway Office Park, which consists of 14 separate buildings, constructed in 2004, situated at the northwest corner of McDowell Road and 103rd Avenue. Building B is 3,537 square feet.

### LEASE SUMMARY

<b>Square Feet</b>	<b>Building B</b> 3,537
<b>Lease Start Date</b>	January 1, 2019
<b>Lease Expiration Date</b>	December 31, 2023
<b>Lease Term</b>	5 Years

### INVESTMENT SUMMARY

<b>Offering Price</b>	\$1,200,000
<b>Total Square Feet</b>	±3,537
<b>Price/Square Foot</b>	\$339.27
<b>Year 1 Cap Rate</b>	7.0%
<b>Year 1 NOI</b>	\$83,875.00

### INVESTMENT HIGHLIGHTS

- NNN Investment Opportunity with a 5+ year lease in place.
- 5/1,000 parking ratio, with covered reserved spaces.
- Successful tenants, Remax Professionals and Title Alliance in business for over 20 years.
- The project is located adjacent to the Crossroads at Tolleson Retail Shopping Center which serves the Residents of Avondale, Phoenix, Glendale, Goodyear & Litchfield Park.



# 10320 W McDowell Road

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## Site Plan



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