



Elliot 101 Professional Village

Investment
2955 W Elliot Rd, Bldg 6 Ste #1
Chandler, AZ 85224

NAIHorizon

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The Property

Available Square Footage 2,707 SF

Building Class B

Year Built 2006

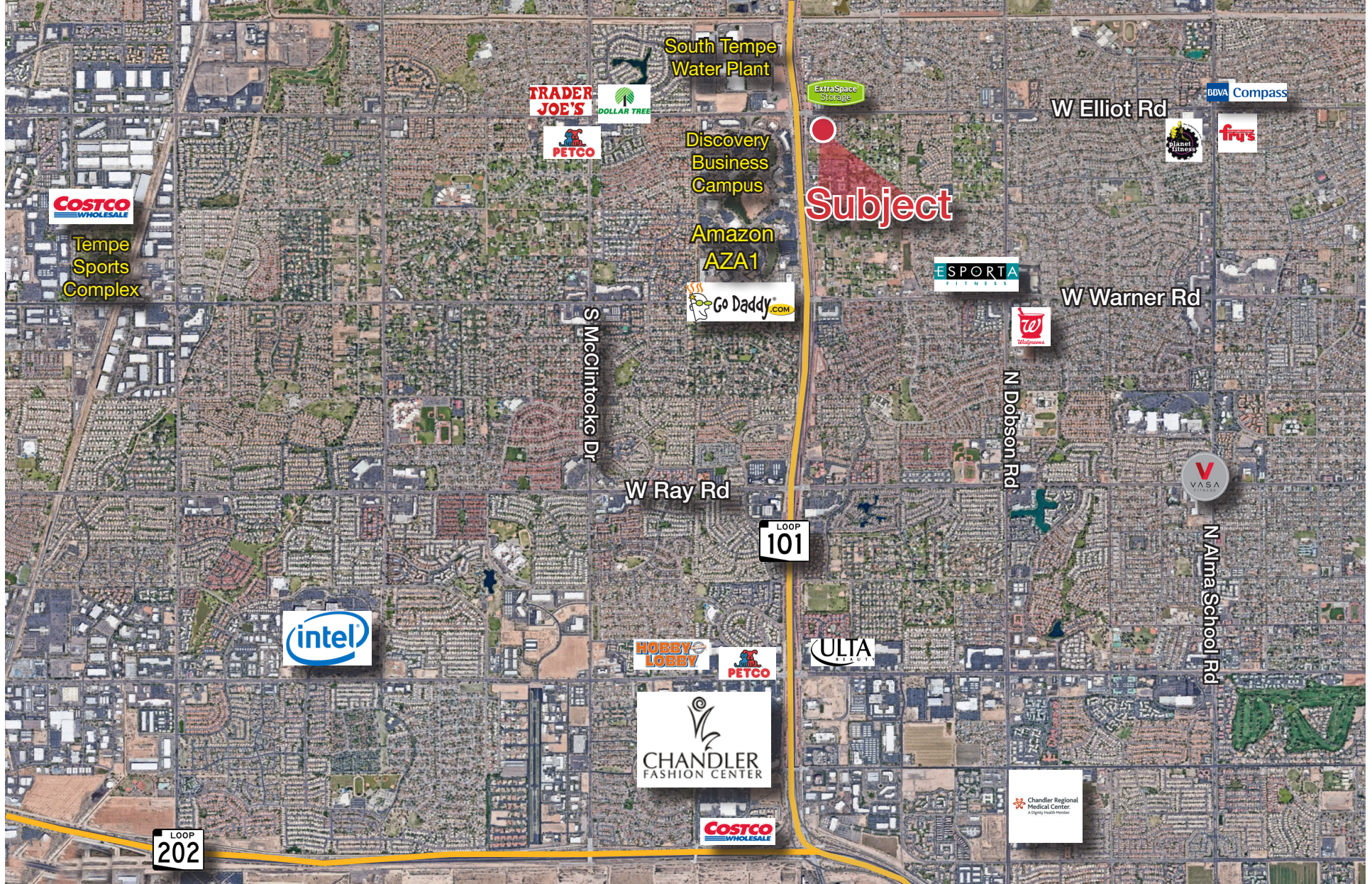
Cross Streets Elliot Rd & 101

Property Amenities & Highlights

- 2,707 SF
- Covered parking included
- Great visibility
- Easy access to Loop 101
- Located near Chandler Fashion Center



Property Aerial



Financial Analysis

Elliot/101 Professional Plaza, Single Tenant Net Leased Investment

2955 W. Elliot Road., Chandler, AZ 85226

ACQUISITION ASSUMPTIONS:

Purchase Price	\$1,250,000
TILC Reserve	\$0
Acquisition Fee	0.00%
Closing Costs	0.00%
Total Capitalization	\$1,250,000
Debt	1,000,000
Equity	250,000
Year 1 NOI	64,272
Acquisition CAP	5.1%
LIRR (10 YR)	13.8%
\$/NRSF	\$ 467

DEBT ASSUMPTIONS:

LTV	80.0%
Acquisition Loan	\$1,000,000
TILC Holdback	\$0
Total Loan	\$1,000,000
Interest Rate	3.45%
Amortization	30 Years
Debt Service	(53,551)
10 Year Net Flows	(78,571)
Projected Sale Year 10	\$ 529
WDP (10 Year)	562,823
WDP X	2.25

OTHER ASSUMPTIONS:

Total SF	2,665
Analysis Starts	Jan 2021
Analysis Ends	Dec 2030
Total Loan	2,678
NRSF	2,678
Lot Size	2,678
Stories	1
Parking Ratio	5.0/1000
From Cash Flow	184,554
Percent	22.34%
From Sale	641,394
Percent	77.66%



		Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Scheduled Base Rental Revenue	2.50%	-	64,272	65,879	67,526	69,214	70,944	72,718	74,536	76,399	78,309	80,267	
Reimbursement Parking Revenue (8)		-	-	-	-	-	-	-	-	-	-	-	
General Vacancy		-	-	-	-	-	-	-	-	-	-	-	
Collection Loss (0%)		-	-	-	-	-	-	-	-	-	-	-	
Effective Gross Revenue		-	64,272	65,879	67,526	69,214	70,944	72,718	74,536	76,399	78,309	80,267	
Water, + Treatmt		-	-	-	-	-	-	-	-	-	-	-	
Refuse		-	-	-	-	-	-	-	-	-	-	-	
Electrical		-	-	-	-	-	-	-	-	-	-	-	
Landscaping + Prkg		-	-	-	-	-	-	-	-	-	-	-	
Insurance		-	-	-	-	-	-	-	-	-	-	-	
Accounting/Legal		-	-	-	-	-	-	-	-	-	-	-	
Repair & Maintenance		-	-	-	-	-	-	-	-	-	-	-	
Exterior Wash		-	-	-	-	-	-	-	-	-	-	-	
Pest Control		-	-	-	-	-	-	-	-	-	-	-	
Fire Life		-	-	-	-	-	-	-	-	-	-	-	
Maintenance,salary		-	-	-	-	-	-	-	-	-	-	-	
UPS		-	-	-	-	-	-	-	-	-	-	-	
Generator		-	-	-	-	-	-	-	-	-	-	-	
Mechanical/HVAC		-	-	-	-	-	-	-	-	-	-	-	
Janitorial		-	-	-	-	-	-	-	-	-	-	-	
Other/Lighting		-	-	-	-	-	-	-	-	-	-	-	
Real Estate Taxes		-	-	-	-	-	-	-	-	-	-	-	
Management Fees		-	-	-	-	-	-	-	-	-	-	-	
Total Operating Expenses		-	-	-	-	-	-	-	-	-	-	-	
Reserve - Parking Lot		-	-	-	-	-	-	-	-	-	-	-	
Reserve - Generators		-	-	-	-	-	-	-	-	-	-	-	
Reserve - Mechanical-HVAC		-	-	-	-	-	-	-	-	-	-	-	
Reserve - UPS/Backup		-	-	-	-	-	-	-	-	-	-	-	
Reserve - Fire Life/Retro		-	-	-	-	-	-	-	-	-	-	-	
Reserve - Roof/Ext Paint		-	-	-	-	-	-	-	-	-	-	-	
Net Operating Income		-	64,272	65,879	67,526	69,214	70,944	72,718	74,536	76,399	78,309	80,267	
Purchase Price		(1,250,000)	-	-	-	-	-	-	-	-	-	-	
Acquisition Loan		1,000,000	-	-	-	-	-	-	-	-	-	-	
Loan Holdback		-	-	-	-	-	-	-	-	-	-	-	
Closing Cost	0.25%	(3,125)	-	-	-	-	-	-	-	-	-	-	
Loan Cost	1.00%	(10,000)	-	-	-	-	-	-	-	-	-	-	
Cap-Ex		-	-	-	-	-	-	-	-	-	-	-	
Tenant Improvements		-	-	-	-	-	-	-	-	-	-	-	
Leasing Commissions		-	-	-	-	-	-	-	-	-	-	-	
Funded Through Reserve		-	-	-	-	-	-	-	-	-	-	-	
Debt Service		-	(53,551)	(53,551)	(53,551)	(53,551)	(53,551)	(53,551)	(53,551)	(53,551)	(53,551)	(53,551)	
Net Cash Flow		(263,125)	10,721	12,328	13,975	15,663	17,393	19,167	20,985	22,848	24,758	26,716	
<i>Cumulative Equity Investment</i>		<i>(263,125)</i>	<i>(263,125)</i>	<i>(263,125)</i>	<i>(263,125)</i>	<i>(263,125)</i>	<i>(263,125)</i>	<i>(263,125)</i>	<i>(263,125)</i>	<i>(263,125)</i>	<i>(263,125)</i>	<i>(263,125)</i>	
Cash-on-Cash Return			4.1%	4.7%	5.3%	6.0%	6.6%	7.3%	8.0%	8.7%	9.4%	10.2%	
Average Cash on Cash			7.0%										
Cap rate			5.83%	6.00%	5.56%	5.23%	5.16%	5.260%	5.360%	5.460%	5.560%	5.660%	
Sales Price		\$	1,142,000	\$ 1,098,000	\$ 1,214,000	\$ 1,323,000	\$ 1,375,000	\$ 1,382,000	\$ 1,391,000	\$ 1,399,000	\$ 1,408,000	\$ 1,418,000	
Less Cost of Sale	6.00%		(69,000)	(66,000)	(73,000)	(79,000)	(83,000)	(83,000)	(83,000)	(84,000)	(84,000)	(85,000)	
Less Mortgage			(955,804)	(932,287)	(899,471)	(867,383)	(836,047)	(805,489)	(775,738)	(746,820)	(718,766)	(691,606)	
Net Proceeds			107,196	99,713	241,529	376,617	455,953	493,511	532,262	568,180	605,234	641,394	
NET CASH FLOWS	IRR	WDP	(263,125)	10,721	12,328	13,975	15,663	17,393	19,167	20,985	22,848	24,758	26,716
1	-55.19%	(145,208)	(263,125)	117,917									
2	-32.68%	(140,363)	(263,125)	10,721	112,041								
3	2.00%	15,427	(263,125)	10,721	12,328	255,503							
4	13.71%	166,178	(263,125)	10,721	12,328	13,975	392,280						
5	15.83%	262,908	(263,125)	10,721	12,328	13,975	15,663	473,346					
6	15.31%	319,632	(263,125)	10,721	12,328	13,975	15,663	17,393	512,678				
7	14.90%	379,369	(263,125)	10,721	12,328	13,975	15,663	17,393	19,167	553,247			
8	14.48%	438,134	(263,125)	10,721	12,328	13,975	15,663	17,393	19,167	20,985	591,028		
9	14.13%	499,946	(263,125)	10,721	12,328	13,975	15,663	17,393	19,167	20,985	22,848	629,992	
10	13.82%	562,823	(263,125)	10,721	12,328	13,975	15,663	17,393	19,167	20,985	22,848	24,758	668,110

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Investment Sale

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