



EXCLUSIVELY LISTED BY

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ORION Investment Real Estate
7328 East Stetson Drive | Scottsdale, AZ
www.orionprop.com

PROPERTY SUMMARY



SALE PRICE	\$2,650,000
PRICE/ SF	\$243.57
CAP RATE	6.50%
BUILDING SIZE	10,880 SF
OCCUPANCY	83%
PARCEL SIZE	1.65 Acres
YEAR BUILT	2008
ZONING	C-C
CROSS STREETS	Ray Rd & Gilbert Rd
TRAFFIC COUNT	+/- 16,171 VPD (Ray Rd)

OVERVIEW

The following is an opportunity to own a stabilized, single tenant AquaSafe Swim School. This is a premier location in Gilbert, Arizona with a state-of-the-art facility, and a strong clientele to support year round classes. AquaSafe is a recognizable brand in the Phoenix Market with a proven track record.

HIGHLIGHTS

- » AquaSafe Swim School Sales Lease Back (10 Years from COE)
- » Well Established Business Model
- » Been at Location Since 2008
- » Terrific Gilbert Location
- » Minutes from Downtown Gilbert Entertainment District



TENANT PROFILE



- » Locations Spread Across the Valley and Growing
- » State of the Art Salt Sanitation Pool System
- » Full-Service Swim School

AquaSafe Swim School provides Scottsdale, North Phoenix, Cave Creek, Fountain Hills, Gilbert, Chandler, Queen Creek, and Mesa families with an alternative to 'typical' swim lessons. They proudly provide year-round, small group instruction in their warm indoor swimming pool where parents can watch their children's progress from the comfortable viewing gallery. AquaSafe's instructors are experienced, caring professionals who have a passion for teaching swimming and water safety.

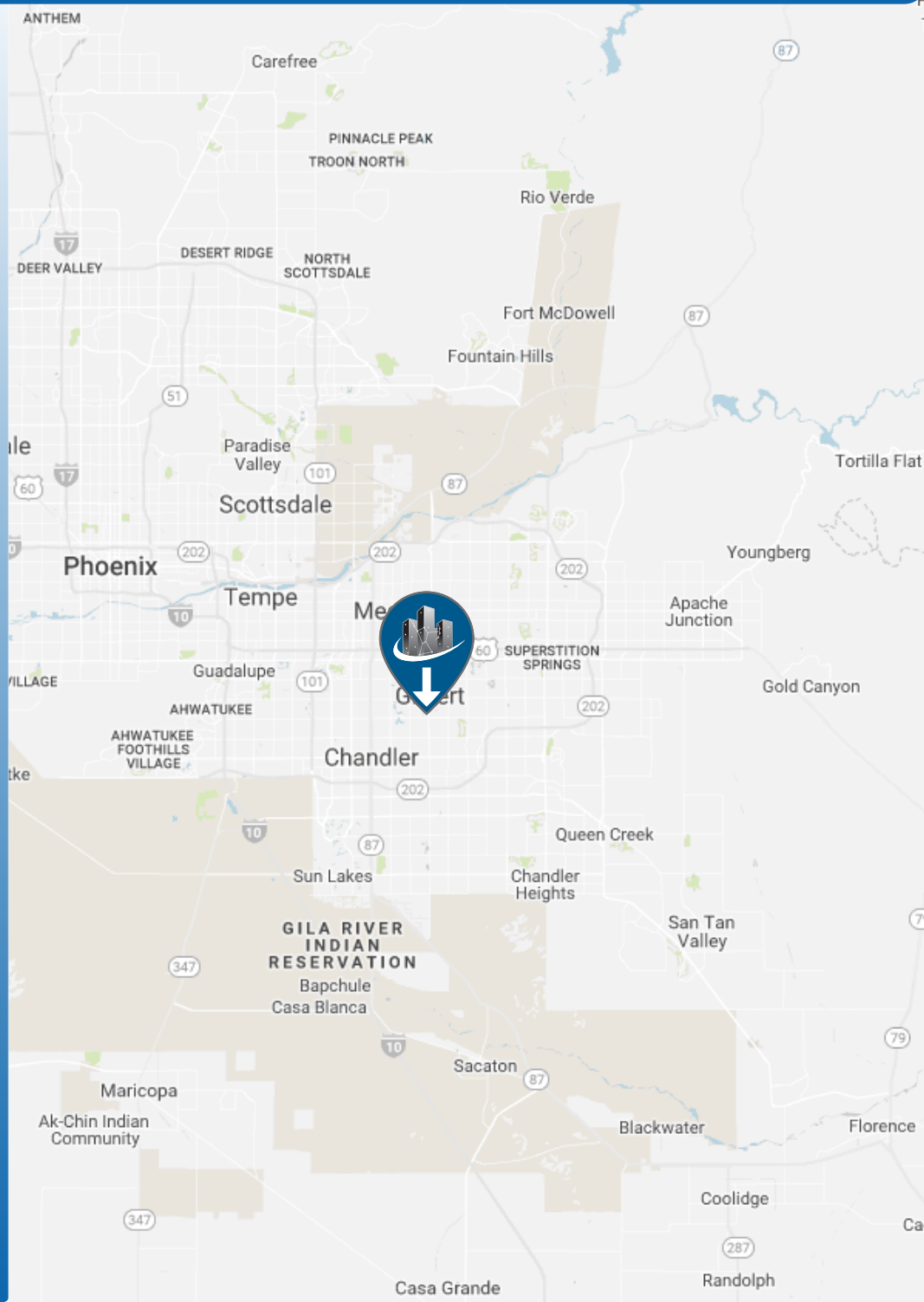
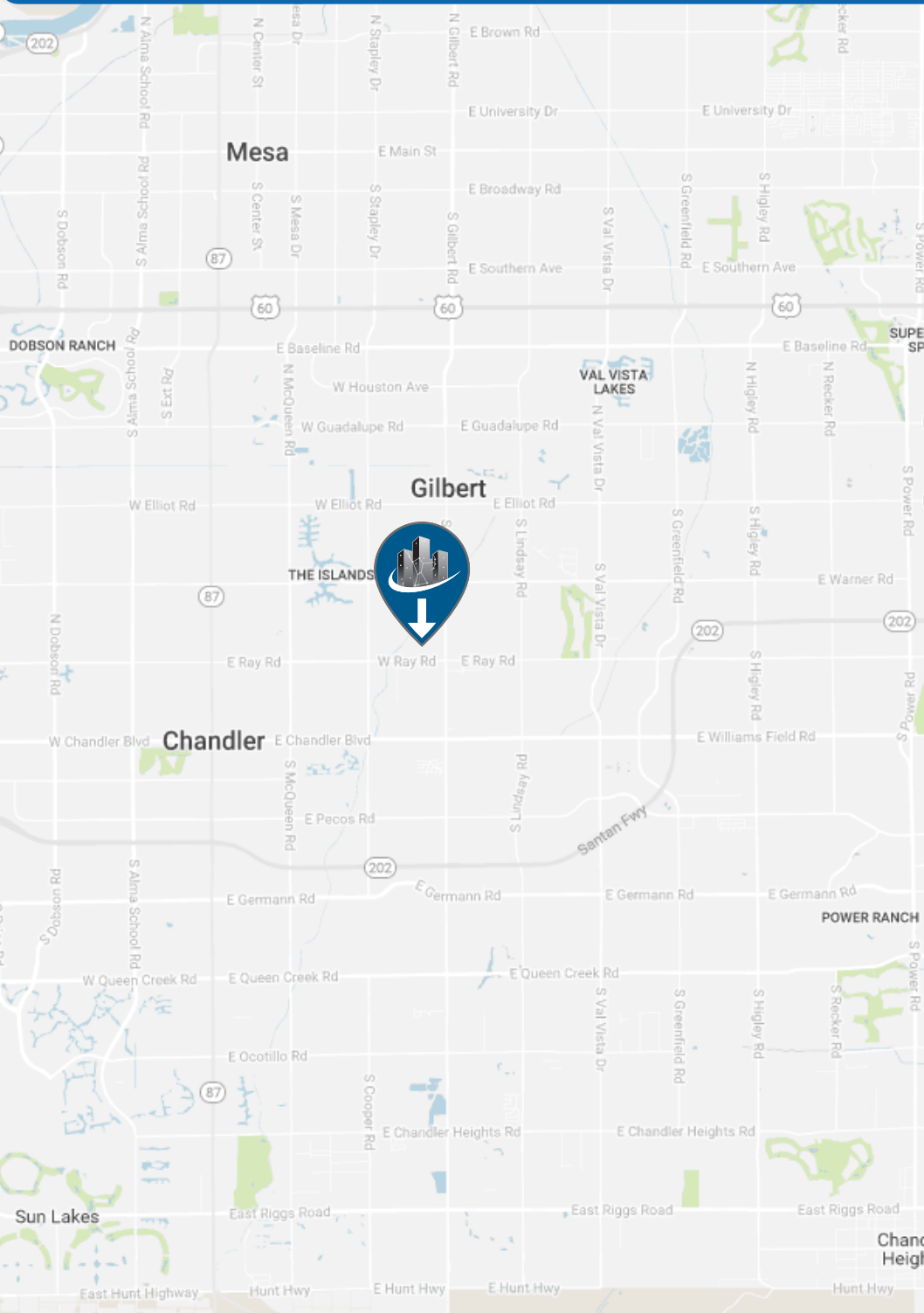
AquaSafe Swim School's state-of-the-art salt sanitation system lets your child swim in a sparkling-clean pool without the chlorine effects of red eyes, itchy skin, green hair, or sensitivity to chlorine in the air.

Gail Spivey, the school's owner, has assembled a team whose combined experience, training, and enthusiasm are unequalled in the Valley.

www.aquasafeswim.com



LOCATION MAPS



PARCEL MAP

Parcel #: 310-11-862
Taxes (2017): \$30,694.60



310-11-862

RAY ROAD: 16,171 VPD



Chevron

AERIAL MAP



GILBERT TOWN SQUARE

LA FITNESS

Albertsons

GILBERT ARIZONA
A Service Organization

TARGET
ROSS DRESS FOR LESS
PETCO
AutoZone

WARNER ROAD

REGAL ENTERTAINMENT GROUP
Brunswick Zone XL
CHIPOTLE MEXICAN GRILL
Bounce U
GILBERT PIZZA
BUFFALO WILD WINGS GRILL & BAR



RAY ROAD

LOOP 202

GILBERT ROAD

LINDSAY ROAD

SANTAN VILLAGE
DICK'S SPORTING GOODS
BEST BUY
Apple
Dillard's
macy's
Harkins Theatres
Disney STORE
FOREVER 21

WILLIAM'S FIELD ROAD

fray's

VIA VISTA DRIVE

KOHL'S
CVS pharmacy
SPROUTS FARMERS MARKET
DOLLAR TREE
charlotte russe

COSTCO WHOLESALE
WinCo FOODS

LOOP 202

MCQUEEN ROAD

CHANDLER-GILBERT COMMUNITY COLLEGE

Walmart Save money. Live better.
Sam's CLUB
Marshalls
JO-ANN fabric and craft stores
OLD NAVY
BED BATH & BEYOND
DSW
OfficeMax

AREA OVERVIEW

Gilbert, Arizona was named the 12th fastest-growing community in the United States in 2016. This renowned city increased in population from 5,717 in 1980 to 247,542 in 2016, US Census Bureau estimate.

Acknowledged as an affluent community, Gilbert is located just 20 minutes southeast of Phoenix and has been recognized as the “7th Happiest Place to Live in the Nation” (2016, Zippia) as well as the nation’s “Top Place to Live and Learn” by GreatSchools.org. C.Q. Press also rated Gilbert the “Safest Municipality in Arizona” in their annual report that released November, 2014.

Gilbert’s charm and diversity attracts visitors from across the United States with a 110-acre nature preserve and wetland, Big League Dreams Sports Park and outstanding restaurants and shopping. In fact, San Tan Village (a Macerich open-air mall) spans 1.2 million square feet and is currently expanding with several new tenants. It sits at the core of a 500-acre mixed use commercial district.

Gilbert has evolved as a highly educated community which supports high-wage jobs in life science and health services, high technology, and clean and renewable energy. The city is also home to several corporate and regional headquarters/ offices in the advanced business services sector.

A rarity for the Phoenix Metro area, Gilbert is served by two major airports: Phoenix Sky Harbor International Airport and Phoenix-Mesa Gateway Airport. There are also 3 state-of-the-art hospitals: Banner Gateway Medical Center, Gilbert Hospital and Mercy Gilbert Medical Center along with Banner MD Anderson Cancer Center (nationally respected cancer treatment centers).

GILBERT HIGHLIGHTS

- Rapid Growth Region
- Average Household Income of \$109,213
- Renowned Hospital/ Medical Facilities
- San Tan Village Shopping District
- Two Major Airports Nearby
- Award Winning City

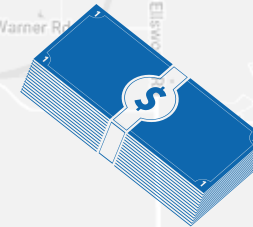


DEMOGRAPHICS

DEMOGRAPHIC HIGHLIGHTS



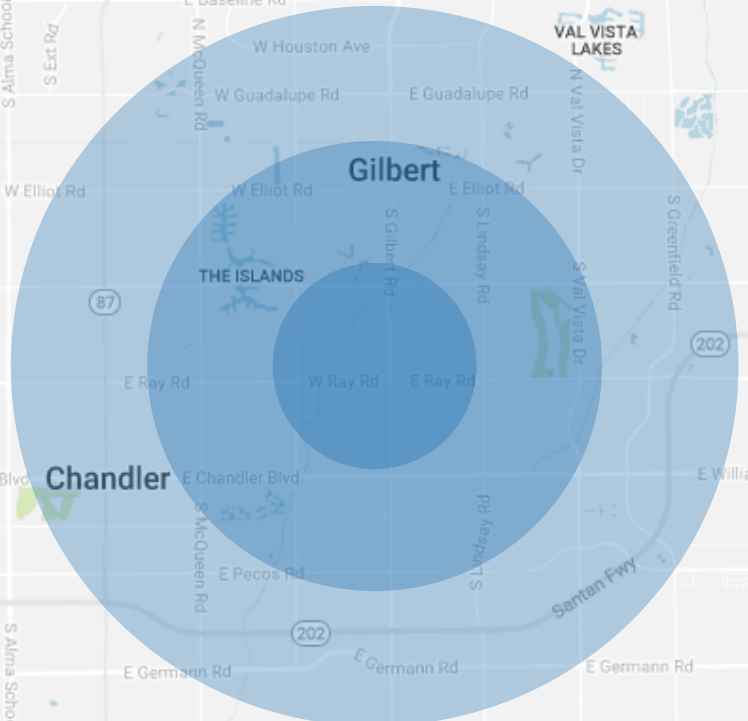
DAYTIME POPULATION
427,586
*5 Mile Radius



AVERAGE HOUSEHOLD INCOME
\$99,675
*1 Mile Radius



MEDIAN AGE
33.6
*5 Mile Radius



2017 SUMMARY	ONE MILE	THREE MILE	FIVE MILE
DAYTIME POPULATION	15,086	166,132	427,586
POPULATION	12,054	129,475	318,649
AVG HOUSE SIZE	3.02	2.91	2.88
AVG HOUSEHOLD INCOME	\$99,675	\$90,926	\$88,925
MEDIAN AGE	37.1	34.3	33.6

FINANCIAL ANALYSIS

Tenant	Square Footage	Lease Start Date	Lease End Date	Rental Rate per Month	Rental Rate per Year	Monthly Rent	Annual Rent	CAM/SF	CAM Total
Aqua Safe*	8,982	COE	10 Years	\$ 1.33	\$ 16.00	\$ 11,976.00	\$ 143,712.00	\$ -	
Vacant (1 Year Rent Guarantee)	1,898			\$ 1.25	\$ 15.00	\$ 2,372.50	\$ 28,470.00		
* 10% Rental Increase Year 5									
Totals	10,880 SF			\$ 1.32	\$ 15.83	\$ 14,348.50	\$ 172,182.00		\$ -

INCOME/EXPENSE INFORMATION

	Actual Occupancy
Base Rent	\$ 172,182
CAM & Insurance Reimbursement	\$ -
Total Revenue	\$ 172,182
Less Vacancy (Actual)	<u>Actual</u>
Adjusted Gross Revenue	\$ 172,182
Less Operating Expenses	\$ 0.00 psf
Net Operating Income	\$ 172,182

Pricing Analysis:

	Pricing	\$/PSF	Actual Cap Rate
List Price Of:	\$2,650,000	\$243.57	6.50%



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