

430

N DYSART RD
GOODYEAR, AZ

6.70%
CAP RATE
STRONG TENANT MIX

BALDRIDGE COMMONS

RARE INVESTMENT PRODUCT

\$4,016,069.82

Flex business park located in a high traffic area. This project is positioned perfectly near stable retail centers and with a tenant mix of e-commerce, contractors, and service providers achieving **diversity and reliable/strong rental income**. New construction with **limited competition**, built with glass fronts and modern construction. **Developed to take advantage of future market trends.**



2 BUILDINGS
±9,141/±12,012



LARGE LOT
±69,323 SF



ZONING: C2
GOODYEAR



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CPI/CPAC

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cplaz.com

430

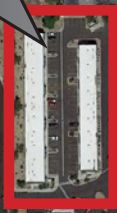
N DYSART RD
GOODYEAR, AZ



Waffle House



BALDRIDGE COMMONS



N Dysart Rd



E Van Buren St



HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices



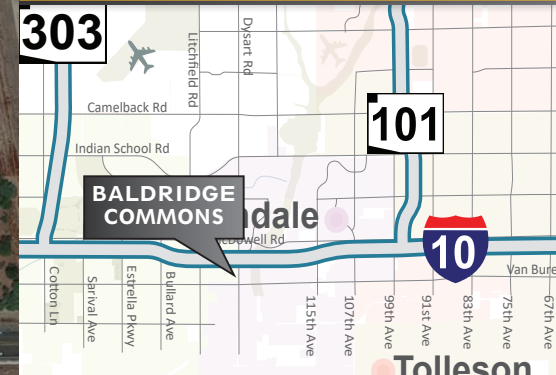
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 GOODYEAR, AZ

BALDRIDGE COMMONS

PROFORMA



Baldridge Commons
 Pro Forma

INCOME	Pro Forma 100% Occupancy	
Rental Income	\$363,763.32	
Less 5% vacancy and reserve	-\$18,188.17	
TOTAL INCOME:		\$345,575.15
OPERATING EXPENSES		
Utilities	\$3,061.08	
Fire System Monitoring/Repair	\$1,140.00	
CAM Cleaning	\$3,360.00	
CAM Supplies	\$652.20	
CAM Admin	\$900.00	
Landscaping	\$4,224.26	
Pest Control	\$600.00	
Trash	\$1,392.00	
Property Management	\$18,188.17	
Insurance	\$4,068.00	
Association	\$10,456.72	
Commission (lease-up)	\$2,959.63	
Property Tax (2020) *	\$25,496.42	
TOTAL OPERATING EXPENSES:	\$76,498.48	
NET OPERATING INCOME:		\$269,076.68
CAP RATE:		6.70%
SALES PRICE:		\$4,016,069.82
SQUARE FEET		21,153
PRICE PER FOOT		\$189.86

* Assumptions are that existing vacant unit is leased up at a rental rate of \$1.55 PSF.