

600 S Dobson Rd, Bldg E-39 & E-42 | Chandler, AZ 85224

NNN Leased Medical Office Investment Offering



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COMMERCIAL PROPERTIES INC.

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

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Chandler, AZ 85224

PROJECT SUMMARY

Address	600 S Dobson Rd, E39 & E-42 Chandler, AZ 85224
Offering	Office Condo
Sale Price	\$1,853,955.14
Price / SF	\$342.06
Current Occupancy	100% Occupied
Total Square Feet	Approx. 5,420 SF
Tax Parcel	303-24-206
Construction	Wood Frame

Demographics	1 Mile	3 Mile	5 Mile
2018 Estimated Population	12,510	111,363	252,583
2023 Projected Population	13,325	119,248	270,407
2018 AVG HH Income	\$72,441	\$74,144	\$80,293
Total Businesses	1,038	4,918	10,673
Total Employees	10,490	54,985	111,230



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 02 13 19

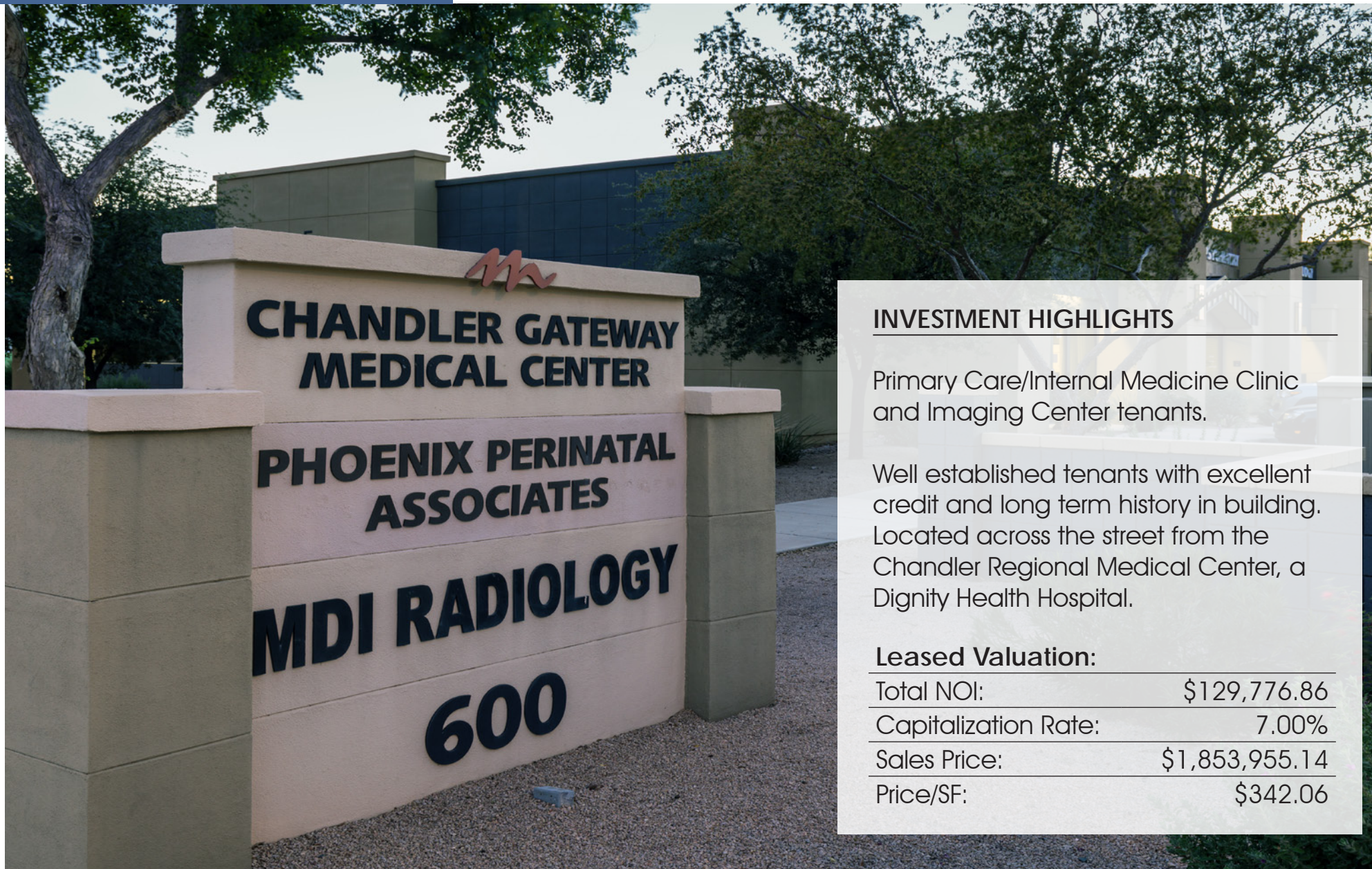
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INTERIOR PHOTOS



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INVESTMENT HIGHLIGHTS



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Primary Care/Internal Medicine Clinic and Imaging Center tenants.

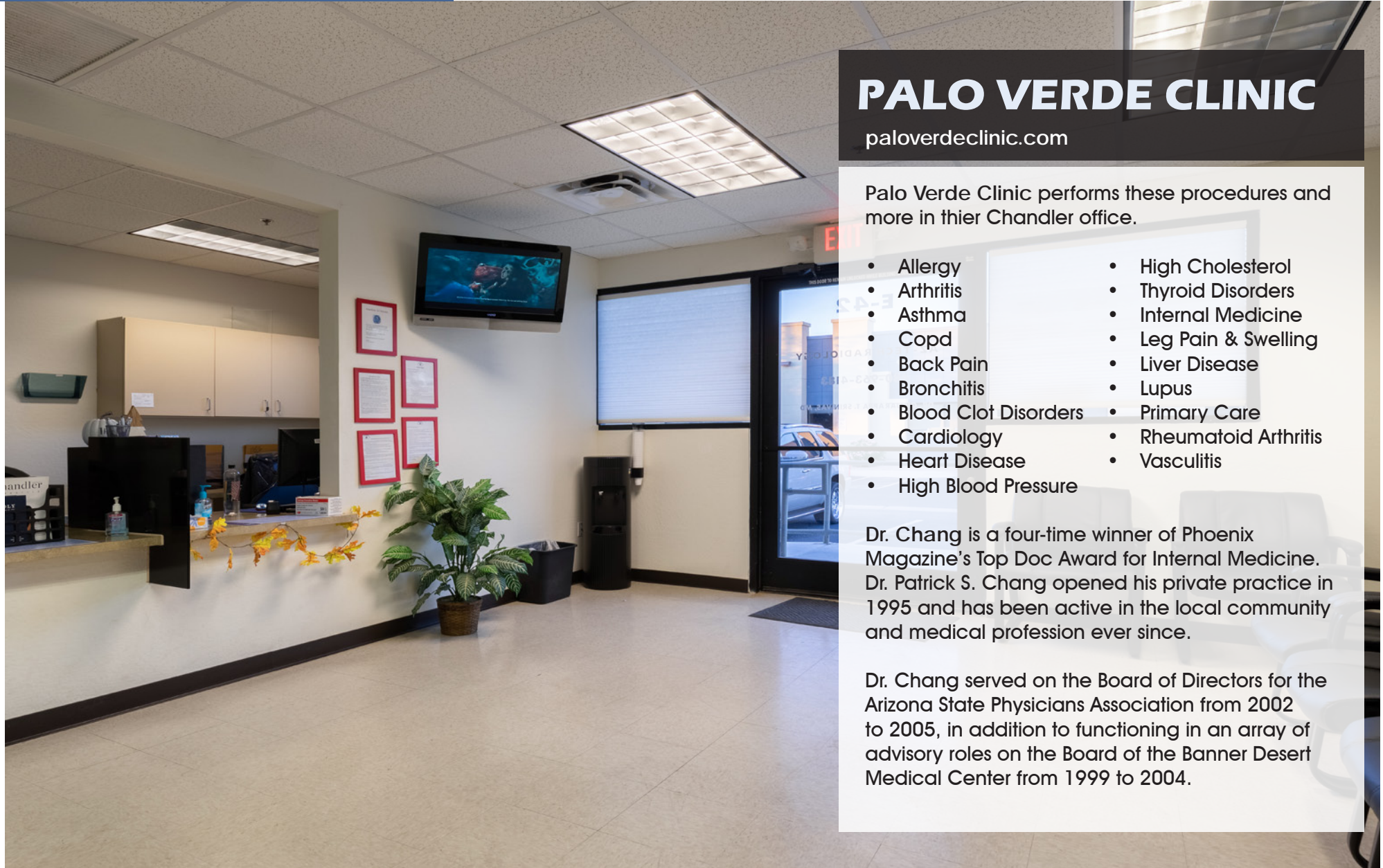
Well established tenants with excellent credit and long term history in building. Located across the street from the Chandler Regional Medical Center, a Dignity Health Hospital.

Leased Valuation:

Total NOI:	\$129,776.86
Capitalization Rate:	7.00%
Sales Price:	\$1,853,955.14
Price/SF:	\$342.06

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TENANT PROFILE SUITE E-39



PALO VERDE CLINIC

paloverdeclinic.com

Palo Verde Clinic performs these procedures and more in their Chandler office.

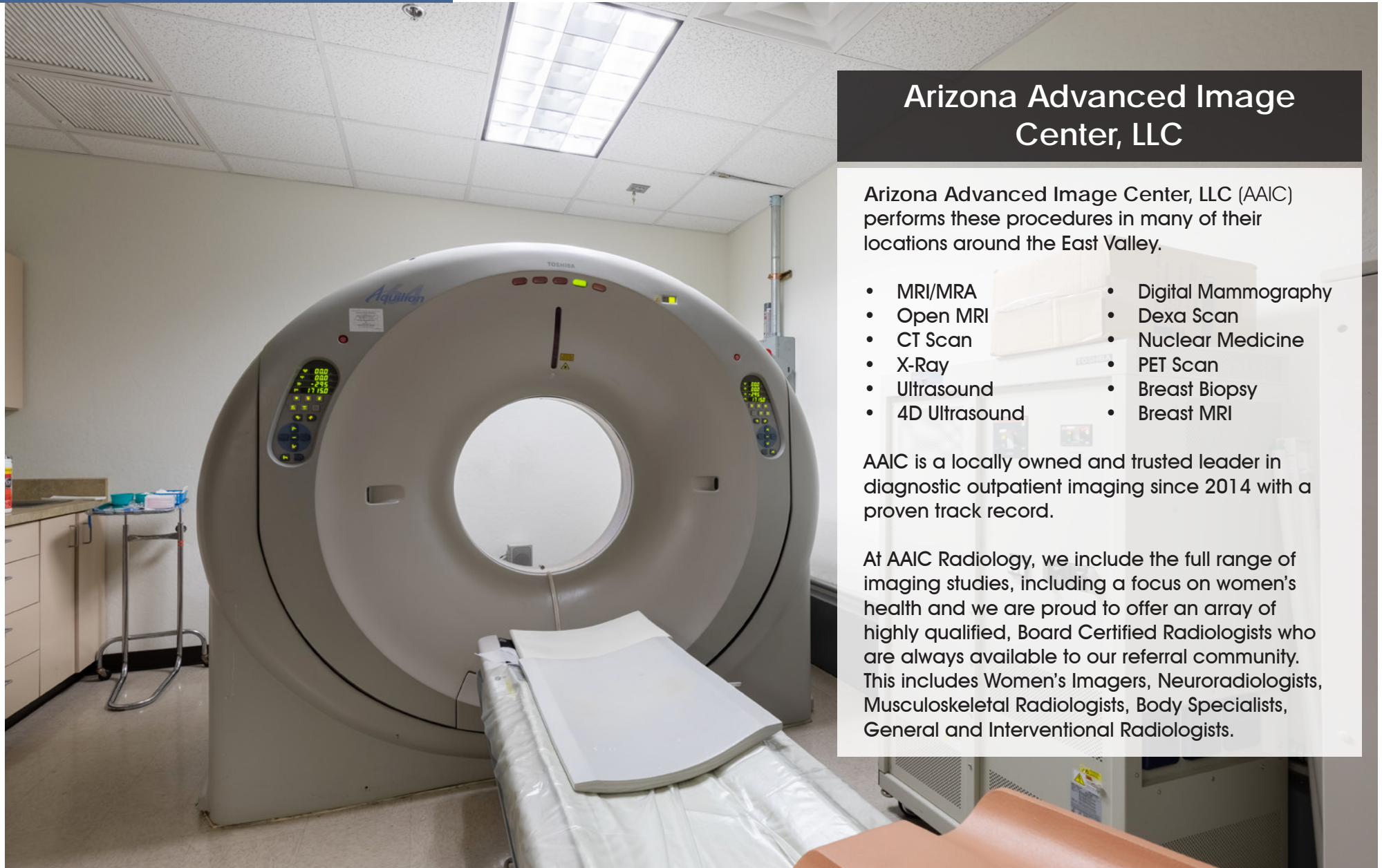
- Allergy
- Arthritis
- Asthma
- Copd
- Back Pain
- Bronchitis
- Blood Clot Disorders
- Cardiology
- Heart Disease
- High Blood Pressure
- High Cholesterol
- Thyroid Disorders
- Internal Medicine
- Leg Pain & Swelling
- Liver Disease
- Lupus
- Primary Care
- Rheumatoid Arthritis
- Vasculitis

Dr. Chang is a four-time winner of Phoenix Magazine's Top Doc Award for Internal Medicine. Dr. Patrick S. Chang opened his private practice in 1995 and has been active in the local community and medical profession ever since.

Dr. Chang served on the Board of Directors for the Arizona State Physicians Association from 2002 to 2005, in addition to functioning in an array of advisory roles on the Board of the Banner Desert Medical Center from 1999 to 2004.

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TENANT PROFILE SUITE E-42



Arizona Advanced Image Center, LLC

Arizona Advanced Image Center, LLC (AAIC) performs these procedures in many of their locations around the East Valley.

- MRI/MRA
- Open MRI
- CT Scan
- X-Ray
- Ultrasound
- 4D Ultrasound
- Digital Mammography
- DEXA Scan
- Nuclear Medicine
- PET Scan
- Breast Biopsy
- Breast MRI

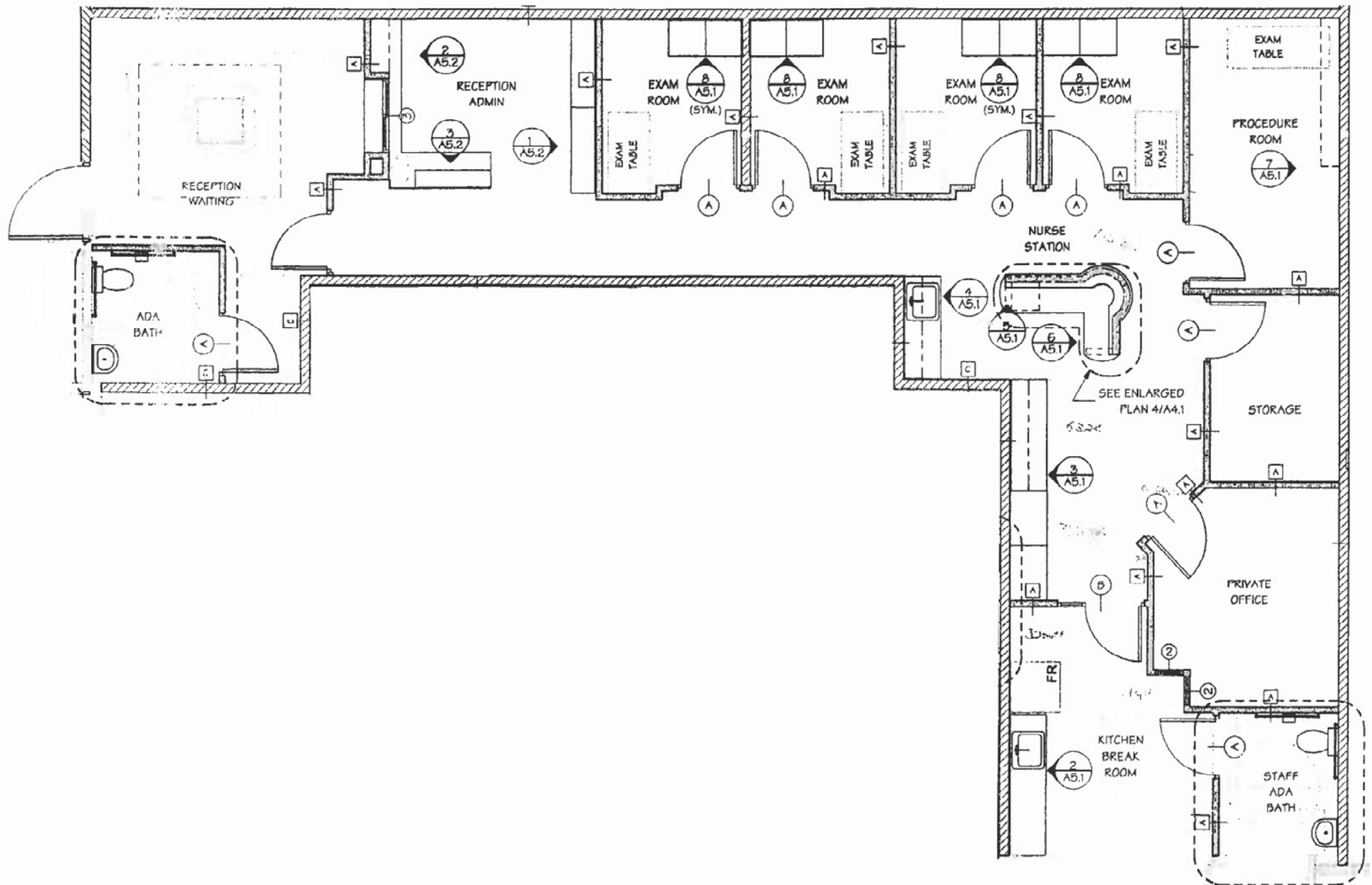
AAIC is a locally owned and trusted leader in diagnostic outpatient imaging since 2014 with a proven track record.

At AAIC Radiology, we include the full range of imaging studies, including a focus on women's health and we are proud to offer an array of highly qualified, Board Certified Radiologists who are always available to our referral community. This includes Women's Imagers, Neuroradiologists, Musculoskeletal Radiologists, Body Specialists, General and Interventional Radiologists.

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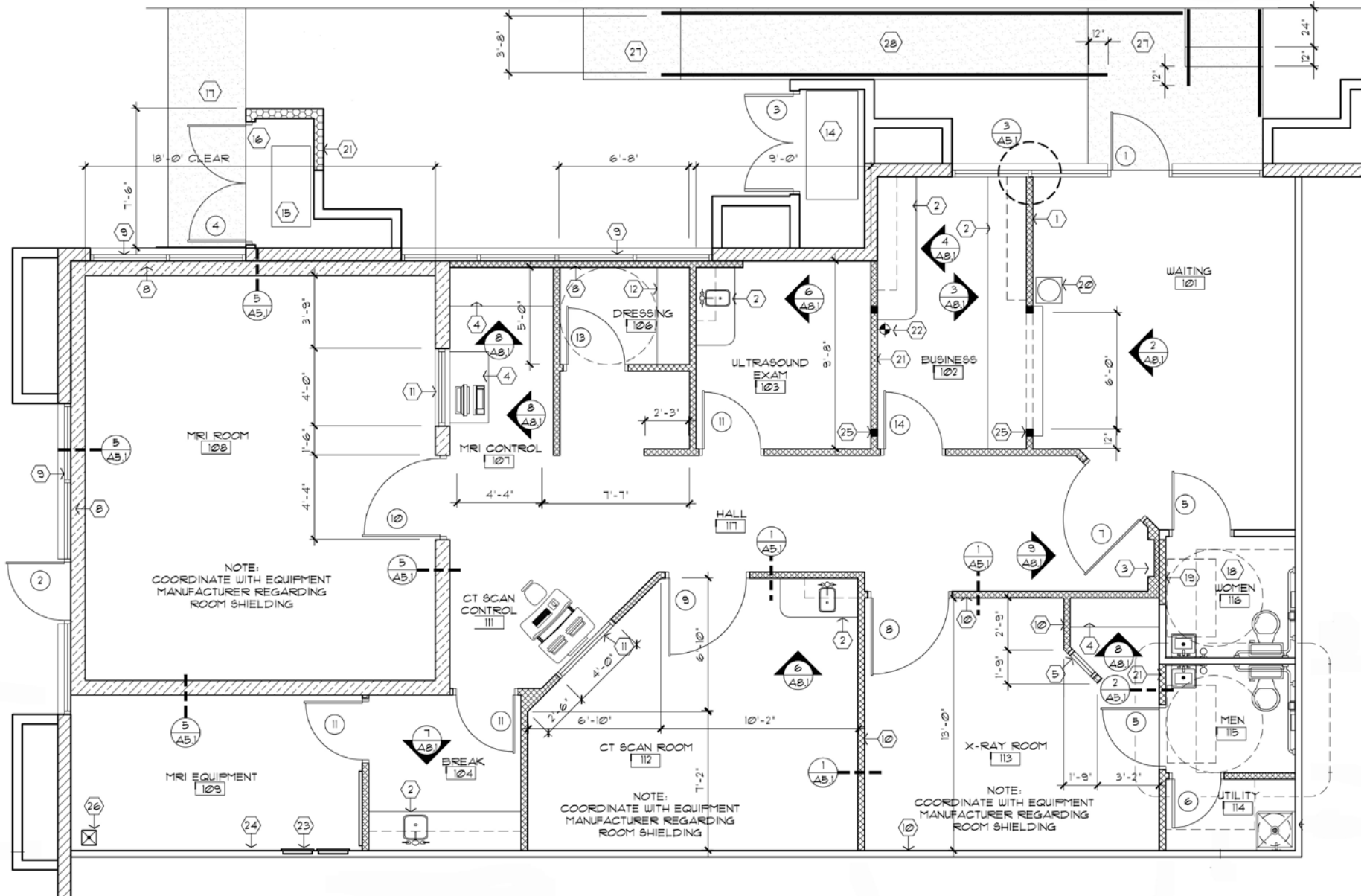
FLOOR PLAN SUITE E-39



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FLOOR PLAN SUITE E-42



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PHOTOS



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SITE AERIAL & AMENITIES



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VALUATION ANALYSIS

Tenant:	Palo Verde Clinic, PLLC
Property:	600 S Dobson Rd Suite E-39 Chandler, AZ 85224
Lease Commencement:	1/1/2019
Square Footage:	3,150
Term:	96

TERMS: (NNN)

Months	Lease Rate	Rate/Month	Rate/Year
1/1/2019 to 12/31/2019	\$21.72	\$5,701.50	\$68,418.00
1/1/2020 to 12/31/2020	\$22.37	\$5,872.13	\$70,465.56
1/1/2021 to 12/31/2021	\$23.04	\$6,048.00	\$72,576.00
1/1/2022 to 12/31/2022	\$23.73	\$6,229.12	\$74,749.44
1/1/2023 to 12/31/2023	\$24.45	\$6,418.13	\$77,017.56
1/1/2024 to 12/31/2024	\$25.17	\$6,607.13	\$79,285.56
1/1/2025 to 12/31/2025	\$25.93	\$6,806.63	\$81,679.56
1/1/2026 to 12/31/2026	\$26.71	\$7,010.82	\$84,129.84

Total **\$608,321.52**

Option to Renew: 1 five year option, 3 month notice, based off Consumer Pricing Index

Guarantor: Dr. Fatima Khan D.O.

Security Deposit: \$7,010.82

Leased Valuation:

Total NOI:	\$129,776.86
Capitalization Rate:	7.00%
Sales Price:	\$1,853,955.14
Price/SF:	\$342.06

Tenant:	Arizona Advanced Imaging Center, LLC
Property:	600 S Dobson Rd Suite E-42 Chandler, AZ 85224
Practice Sale:	12/31/2019
Occupancy Date:	1/5/2019
Square Footage:	2,270
Term:	73

TERMS: (NNN)

Months	Lease Rate	Rate/Month	Rate/Year
1/5/2019 - 2/28/2019	\$26.10	\$4,937.25	\$9,874.50
3/1/2019 - 2/28/2020	\$26.88	\$5,084.80	\$61,017.60
3/1/2020 - 2/28/2021	\$27.69	\$5,238.25	\$62,859.00
3/1/2021 - 2/28/2022	\$28.52	\$5,395.03	\$64,740.36
3/1/2022 - 2/28/2023	\$29.37	\$5,555.83	\$66,669.96
3/1/2023 - 2/28/2024	\$30.25	\$5,722.29	\$68,667.48
3/1/2024 - 2/28/2025	\$31.16	\$5,893.96	\$70,727.52

Total **\$404,556.42**

Option to Renew: 1 five year option, predetermined rates per Option to Renew section of Lease

Security Deposit: \$4,256.25

Estimated NNN Expenses:

	Monthly	Annually
Suite E-39	\$2,299.50	\$27,594.00
Suite E-42	\$1,657.10	\$19,885.20

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