

RETAIL INVESTMENT GROUP, LLC

KELLY | PAPER[®] 1302 WEST INDIAN SCHOOL ROAD | PHOENIX, AZ 85013

\$2,274,240 | CAP: 7.50%

INDIAN SCHOOL LAND

1320 WEST INDIAN SCHOOL ROAD | PHOENIX, AZ 85013

\$3,000,000



CLICK TO VIEW
DRONE VIDEO

PHOTO TAKEN - FEBRUARY 2018

PROPERTY INFORMATION

Address:	1302 W Indian School Rd Phoenix, AZ		
CAP Rate:	7.50%		
Lessee:	Kelly Paper		
Building Size:	±10,554 Square Feet		
Land Area:	±35,382 Square Feet		
Lease Expiration:	10/31/2020 - 1st Option Executed 11/1/2017		
Lease Options:	1 x 3 Year Option		
NOI:	\$170,568		
Lease Type:	LL Responsible for Roof and Structure		
Increases:	3% Annual Increases		
Guarantee:	Corporate		
Rental Rate:	Date:	Return:	Increases:
\$170,568	Current	7.50%	Current 1
\$175,685	Nov 19	7.73%	Current 1
\$180,956	Nov 20	7.96%	Option 2
\$186,384	Nov 21	8.20%	Option 2
\$191,976	Nov 22	8.44%	Option 2

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no representation, guarantee or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, estimates, opinions use are for example only. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

INVESTMENT HIGHLIGHTS

- ▶ Attractive 3% Annual Increases
- ▶ In-Fill, Downtown Phoenix Location
- ▶ C-1 Zoning - Multitude of Commercial Uses
- ▶ Nearby Development Displays Strong Real Estate Fundamentals
- ▶ 46,100 VPD Along Indian School Road
- ▶ 469,211 5-Mile Radius Population
- ▶ Conveniently Located Outside Melrose District
- ▶ Recently Executed Option Tenant Has Been In Place Since 2007



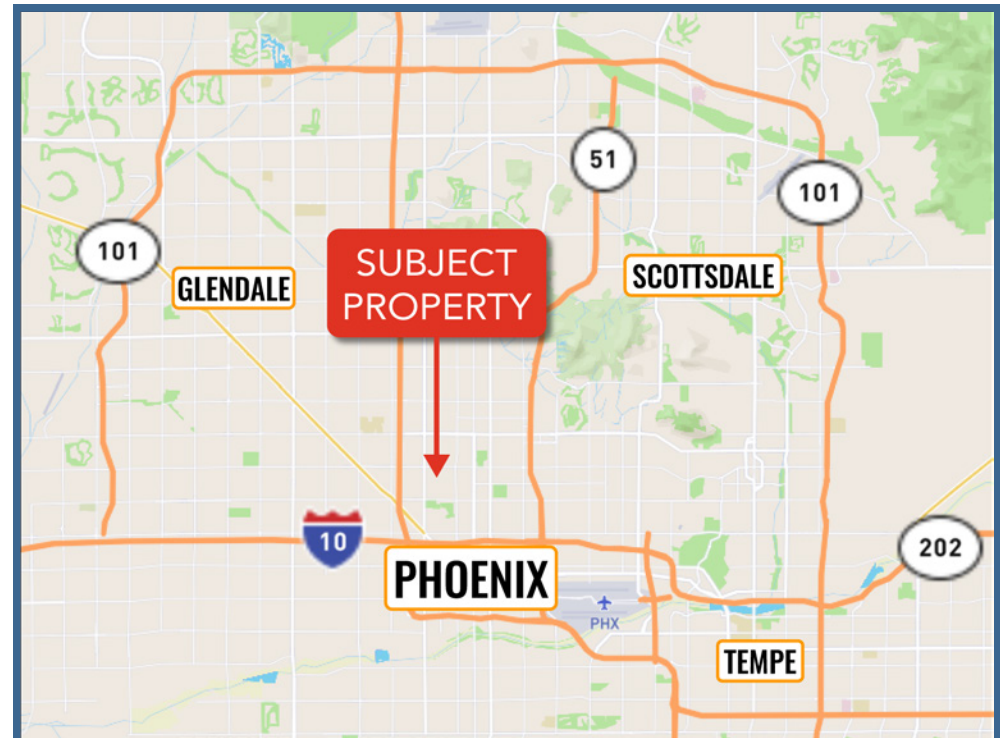
PROPERTY INFORMATION

Address:	1320 W Indian School Rd Phoenix, AZ
Price:	\$3,000,000
Price Per Proposed Unit:	\$37,037
Proposed Building Size:	±106,952 Square Feet
Land Area:	±87,539 Square Feet / ±2.01
Proposed Units:	81 Proposed Units
Proposed Year Built:	2018
Parcel Number:	155-40-1313
Zoning Parking Spaces	139 Grade Level Parking
Zoning:	R-5

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INDIAN SCHOOL ROAD MULTIFAMILY DEVELOPMENT OPPORTUNITY

81 UNITS • 1320 W. INDIAN SCHOOL RD. PHOENIX, AZ

PROJECT HIGHLIGHTS

- 81 UNITS: 63 2/2 @ 1,027 SQ FT + 18 3/2 @ 1,418 SQ FT
- ZONING, APPROVALS, PLANS, AND PERMITS COMPLETED
- COMPLETE SET OF APPROVED CONSTRUCTION PLANS INCLUDED
- ± 2 ACRE SITE IN CENTRAL PHOENIX - 87,539 SQ FT
- 3 RESIDENTIAL STORIES ABOVE ON GRADE PARKING
- R5 ZONING, 44' BUILDING HEIGHT, 139 PARKING SPACES, POOL
- STRONG NEIGHBORHOOD RENTS AND HOME SALES
- DESIGNED WITH POTENTIAL FOR FUTURE CONDO CONVERSION



INDIAN SCHOOL
ROAD APARTMENTS
—
MULTIFAMILY DEVELOP-
MENT OPPORTUNITY

KELLY | PAPER®

INDIAN SCHOOL ROAD
46,100+ VPD



 **DOWNTOWN PHOENIX**
3.2 MILES FROM SUBJECT PROPERTY

 **PHOENIX ART MUSEUM**
284,000 ANNUAL VISITORS

 **ENCANTO PARK**

 **ST. JOSEPH'S HOSPITAL AND MEDICAL CENTER**
147,317 DAILY PATIENTS

PARK CENTRAL
 
 

NORTH PARK PLAZA
 
 
 

 **PHOENIX COLLEGE**
13,000 STUDENTS
























 30,546 VPD

SUBJECT PROPERTY

 46,100 VPD

INDIAN SCHOOL ROAD











RESIDENTIAL COMMUNITIES

469,211 RESIDENTS WITHIN 5 MILE TRADE AREA



SUBJECT PROPERTY

1 MILE

3 MILE

5 MILE

ASU ARIZONA STATE UNIVERSITY
DOWNTOWN PHOENIX CAMPUS

MUSIC INSTRUMENT MUSEUM
OVER 150,000 INSTRUMENTS

CAMELBACK MOUNTAIN
HIGHEST PEAK IN PHOENIX

PHOENIX ART MUSEUM
284,000 ANNUAL VISITORS

PHOENIX SKY HARBOR INTERNATIONAL AIRPORT
43 MILLION+ PASSENGERS IN 2017

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population (2017)	23,269	172,828	469,211
Avg. Household Inc.	\$70,840	\$56,097	\$57,059
2022 Est. Population	25,387	187,327	506,866

RESIDENTIAL

FUTURE
81 UNIT
APARTMENT
BUILDING

PLANS
APPROVED
BY CITY

INDIAN SCHOOL
APARTMENTS

W MONTEROSA STREET

KELLY | PAPER*

CASA BLANCA
APARTMENTS
121 UNITS

PHOENIX FAMILY
MEDICAL CLINIC

PREMIER STUDIOS
REDEFINING THE SCENE

THE PET
NATION

INDIAN SCHOOL & 15TH AVE
INTERSECTION

W INDIAN SCHOOL ROAD (±46,100 VPD)

N 11TH AVENUE

RESIDENTIAL

N 13TH AVENUE

RESIDENTIAL



SITE PHOTOGRAPHY

PHOTOS TAKEN - FEBRUARY 2018

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ABOUT KELLY PAPER

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Since 1936 Kelly Paper has served the west coast with products and services for everything paper related. Building on their rich family history and collaborative approach, the Kelly team has a depth of paper knowledge unmatched in the industry.

In 1936 founder Art Kelly opened the doors to Kelly Paper Co., in downtown Los Angeles. In 1938 Art expanded and opened the Long Beach branch of Kelly Paper Co. The business continued to thrive with these two locations for almost 20 years, and then Kelly Paper decided to try something new and opened their first cash-and-carry retail location in 1955. The cash-and-carry concept proved profitable, and by 1981 Kelly Paper owned and operated 12 retail stores throughout Los Angeles, Orange County, and Ventura. By 1994 they began expanding to other Southwestern states and had a total of 25 stores. Business has continued to do well, and has allowed Kelly Paper to expand to the Northwestern region of the U.S.

