

MEDICAL OFFICE INVESTMENT

FOR SALE

4,200± SF

961 N MCQUEEN ROAD BLDG I
CHANDLER, ARIZONA 85225



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Associate Broker
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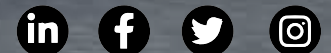
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FOR SALE | NNN INVESTMENT OPPORTUNITY

Ronald Jones, MD, PC Pediatrics

961 N MCQUEEN ROAD | BUILDING I | CHANDLER, ARIZONA 85225

Lease Information - Building I

Building Size:	±4,200 SF
Lease Term:	84 months
Lease Commencement:	April 1, 2016
Lease Expiration:	March 31, 2023
Lease Type:	NNN - Tenant responsible for all utilities, insurance, common area maintenance, property tax, janitorial and electric
Option to Renew:	None
Option to Terminate:	None
Option to Purchase:	Not Available
Corporate Guaranty:	Ronald Jones, PC
Monthly Base Rent:	\$5,719.92 (04/01/19)
Annual Increases:	2%
Additional Income:	None
Total Annual Income:	\$68,639.04

Financial Summary

Date: July 2017

Price

Purchase Price of Building (6.9 CAP)	\$995,000
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Conventional Loan

30% down payment*	*5.5% Interest - 25 year amortization
loan amount	\$298,500
Monthly Pmts (P & I only)	*\$696,500 (\$4,277.12)

Cash Flow:

Monthly Net Income From Leased Building	\$5,719.92
Monthly Loan Pmts	(\$4,277.12)

Buyer's Cash Flow per Month	\$1,442.80
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Cash Flow per Year	\$17,313.60
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BELOW MARKET RENTS WITH UPSIDE VALUE!

These numbers are an estimate. Please refer to your lender for details as financing varies per client. Operating expenses are estimated for an average office. Annual appreciation is estimated at 4% annually. Build out cost vary but are only estimates based upon experience with other buyers and contractors.

Ronald Jones, MD, PC Pediatrics

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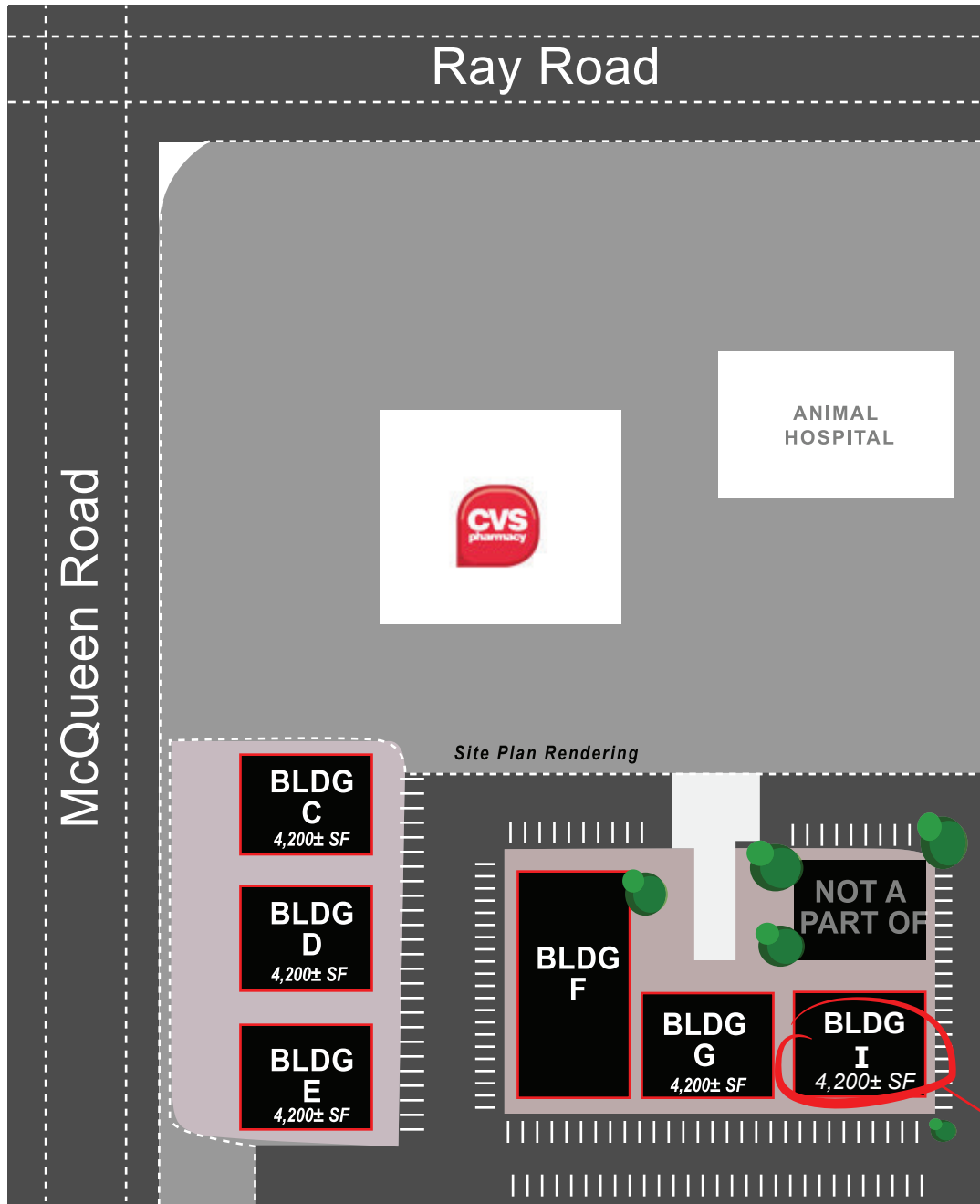
Tenant Summary

Dr. Jones is a native of Louisville, Kentucky. He received his Bachelor of Arts degree from Concordia College in Moorhead, Minnesota in 1975, majoring in Biology with minors in Chemistry and Psychology. He attended the University of Kentucky College of Medicine graduating in 1979. Dr. Jones then began his Pediatric Specialty training in Phoenix, AZ at the Phoenix Hospitals Affiliated Pediatric Program which consisted of Good Samaritan Hospital, St. Joseph's Hospital, Phoenix Indian Medical Center and Maricopa Medical Center. He completed his training in 1982. Dr. Jones then served in the U.S. Public Health Service for 2 years in a medically underserved area of Louisville, Kentucky and then practiced privately for 3 years in Louisville. He became Board Certified in Pediatrics in 1987. He returned to the Phoenix area in 1987 and practiced at Thomas-Davis Medical Center (a multi-specialty group) until 1997. Dr. Jones then took a 2 year sabbatical to work in homeless shelters providing care for the children there. He returned to private practice in 1999 under the employment of ABC Pediatrics before opening his own practice in 2003 where he currently remains.

Licensure & Board Certifications

- > Arizona Medical Board
- > American Board of Pediatrics

961 N MCQUEEN ROAD | BUILDING I | CHANDLER, ARIZONA 85225
EXCELLENT CHANDLER LOCATION WITH HIGH TRAFFIC EXPOSURE!



**LOCATED ON NORTH
MCQUEEN ROAD, SOUTH OF
RAY ROAD**

Subject

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