



Elliot 101 Professional Village

Investment Opportunity

2955 W Elliot Rd, Bldg 6
Suite #1
Chandler, AZ 85224

NAIHorizon

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The Property

Sale Price \$1,200,000

Available Square Footage 2,665 SF

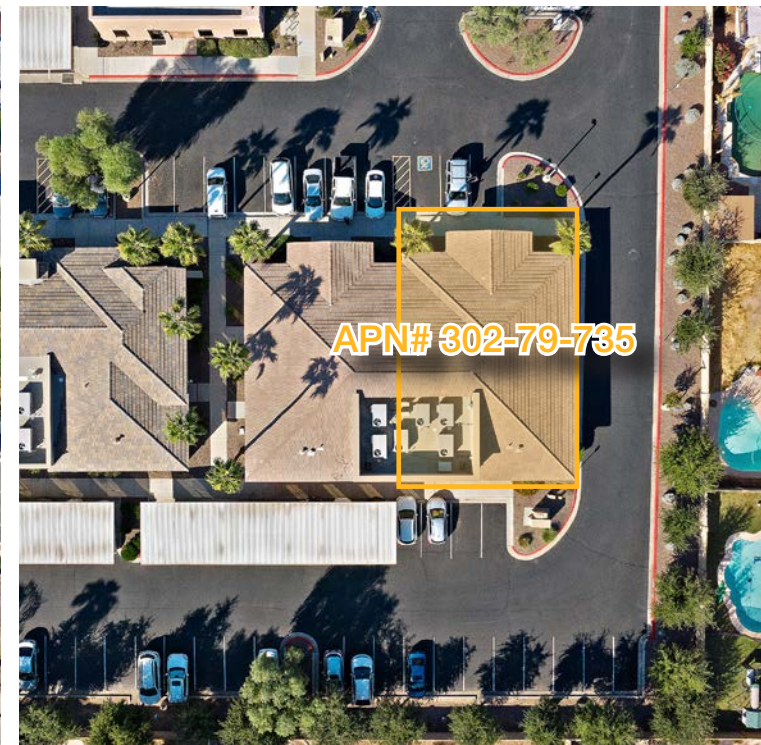
Building Class B

Year Built 2006

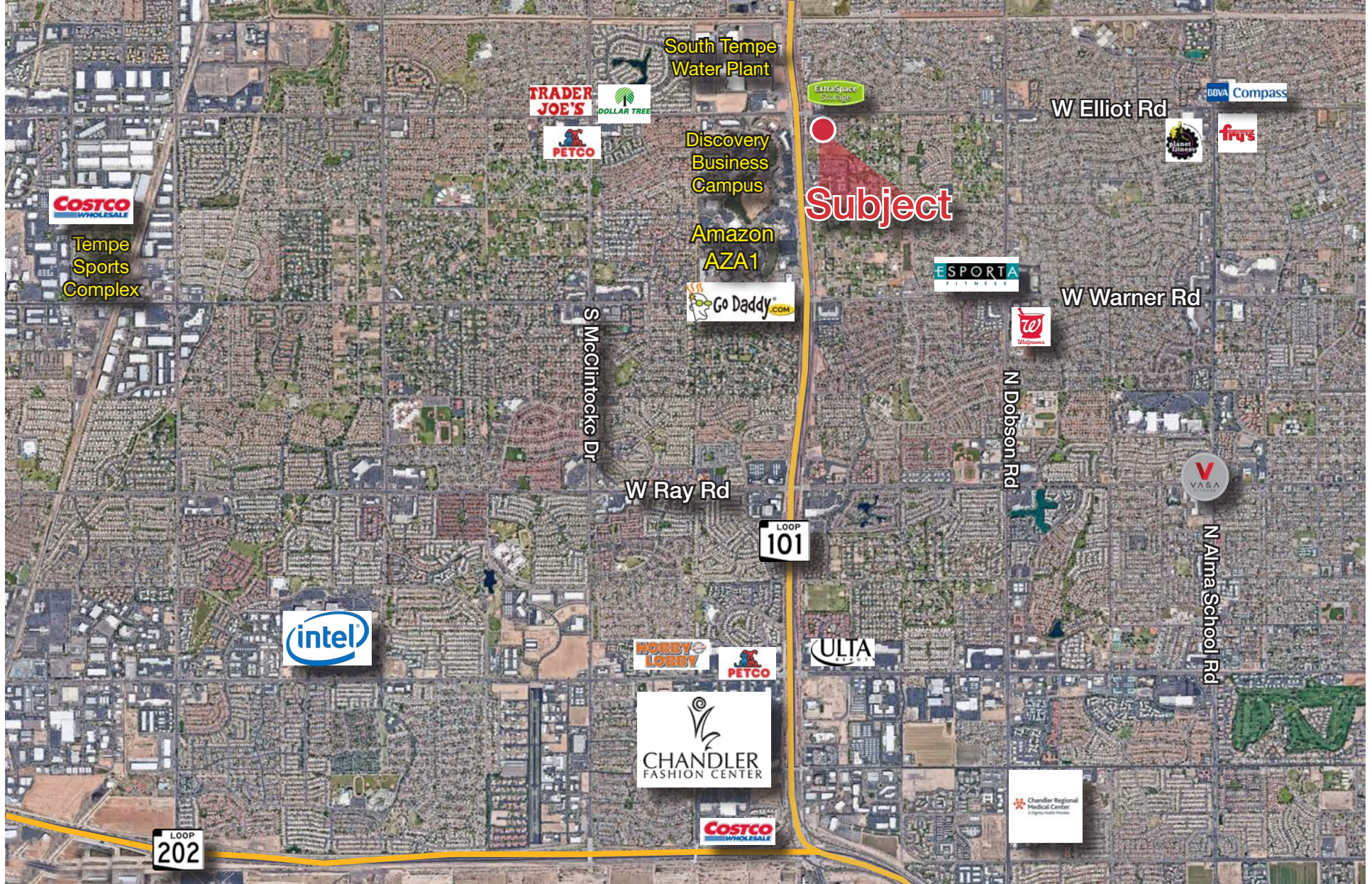
Cross Streets Elliot Rd & 101

Property Highlights & **Amenities**

- 10 year STNL lease back
- 2,665 SF
- Covered parking included
- Great visibility
- Easy access to Loop 101
- Located near Chandler Fashion Center



Property Aerial



Financial Analysis

Elliot/101 Professional Plaza, Single Tenant Net Leased Investment

2295 W. Elliot Road., Chandler, AZ 85226

ACQUISITION ASSUMPTIONS:

Purchase Price	\$1,200,000
TILC Reserve	\$0
Acquisition Fee	0.00%
Closing Costs	0.00%
Total Capitalization	\$1,200,000
Debt	900,000
Equity	300,000
Year 1 NOI	64,272
Acquisition CAP	5.4%
LIRR (10 YR)	13.7%
\$/NRSF	\$ 448

DEBT ASSUMPTIONS:

LTV	75.0%
Acquisition Loan	\$900,000
TILC Holdback	\$0
Total Loan	\$900,000
Interest Rate	3.50%
Amortization	30 Years
Debt Service	(48,497)
10 Year Net Flows	(76,806)
Projected Sale Year 10	\$ 529
WDP (10 Year)	637,906
WDP X	2.13

OTHER ASSUMPTIONS:

Total SF	2,665
Analysis Starts	Jan 2021
Analysis Ends	Dec 2030
NRSF	2,678
Lot Size	2,678
Stories	1
Parking Ratio	5.0/1000
From Cash Flow	235,095
Percent	24.75%
From Sale	714,810
Percent	75.25%



	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10		
Scheduled Base Rental Revenue	2.50%	-	64,272	65,879	67,526	69,214	70,944	72,718	74,536	76,399	78,309	80,267	
Reimbursement Parking Revenue (8)	-	-	-	-	-	-	-	-	-	-	-	-	
General Vacancy	-	-	-	-	-	-	-	-	-	-	-	-	
Collection Loss (0%)	-	-	-	-	-	-	-	-	-	-	-	-	
Effective Gross Revenue	-	64,272	65,879	67,526	69,214	70,944	72,718	74,536	76,399	78,309	80,267		
Water, + Treatmt	-	-	-	-	-	-	-	-	-	-	-	-	
Refuse	-	-	-	-	-	-	-	-	-	-	-	-	
Electrical	-	-	-	-	-	-	-	-	-	-	-	-	
Landscaping + Prkg	-	-	-	-	-	-	-	-	-	-	-	-	
Insurance	-	-	-	-	-	-	-	-	-	-	-	-	
Accounting/Legal	-	-	-	-	-	-	-	-	-	-	-	-	
Repair & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	
Exterior Wash	-	-	-	-	-	-	-	-	-	-	-	-	
Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	
Fire Life	-	-	-	-	-	-	-	-	-	-	-	-	
Maintenance,salary	-	-	-	-	-	-	-	-	-	-	-	-	
UPS	-	-	-	-	-	-	-	-	-	-	-	-	
Generator	-	-	-	-	-	-	-	-	-	-	-	-	
Mechanical/HVAC	-	-	-	-	-	-	-	-	-	-	-	-	
Janitorial	-	-	-	-	-	-	-	-	-	-	-	-	
Other/Lighting	-	-	-	-	-	-	-	-	-	-	-	-	
Real Estate Taxes	-	-	-	-	-	-	-	-	-	-	-	-	
Management Fees	-	-	-	-	-	-	-	-	-	-	-	-	
Total Operating Expenses	-	-	-	-	-	-	-	-	-	-	-	-	
Reserve - Parking Lot	-	-	-	-	-	-	-	-	-	-	-	-	
Reserve - Generators	-	-	-	-	-	-	-	-	-	-	-	-	
Reserve - Mechanical-HVAC	-	-	-	-	-	-	-	-	-	-	-	-	
Reserve - UPS/Backup	-	-	-	-	-	-	-	-	-	-	-	-	
Reserve - Fire Life/Retro	-	-	-	-	-	-	-	-	-	-	-	-	
Reserve - Roof/Ext Paint	-	-	-	-	-	-	-	-	-	-	-	-	
Net Operating Income	-	64,272	65,879	67,526	69,214	70,944	72,718	74,536	76,399	78,309	80,267		
Purchase Price	(1,200,000)	-	-	-	-	-	-	-	-	-	-	-	
Acquisition Loan	900,000	-	-	-	-	-	-	-	-	-	-	-	
Loan Holdback	-	-	-	-	-	-	-	-	-	-	-	-	
Closing Cost	0.25%	(3,000)	-	-	-	-	-	-	-	-	-	-	
Loan Cost	1.00%	(9,000)	-	-	-	-	-	-	-	-	-	-	
Cap-Ex	-	-	-	-	-	-	-	-	-	-	-	-	
Tenant Improvements	-	-	-	-	-	-	-	-	-	-	-	-	
Leasing Commissions	-	-	-	-	-	-	-	-	-	-	-	-	
Funded Through Reserve	-	-	-	-	-	-	-	-	-	-	-	-	
Debt Service	-	(48,497)	(48,497)	(48,497)	(48,497)	(48,497)	(48,497)	(48,497)	(48,497)	(48,497)	(48,497)	(48,497)	
Net Cash Flow	(312,000)	15,775	17,382	19,029	20,717	22,447	24,221	26,039	27,902	29,812	31,770		
Cumulative Equity Investment	(312,000)	(312,000)	(312,000)	(312,000)	(312,000)	(312,000)	(312,000)	(312,000)	(312,000)	(312,000)	(312,000)	(312,000)	
Cash-on-Cash Return	-	5.1%	5.6%	6.1%	6.6%	7.2%	7.8%	8.3%	8.9%	9.6%	10.2%		
Average Cash on Cash	-	7.5%	-	-	-	-	-	-	-	-	-	-	
Cap rate	-	5.63%	6.00%	5.56%	5.23%	5.16%	5.260%	5.360%	5.460%	5.560%	5.660%		
Sales Price	\$	1,142,000	\$ 1,098,000	\$ 1,214,000	\$ 1,323,000	\$ 1,375,000	\$ 1,382,000	\$ 1,391,000	\$ 1,399,000	\$ 1,408,000	\$ 1,418,000		
Less Cost of Sale	6.00%	(69,000)	(66,000)	(73,000)	(79,000)	(83,000)	(83,000)	(83,000)	(84,000)	(84,000)	(85,000)		
Less Mortgage	-	(868,775)	(838,165)	(808,191)	(778,875)	(750,242)	(722,316)	(695,120)	(668,683)	(643,030)	(618,190)		
Net Proceeds	-	204,225	193,835	332,809	465,125	541,758	576,684	612,880	646,317	680,970	714,810		
NET CASH FLOWS	IRR	WDP	(312,000)	15,775	17,382	19,029	20,717	22,447	24,221	26,039	27,902	29,812	31,770
1	-29.49%	(92,000)	(312,000)	220,000	-	-	-	-	-	-	-	-	-
2	-15.15%	(85,008)	(312,000)	15,775	211,217	-	-	-	-	-	-	-	-
3	7.61%	72,995	(312,000)	15,775	17,382	351,838	-	-	-	-	-	-	-
4	15.50%	226,028	(312,000)	15,775	17,382	19,029	485,842	-	-	-	-	-	-
5	16.54%	325,108	(312,000)	15,775	17,382	19,029	20,717	564,205	-	-	-	-	-
6	15.69%	384,256	(312,000)	15,775	17,382	19,029	20,717	22,447	600,906	-	-	-	-
7	15.06%	446,490	(312,000)	15,775	17,382	19,029	20,717	22,447	24,221	638,919	-	-	-
8	14.51%	507,830	(312,000)	15,775	17,382	19,029	20,717	22,447	24,221	26,039	674,219	-	-
9	14.09%	572,295	(312,000)	15,775	17,382	19,029	20,717	22,447	24,221	26,039	27,902	710,782	-
10	13.72%	637,906	(312,000)	15,775	17,382	19,029	20,717	22,447	24,221	26,039	27,902	29,812	746,580

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Investment Opportunity

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