

10 Easy Street Carefree, AZ



Carefree, AZ 100% Occupied Single Tenant Retail Building For Sale



STRATEGIC

15169 N. Scottsdale Road #330

EXCLUSIVELY REPRESENTED BY

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***Located in the Heart of Carefree
Adjacent to future 97 Room Hampton Inn***

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Summary



Type: Retail Building

Sale Price; \$495,000 (\$300 PSF)

Building size: 1,650 sq. ft.

Year built: 1985

Current Occupancy: 100%

Land size: 4,176 sq. ft.

Parcel Numbers: 216-83-004

Tenant: Thomas Custom Jewelry

Lease Rate: \$18.18 per sq. ft. Modified Gross (Tenant pays Electrical, Landlord responsible for all other expenses).

Lease expiration date 9/1/2021

Gross Annual Income: \$27,450

Expenses:

Main & Repair: \$330 Estimated at \$0.20 PSF

2018 Property Taxes: \$2,286

Water: \$605

Sewer: \$1,019

Total Expenses: \$4,240 (\$2.57 PSF)

Estimated Net Operating Income: \$27,450

Cap Rate: 4.7%



Lease Schedule



LEASE SCHEDULE

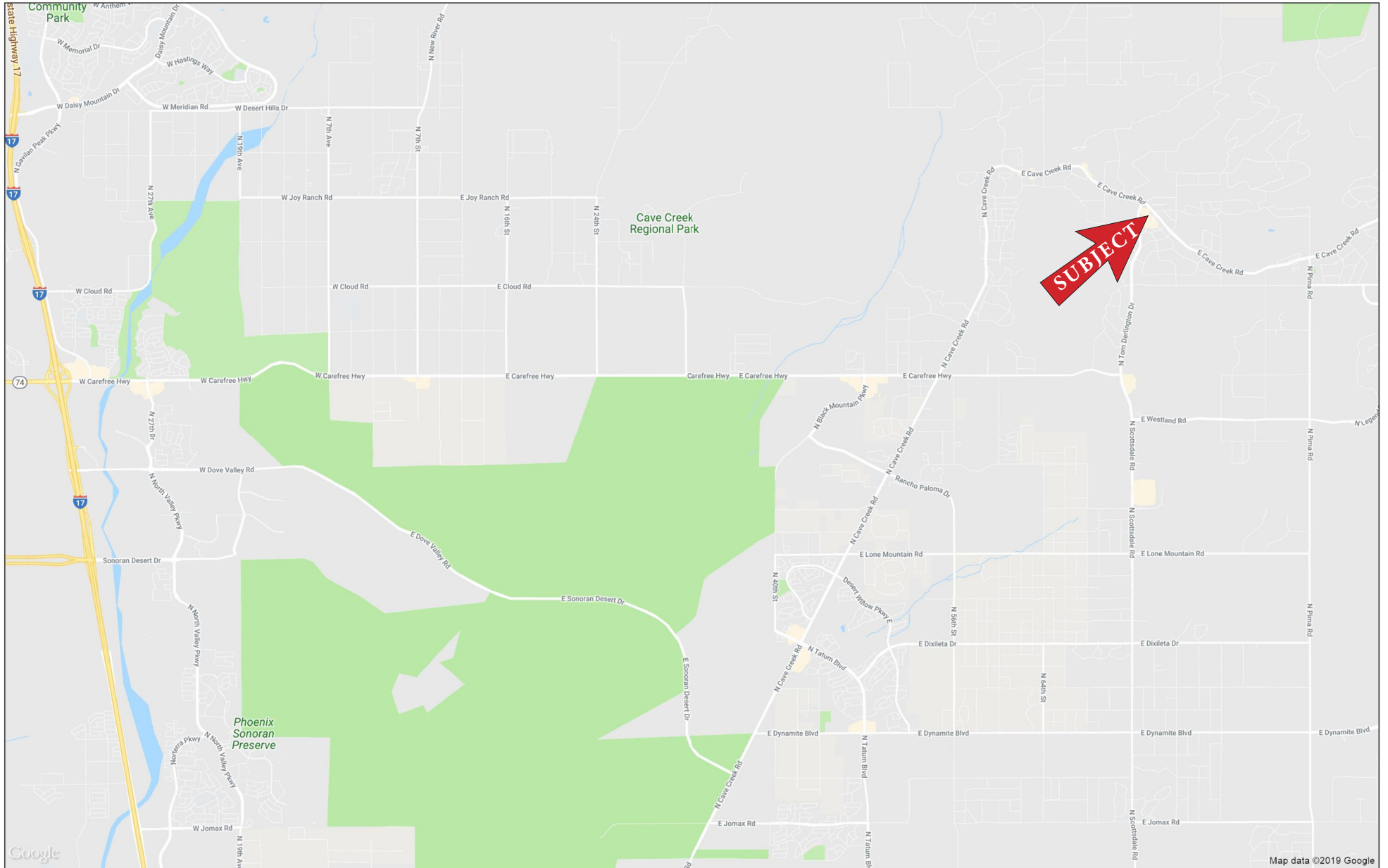
PROPERTY NAME: 10 Easy St., Carefree AZ March 25, 2019

Suite	Tenant	Approx. Sq. Ft.	Rate	Annual Rent	Lease Start	Lease Exp.	Rent Increase	Increase Date(s)	Options	Expense Reimb.	Miscellaneous
1	Thomas Custom Jewelry	1,650	18.18 MG	\$27,450	4/1/10	9/1/21				\$0	Rent is Modified Gross and is reduced from \$2,500 to \$1,650 per month June, July and August. Tenant pays for electrical. Tenant has First right to purchase the property
TOTALS		1,650		\$27,450							

Gross Scheduled Income:	<u>\$ 27,450</u>	Gross Income	\$ 27,450.00	
Vacancy: †	0%	Property Taxes	\$ (2,286.00)	Total Expenses \$2.57PSF
Adjusted Gross:	<u>\$ 27,450</u>	Water	\$ (605.00)	\$4,240 annually
Square Feet Leased:	<u>1,650</u>	Sewer	\$ (1,019.00)	
Vacant Square Feet	<u>0</u>	Main & Repair	\$ (330.00)	Est \$.020 PSF
Net Leaseable Square Feet:	<u>1,650</u>	NOI	\$23,210	
Vacancy (in square feet):	<u>0.00%</u>			

This information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property.

Map



Parcel Map





Radius	1 Mile	3 Mile	5 Mile
Population			
2023 Projection	1,814	16,009	38,605
2018 Estimate	1,661	14,522	34,969
2010 Census	1,380	11,203	26,675
Growth 2018 - 2023	9.21%	10.24%	10.40%
Growth 2010 - 2018	20.36%	29.63%	31.09%
2018 Population by Hispanic Origin	58	643	1,588
2018 Population	1,661	14,522	34,969
White	1,594 95.97%	13,877 95.56%	33,161 94.83%
Black	8 0.48%	159 1.09%	336 0.96%
Am. Indian & Alaskan	12 0.72%	56 0.39%	129 0.37%
Asian	35 2.11%	226 1.56%	726 2.08%
Hawaiian & Pacific Island	0 0.00%	3 0.02%	11 0.03%
Other	12 0.72%	200 1.38%	605 1.73%
U.S. Armed Forces	0	0	0
Households			
2023 Projection	921	6,969	15,942
2018 Estimate	850	6,360	14,511
2010 Census	743	5,127	11,451
Growth 2018 - 2023	8.35%	9.58%	9.86%
Growth 2010 - 2018	14.40%	24.05%	26.72%
Owner Occupied	657 77.29%	5,611 88.22%	13,061 90.01%
Renter Occupied	193 22.71%	748 11.76%	1,450 9.99%
2018 Households by HH Income			
Income: <\$25,000	150 17.71%	674 10.60%	1,176 8.10%
Income: \$25,000 - \$50,000	174 20.54%	841 13.23%	1,686 11.62%
Income: \$50,000 - \$75,000	25 2.95%	653 10.27%	1,521 10.48%
Income: \$75,000 - \$100,000	138 16.29%	780 12.27%	1,743 12.01%
Income: \$100,000 - \$125,000	172 20.31%	784 12.33%	1,748 12.05%
Income: \$125,000 - \$150,000	9 1.06%	511 8.04%	1,577 10.87%
Income: \$150,000 - \$200,000	108 12.75%	737 11.59%	2,037 14.04%
Income: \$200,000+	71 8.38%	1,379 21.69%	3,024 20.84%
2018 Avg Household Income	\$98,456	\$135,875	\$139,961
2018 Med Household Income	\$88,496	\$107,382	\$116,161