



FOR SALE OR LEASE
PLAZA WEST OFFICE BLDG.
2155 SR 89A SUITES 118 & 119, SEDONA, AZ
OFFERED AT \$330,000 (\$206/SF)
OR LEASE @ 1.30/SF/MONTH NNN



EXCLUSIVELY OFFERED BY:

Jack McMahon

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www.johndmiller.com

John D. Miller Real Estate Services, Inc.



EXECUTIVE SUMMARY



PROPERTY LOCATION:

Located on SR 89A, 1 block east of Shelby Drive. Central location in West Sedona.

PROPERTY BRIEF:

Two combined suites for sale or lease. Steps from Harkins Theatre, USPS, Wells Fargo, Snap Fitness, Sedona Rouge Hotel, , Coffee Pot Restaurant etc.

USES:

Professional office space or retail.

PRICING:

Purchase for \$330,000 (\$206/SF)
Lease for \$1.30/SF/month NNN

AVAILABILITY:

Immediate

ZONING: C-1

UTILITIES AVAILABLE:

Sewer - City of Sedona
Water - Arizona Water Company
Electric - APS
Gas - Unisource

FINANCE CONTACTS:

Country Bank -
Mark Tuft (928) 583-9022

OneAZ Credit Union -
Ian Cribbs (928) 213-6704

CDC Loans (SBA Loan Specialist) -
Chris Bane (602) 317-1192



SUITES 118 & 119 (1,600 SF)



- 1,600 SF open floor plan
- Central location
- Red rock views
- Steps from Safeway Shopping Plaza
- Steps from Harkins Theatre, USPS, Wells Fargo, Sedona Rouge Hotel and many more
- Ample parking
- Great visibility

PRO FORMA

2155 SR 89A Units 118 & 119

Sedona, Arizona

Total Price:	\$330,000	
First Lien:		
Second Lien:		
Total Debt:	\$0	
Down Payment:	\$330,000	(100% down)

Building Size:	1,600 sq. ft.	(\$206.25 / sq. ft.)
Constructed in:	1984	(30.61% site coverage)
Land Area:	0.12 acres	(\$63.13 / sq.ft. land)
Parking:	20 spaces	(1 space / 80 sq. ft.)
Base Rental Income:	\$2,087.00 per month, or	\$25,044 per year
Other Income:	\$756.92 per month, or	\$9,083 per year
Economic Vacancy:	10% (physical vacancy is 100%)	
Operating Expenses:	\$756.92 per month, or	\$9,083 per year
Debt Service:	\$0.00 per month, or	\$0 per year

STABILIZED PRO FORMA

Annual Rental Income:	\$25,044	
\$1.30 /mo. \$15.65 /yr.		
Other Income:	9,083	26.62% of gross income
\$0.47 /mo. \$5.68 /yr.		
Scheduled Gross Income:	\$34,127	9.67 times gross income
\$1.78 /mo. \$21.33 /yr.		
Less Vacancy Factor:	(3,413)	10.00% vacancy factor
Effective Gross Income:	\$30,714	
Less Operating Expenses:	(9,083)	36.27% of gross income
\$0.47 /mo. \$5.68 /yr.		
Net Operating Income:	\$21,631	6.55% capitalization rate
\$1.13 /mo. \$13.52 /yr.		
Less Debt Service:	0	0.00 K debt constant
Pretax Cash Flow:	\$21,631	6.55% pretax cash on cash

Notes: Seller may carry with 25% down payment

The information contained herein has been obtained from sources deemed reliable, however, its accuracy is not guaranteed.

A purchaser should independently verify any information upon which they would base a purchase decision.

RENT ROLL

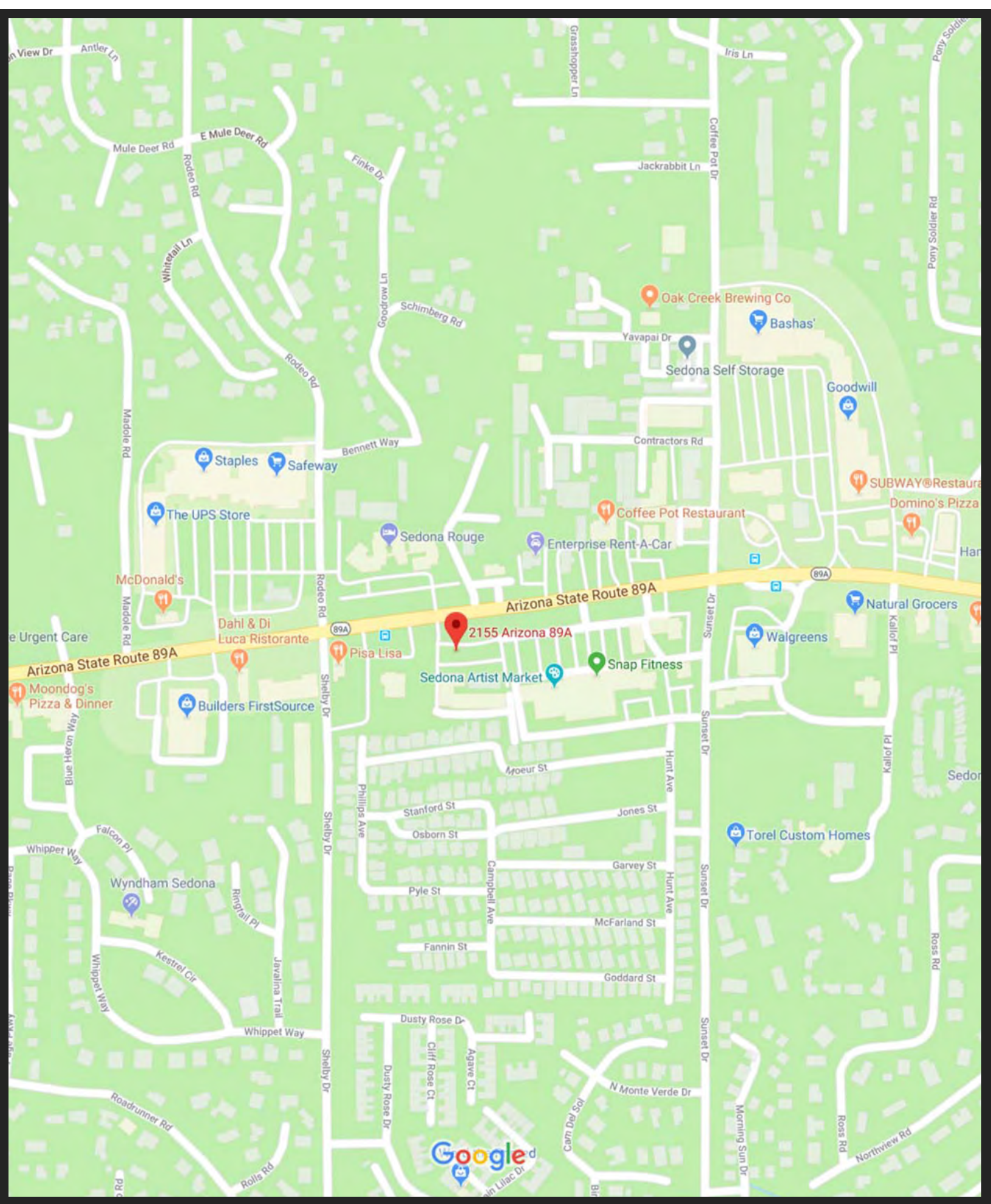
RENT ROLL							
Suite	Tenant Name	Size	Rent P.S.F.	Base Rent	NNN Expenses	Lease Expires	Lease Commenced
1	Vacant	1,600	\$1.30	\$2,087	\$757	N/A	N/A
Totals:		1,600	\$1.30	\$2,087	\$757		

Notes: Use must be approved by association board

<u>Expense Item</u>	<u>Monthly</u>	<u>Annual</u>	<u>Notes</u>
Property Taxes	\$272	\$3,263	2017
Association Dues	\$335	\$4,020	2017
Insurance	\$150	\$1,800	Estimate
Management	\$0	\$0	Owner managed
Electric	\$0	\$0	Tenant pays
Gas	\$0	\$0	Tenant pays
Sewer	\$0	\$0	Tenant pays
Trash	\$0	\$0	Tenant pays
Water	\$0	\$0	Tenant pays
Security	\$0	\$0	Tenant pays
Landscaping	\$0	\$0	Tenant pays
Pest Control	\$0	\$0	Tenant pays
Totals:	\$757	\$9,083	

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AREA MAP



ABOUT JACK MCMAHON



Jack grew up in Chicago and relocated to Sedona in 2013. Not long after arriving, Jack began working for John D. Miller Real Estate Services, Inc. as an outside marketing consultant.

With a degree in Business Marketing and a sales and finance work background, he blends those skills in his role as Commercial Specialist for the John D. Miller team.

Jack dedicates his time to cultivating long lasting professional and personal relationships in and outside the Sedona area. He is a reliable, honest and straight forward professional that keeps your best interest in mind at all times.

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