

INVESTMENT OPPORTUNITY

±13,704 SF SHOWROOM / WAREHOUSE BUILDING

\$2,500,000

CascioMotors
LUXURY • CLASSICS • EXOTICS

15776

DYNAMIC CORNER LOCATION!!!

- Single-tenant NNN lease (6.5 years remaining)
- 2019 NOI (Est.): \$147,234±
- Price: \$2,500,000
- www.casciomotors.com
- Possibility of Owner/User Opportunity
- Large fenced-in yard
- Zoning: I-1, City of Scottsdale
- Built in 1996
- Ceiling clear height in warehouse & showroom (±18' - 20')
- APN 215-44-015



15776 N 76th STREET SCOTTSDALE, ARIZONA 85260



Randy Shell
Designated Broker
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randy@shellcommercial.com



Jeff Hambro
Real Estate Agent
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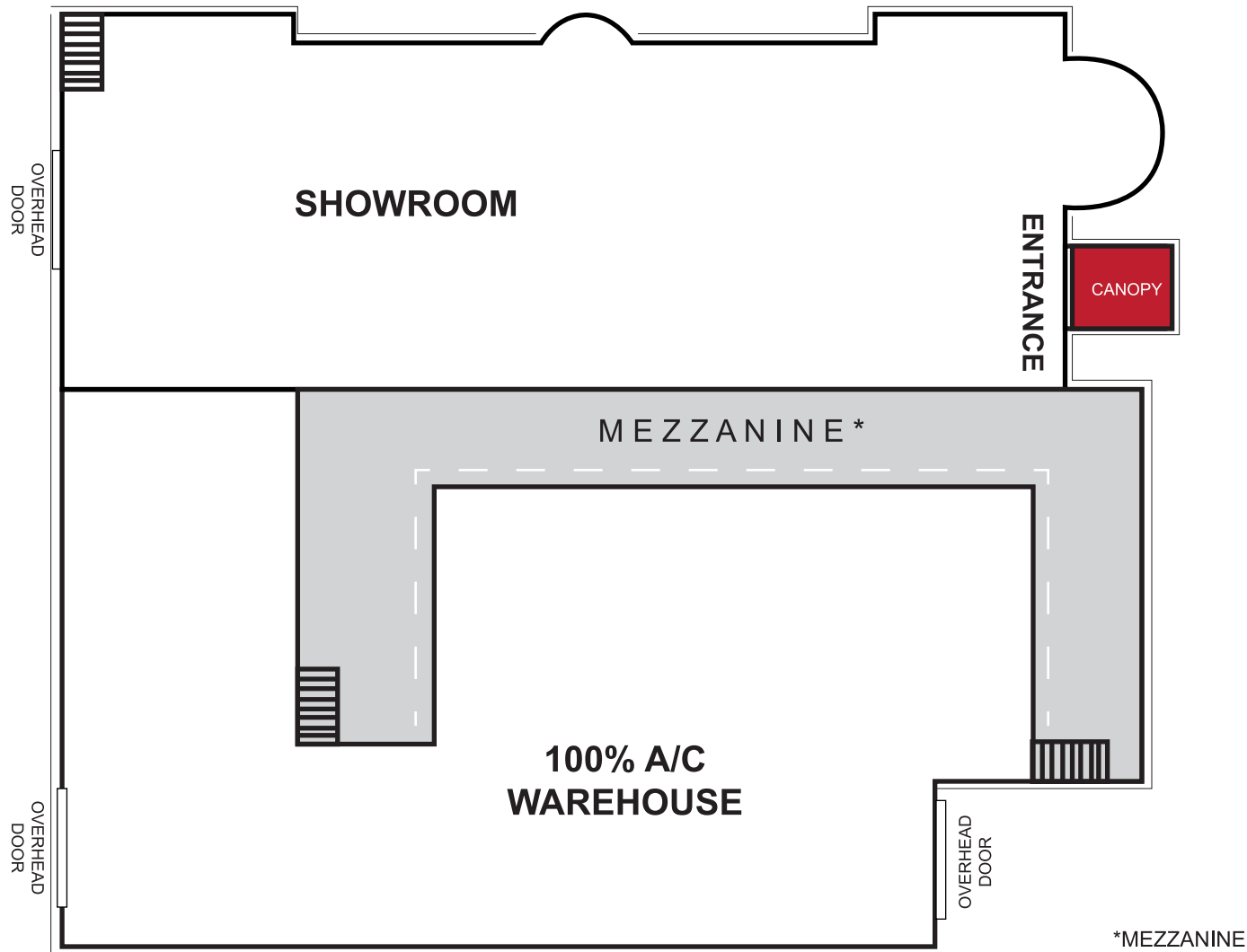
shellcommercial.com



FLOOR PLAN

15776 N 76th STREET SCOTTSDALE, ARIZONA

±13,704 SF



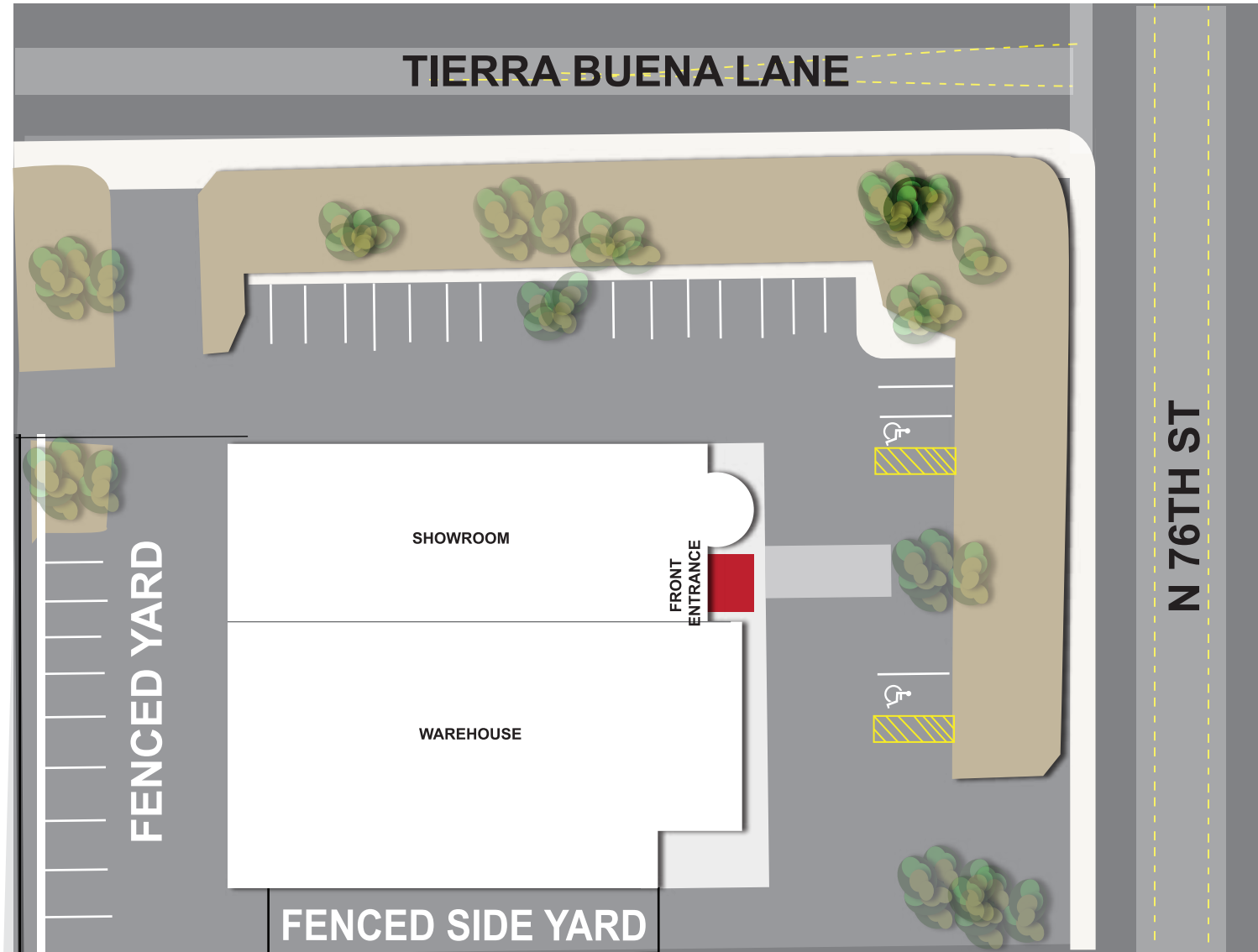
*MEZZANINE
NOT PART
OF SF

NOT TO SCALE

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. This information has been secured from sources deemed reliable, however, we make no warranties as to its accuracy.

SITE PLAN

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RENT ROLL | PROFORMA

15776 N 76th Street | Scottsdale, Arizona

Suite 1 JSC Motorcars, LLC

Sq. Ft. ±	Base Rent Per SF/month	Base Rent Per SF/YR	Monthly Base Rent	Annual Base Rent	Annual Landlord Expense (1/2 of Real Estate Taxes)	Lease Start	Lease End	Date Increase	Increase Amount
13,704	\$0.98	\$11.74	\$13,408.54	\$160,902.48	\$15,880.80	7/15/2015	7/15/2025	7/15/2015	\$ -
								8/15/2015	\$ 11,000.00
								7/15/2016	\$ 12,330.00
								7/15/2017	\$ 13,018.00
								7/15/2018	\$ 13,408.54
								7/15/2019	\$ 13,810.80
								7/15/2020	\$ 14,225.12
								7/15/2021	\$ 14,651.87
								7/15/2022	\$ 15,091.43
								7/15/2023	\$ 15,544.17
								7/15/2024	\$ 16,010.50

Property Totals:

\$160,902.48

\$15,880.80

PROFORMA (Projected)

January 1, 2019 - December 31, 2019

Gross Income	\$163,114.91
Landlord Operating Expense (Allocate 1/2 RE Tax)	\$15,880.80
2019 Estimated NOI	±\$147,234.11

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