

OFFERED AT \$3,075,000



# Net-Leased Investment Opportunity

2922 S Roosevelt Street | Tempe, Arizona



For more information, please contact:

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**\*\*DO NOT DISTURB OCCUPANT\*\***  
**\*\*SHOWINGS BY APPOINTMENT ONLY\*\***



## Tenant/Lease Summary:

Tenant: Service Experts

Service Experts LLC sells, repairs, and installs heating, ventilation, and air conditioning (HVAC) equipment for home and commercial applications in North America. It offers gas furnaces, oil furnaces, air handlers, boilers, garage heaters, heat pumps and packaged systems, and mini-split systems, as well as furnace repair, installation, and maintenance services; air conditioners, solar air conditioning, repair, and maintenance services; and indoor air quality equipment.

The company also provides plumbing services and products, including leak detection/repair, drain cleaning, faucet and pipe repair/replacement, drainpipe replacement, food waste disposer replacement, water heater repair/replacement, water softener installation, gas pipe repair, sump pump installation, well pump and tanks. In addition, it offers commercial HVAC products and services, such as consultation and planned service agreement; and HVAC maintenance, service and installation, products and equipment, and financing options. The company was founded in 1996 and is based in Plano, Texas. As of May 11, 2016, Service Experts LLC operates as a subsidiary of Enercare Solutions Inc.

## Offering Summary:

- **NOI:** \$182,268
- **Price:** \$3,075,000 (123.49 PSF)
- **Lease Expiration:** April, 2024
- **Cap Rate:** 6%
- **Monthly Rent:** \$15,189 (\$0.61 PSF)



## Project Features:

- Single Tenant Industrial Building
- ±24,900 Total Building SF
- Office Buildout: 90%
- Air Conditioned 100%
- Site Area: ±2.58 Acres (112,385 SF)
- Parcel Number: 123-36-005H
- Property Taxes: \$41,377 (2018)
- Clear Height: 18 Feet
- Power: 1,000 Amps, 277/480V, 3 Phase
- Loading: Grade Level & Truckwell
- Fire Sprinklered
- 15,000 SF Fenced Yard
- Site Coverage: 22%
- 70 Parking Spaces Available;  
2.89 per 1,000 SF Ratio
- Zoning: GID, City of Tempe



## Recent Upgrades:

- New Block Wall
- 9 New HVAC Units
- Resurfaced and Striped Parking Lot

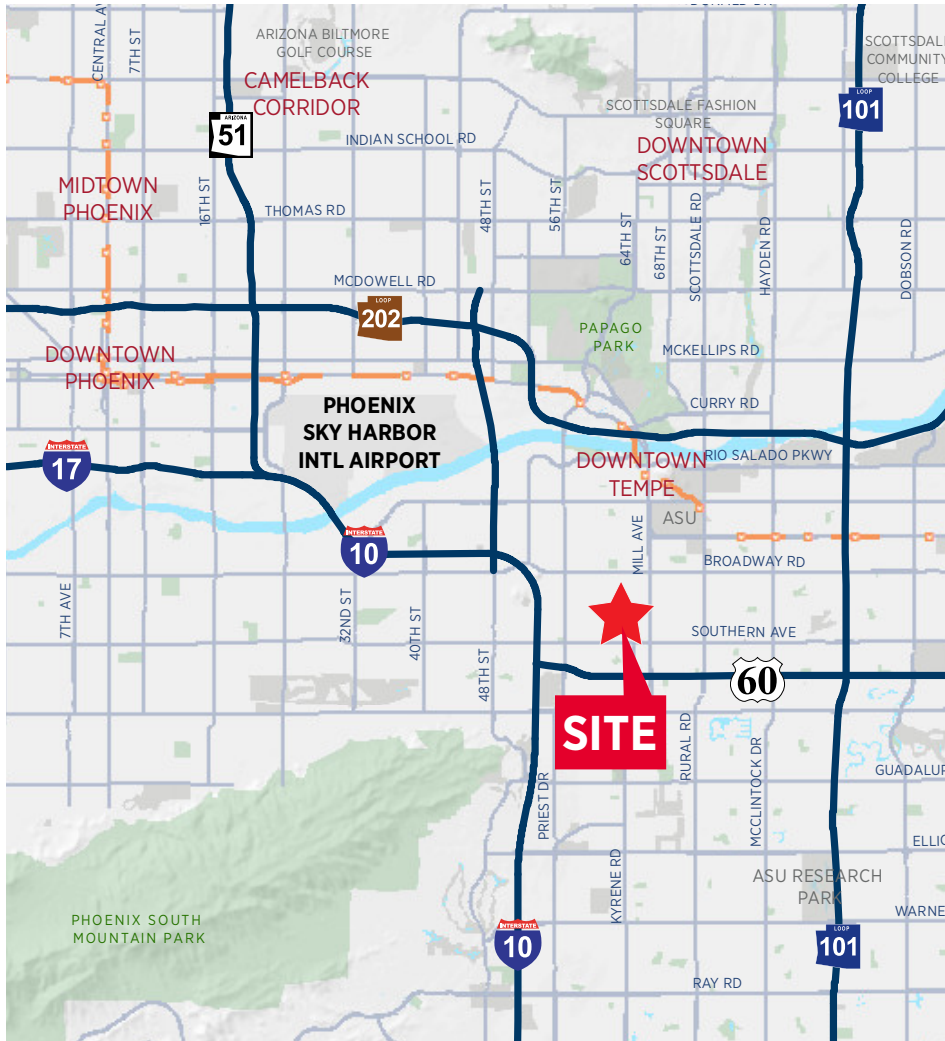


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**Service Experts**  
HEATING & AIR CONDITIONING



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