

NNN Leased Central Phoenix Office Building For Sale



5,524 ± sf
Offered at \$1,575,000
4109 N 12th Street
Phoenix, Arizona

The single tenant, NNN leased office building offers an investor a 7.4% Cap Rate with a nationally recognized tenant in-place with a 5-year lease. The 1983 constructed, attractive, free-standing building is located near SR-51 and Indian School Road - the perfect location for serving the financial corridor of Central Phoenix. This is the newest of ScottBlue Reprographics' eight locations in the Valley with more than 180 locations nationwide.

- ◆ NNN 5-year lease
- ◆ Nationally Recognized Tenant
- ◆ High Retail Use Area
- ◆ One-story, 1983 Construction
- ◆ 7.4% Cap Rate
- ◆ 100% Remodeled Interior

Exclusively Offered By:

Kasten / Long Investments

Terry Kass, CCIM, CPM

Tel: 602 445 4124 Cell: 602 703 5277

TKass@azproperty.com

RE/MAX Commercial Investment

2801 E Camelback Road, Suite 105, Phoenix, Arizona 85016

NNN Annual Cash Flow

6 Mo's *	Yr 2	Yr 3	Yr 4	Yr 5	Total	
\$9,000	\$9,315	\$9,641	\$9,978	\$10,327	\$48,261	Income / mo
\$108,000	\$111,780	\$115,692	\$119,736	\$123,924	\$579,132	NOI / yr
(\$83,623)	(\$83,623)	(\$83,623)	(\$83,623)	(\$83,623)	(418,115)	Debt
\$24,377	\$28,157	\$32,069	\$36,113	\$40,301	\$161,017	Cash Flow

* Five-year Lease commenced September 2007.

Financing and Invest. Return

\$ 1,575,000 Sale Price (285/sf)
\$ 472,500 Down Payment (30%)
\$ 1,102,500 Proposed New Loan (6.5%, 30yr am, 5-yr fixed)

Proforma Cash Flow (4.5 Years)

\$ 579,132 Total NNN NOI
 (418,115) Total Loan Payments
\$ 161,017 Total Cash Flow

Proforma Return on Investment

$\$161,017 / \$472,500 = 34.1\% / 5 \text{ Yrs} = \mathbf{6.8\%}$

Cap Rate (Average over 4.5 years)

$\$579,132 / 5 \text{ years} = \$115,826 \text{ avg. / year}$
 $\$115,826 / \$1,575,000 = \mathbf{7.4\%}$



Site Information

4109 N 12th Street, Phoenix, Arizona 85014

Building Size 5,524 sf (per County)
Lot Size 17,588 sf (per County)
Parcel 155-05-045 and 155-05-050
Cooling/Heating 7 ground-mounted HVAC
Utilities Master-metered
Built 1983
Construction Block / Steel / Wood
Roof Pitched, Asphalt / Shingle
Zoning R-5
Parking 66 (10 covered and 56 uncovered)
 50 spaces are included by a reciprocal agreement and located in the lot to the east.

Property Description

This 1983-constructed, single-level, attractive office building is the newest of ScottBlue Reprographics' retail outlets, now totaling seven Valley locations with more than 180 stores in 22 cities nationwide. ScottBlue has signed a 5-year NNN lease with a 3.0% annual upward escalation clause commencing after the 1st year (September 2008). At list price with the proposed financing, this investment should provide a cash on cash return of 6.8% over the 1st 5 years with a Cap Rate of 7.4%.

The location is just west of SR 51 providing easy access for retail customers along the Camelback Corridor, from central Phoenix and across the Valley.



Location: From SR 51, go west a half mile on Indian School Road. Property is located just north of the NE corner of Indian School Road and 12th Street.

Terry Kass, CCIM, CPM
Kasten / Long Investments
 RE/MAX Commercial Investment
 602 445 4124 office, 602 703 5277 cell
 TKass@azproperty.com

The information contained herein is from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. The Purchaser is advised to independently verify the accuracy and completeness of the information in order to