



DESERT LAKE PROFESSIONAL PLAZA
10750 W McDOWELL RD
AVONDALE, AZ

OFFERING PRICE: \$2,150,000

PROPERTY HIGHLIGHTS

FULLY LEASED MEDICAL / OFFICE BUILDING
APPX. 7,448 RSF WITH LONG TERM MEDICAL
TENANTS INCLUDING ENDODONTIST, OPTOMETRY,
DERMATOLOGY & MEDICAL SALES

7.15% CAP RATE

ANNUAL INCREASES ON EACH LEASE PROVIDES +/-
10% CASH ON CASH OVER 5 YEARS.
PRIME BUILDING IN CONDO DEVELOPMENT
FRONTING MCDOWELL RD
EASY MANAGEMENT W ALL NNN LEASES

CALIBER
COMMERCIAL GROUP

TROY WEURDING: 480.510.1190 | TWEURDING@CALIBERCRE.COM
16700 N THOMPSON PEAK PKWY, STE 140. | SCOTTSDALE, ARIZONA 85260 | 480.899.2400 OFFICE

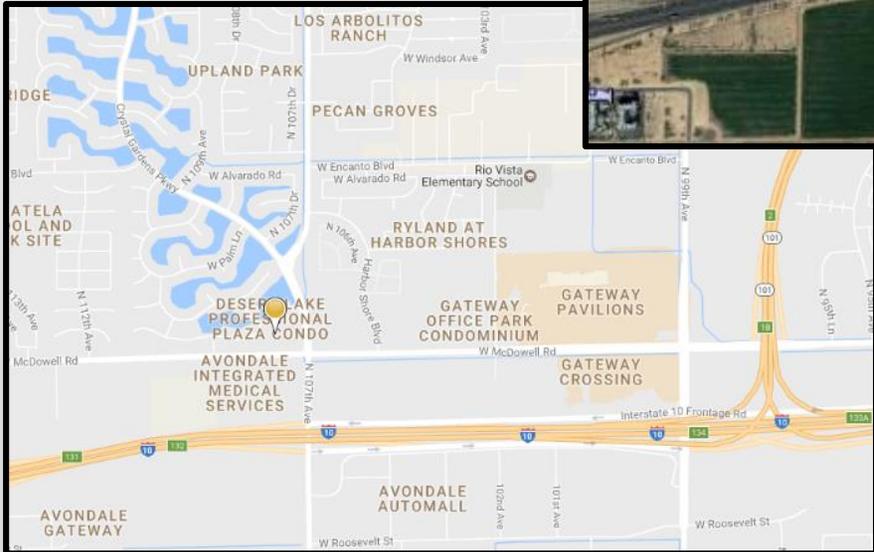
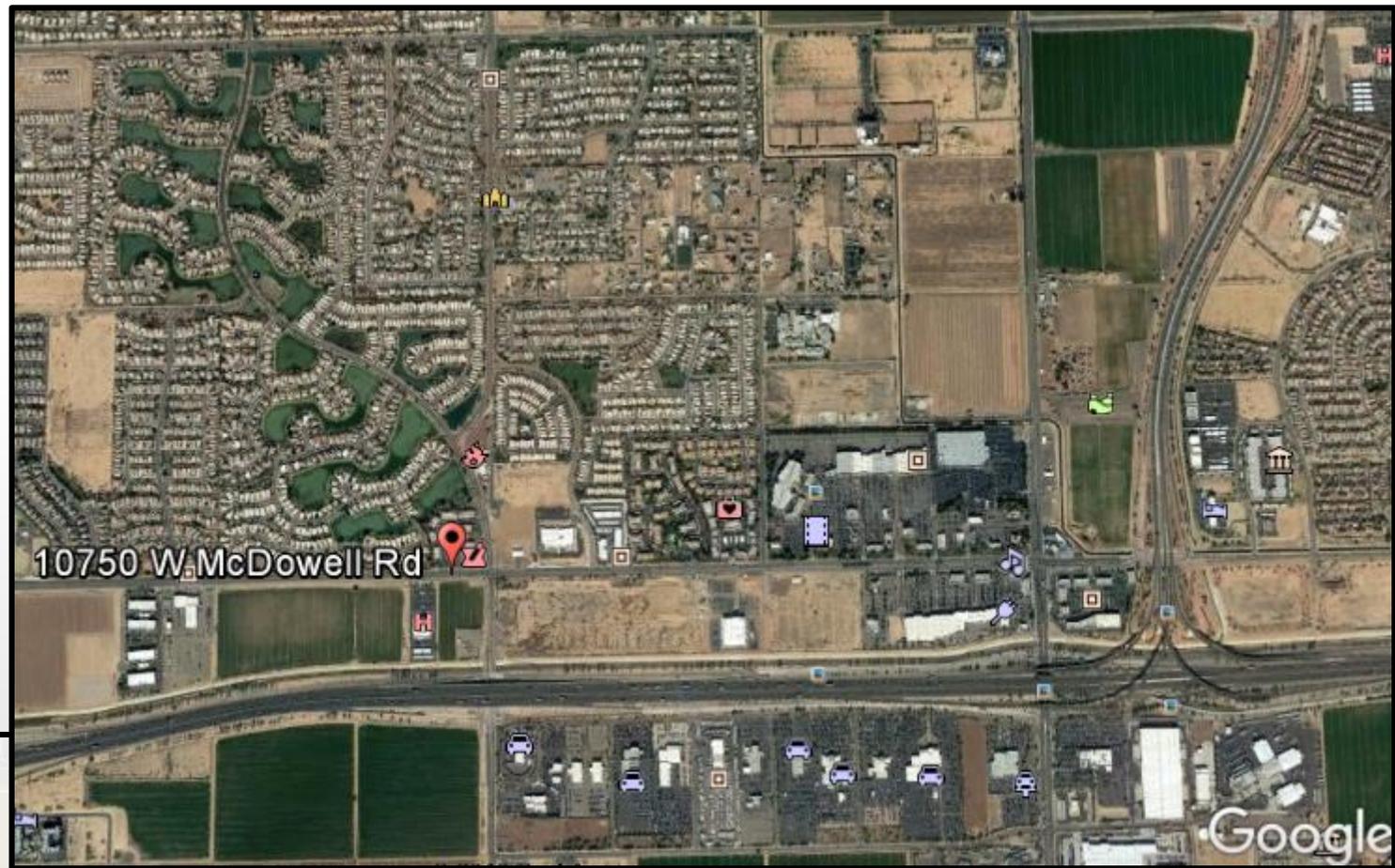
CONFIDENTIAL MEMORANDUM

THE INFORMATION CONTAINED IN THIS OFFERING MEMORANDUM IS CONFIDENTIAL, FURNISHED SOLELY FOR REVIEW PURPOSES BY A PROSPECTIVE PURCHASER OF THE PROPERTY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE OR MADE AVAILABLE TO ANY OTHER PERSON WITHOUT THE EXPRESSED WRITTEN CONSENT OF CALIBER COMMERCIAL GROUP. THIS INFORMATION IS PRESENTED TO YOU FOR YOUR INFORMATION ONLY TO DETERMINE IF YOU ARE INTERESTED IN PURSUING THIS INVESTMENT OPPORTUNITY AS PRINCIPALS. THE MATERIAL IS BASED IN PART UPON INFORMATION SUPPLIED BY THE OWNER AND IN PART UPON INFORMATION OBTAINED BY CALIBER COMMERCIAL GROUP FROM SOURCES IT DEEMS REASONABLY RELIABLE. SUMMARIES OF ANY DOCUMENTS ARE NOT INTENDED TO BE COMPREHENSIVE OR ALL-INCLUSIVE, BUT RATHER ONLY OUTLINES OF SOME OF THE PROVISIONS CONTAINED HEREIN. NO WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, IS MADE BY THE OWNER, CALIBER COMMERCIAL GROUP, OR ANY OF THEIR RESPECTIVE AFFILIATES AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN OR AS TO ENGINEERING AND ENVIRONMENTAL MATTERS. PROSPECTIVE PURCHASERS SHOULD MAKE THEIR OWN PROJECTIONS AND CONCLUSIONS WITHOUT RELIANCE UPON THE MATERIAL CONTAINED HEREIN AND CONDUCT THEIR OWN INDEPENDENT DUE DILIGENCE, INCLUDING BUT NOT LIMITED TO, ENGINEERING AND ENVIRONMENTAL INSPECTIONS, TO DETERMINE THE CONDITION OF THE PROPERTY AND THE EXISTENCE OF ANY POTENTIALLY HAZARDOUS MATERIALS ON THE PROPERTY.

THE OWNER AND CALIBER COMMERCIAL GROUP EXPRESSLY RESERVE THE RIGHT, AT THEIR SOLE DISCRETION, TO REJECT ANY AND ALL EXPRESSIONS OF INTEREST, OR OFFERS TO PURCHASE THE PROPERTY AND/OR TERMINATE DISCUSSIONS WITH ANY PARTY AT ANY TIME, WITH OR WITHOUT NOTICE. THE OWNER SHALL HAVE NO LEGAL COMMITMENT OR OBLIGATION TO ANY PURCHASER REVIEWING THIS OFFERING MEMORANDUM OR MAKING AN OFFER TO PURCHASE THE PROPERTY, UNLESS A WRITTEN AGREEMENT FOR THE PURCHASE OF THE PROPERTY HAS BEEN FULLY EXECUTED, DELIVERED, AND APPROVED BY THE OWNER AND ANY CONDITIONS TO THE OWNER'S OBLIGATIONS THEREUNDER HAVE BEEN SATISFIED OR WAIVED. CALIBER COMMERCIAL GROUP IS NOT AUTHORIZED TO MAKE ANY REPRESENTATIONS OR AGREEMENTS ON BEHALF OF THE OWNER.

THE TERMS AND CONDITIONS SET FORTH APPLY TO THE OFFERING MEMORANDUM IN ITS ENTIRETY. CALIBER COMMERCIAL GROUP, IS ACTING AS THE EXCLUSIVE AGENT FOR THE OWNER IN THIS TRANSACTION. IT IS IMPORTANT TO UNDERSTAND THAT THIS CONFIDENTIAL MEMORANDUM SHALL NOT BE DEEMED A REPRESENTATION OF THE STATE OF AFFAIRS OF THE PROPERTY, OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN NO CHANGE IN THE BUSINESS OR AFFAIRS OF THE PROPERTY SINCE THE DATE OF PREPARATION OF THIS MEMORANDUM.

LOCATION



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DEMOGRAPHICS

10750 W McDowell Rd Avondale, AZ 85392		3 mi radius	5 mi radius
POPULATION	2016 Estimated Population	100,118	254,278
	2021 Projected Population	109,895	279,950
	2010 Census Population	93,037	233,279
	2000 Census Population	46,686	129,820
	Projected Annual Growth 2016 to 2021	2.0%	2.0%
	Historical Annual Growth 2000 to 2016	7.2%	6.0%
HOUSEHOLDS	2016 Estimated Households	31,108	76,305
	2021 Projected Households	33,037	81,298
	2010 Census Households	28,468	68,839
	2000 Census Households	14,207	38,493
	Projected Annual Growth 2016 to 2021	1.2%	1.3%
	Historical Annual Growth 2000 to 2016	7.4%	6.1%
AGE	2016 Est. Population Under 10 Years	16.3%	16.8%
	2016 Est. Population 10 to 19 Years	16.7%	17.0%
	2016 Est. Population 20 to 29 Years	16.4%	15.9%
	2016 Est. Population 30 to 44 Years	22.3%	21.9%
	2016 Est. Population 45 to 59 Years	17.1%	16.9%
	2016 Est. Population 60 to 74 Years	8.7%	8.9%
	2016 Est. Population 75 Years or Over	2.5%	2.7%
	2016 Est. Median Age	29.9	29.7
MARITAL STATUS & GENDER	2016 Est. Male Population	49.3%	49.3%
	2016 Est. Female Population	50.7%	50.7%
	2016 Est. Never Married	34.3%	34.8%
	2016 Est. Now Married	45.6%	45.6%
	2016 Est. Separated or Divorced	17.1%	16.3%
	2016 Est. Widowed	3.0%	3.3%
INCOME	2016 Est. HH Income \$200,000 or More	1.8%	2.3%
	2016 Est. HH Income \$150,000 to \$199,999	4.2%	3.5%
	2016 Est. HH Income \$100,000 to \$149,999	13.9%	11.7%
	2016 Est. HH Income \$75,000 to \$99,999	15.2%	13.8%
	2016 Est. HH Income \$50,000 to \$74,999	22.8%	21.8%
	2016 Est. HH Income \$35,000 to \$49,999	16.9%	16.1%
	2016 Est. HH Income \$25,000 to \$34,999	10.7%	12.0%
	2016 Est. HH Income \$15,000 to \$24,999	6.8%	8.5%
	2016 Est. HH Income Under \$15,000	7.8%	10.5%
	2016 Est. Average Household Income	\$68,625	\$63,743
	2016 Est. Median Household Income	\$60,081	\$55,434
	2016 Est. Per Capita Income	\$21,330	\$19,140

FINANCIAL ANALYSIS (INVESTMENT)

Desert Lake Professional

Total Purchase Price	\$ 2,150,000	7.15	Cap Rate			<u>LTV</u>	<u>LOAN</u>														
	<u>289</u>	/sf				70%	1,505,000														
							<u>CASH NEEDED</u>														
							\$ 645,000														
							<u>RATE</u>	<u>TERM</u>													
							4.50%	300													
							<u>SQUARE FEET</u>	7448													
							2687	1400	2126	1235											
	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>																
Mortgage Payment	\$ (8,365)	\$ (8,365)	\$ (8,365)	\$ (8,365)	\$ (8,365)		<u>Optometrist</u>	<u>AZ Dermatology</u>	<u>Endodontist</u>	<u>PA Healthcare</u>											
							2015	18.54	16.71	22.00											
Monthly Rent - Optometrist	\$ 4,276	\$ 4,404	\$ 4,536	\$ 4,672	\$ 4,813		2016	19.10	17.14	23.00	18.00										
Monthly Rent - Dermatology	\$ 2,010	\$ 2,217	\$ 2,283	\$ 2,352	\$ 2,422		2017	19.67	19.00	24.00	18.54										
Monthly Rent - Endodontist	\$ 4,075	\$ 4,252	\$ 4,429	\$ 4,867	\$ 5,013		2018	20.26	19.57	25.00	19.10										
Monthly Rent - PA Healthcare	\$ 1,888	\$ 1,944	\$ 2,002	\$ 2,063	\$ 2,124		2019	20.87	20.16	27.47	19.67										
NNN - Optometrist	\$ 1,507	\$ 1,507	\$ 1,507	\$ 1,507	\$ 1,507		*Optometrist - 5 years starting 3/1/14 - expires 1/31/19 (1 - 5 year option - Greater of 3% increase or FMV)														
NNN - Dermatology	\$ 785	\$ 785	\$ 785	\$ 785	\$ 785		*AZ Dermatology - expires 8/31/2017. Currently for Lease at \$19.50/s.f., Seller to guaranty rent until 2/28/18														
NNN - Endodontist	\$ 1,192	\$ 1,192	\$ 1,192	\$ 1,192	\$ 1,192		*Endodontist - Assigned to Avondale Endodontics - 12/1/2015 - expires 10/31/2018 (2 - 5 yr renewals - \$27.47/s.f. + 3%)														
NNN - PA Healthcare	\$ 693	\$ 693	\$ 693	\$ 693	\$ 693		*PA Healthcare - \$18/s.f. - 5 years starting 12/1/16 - expires 11/31/2021 (1 - 5 yr renewal - greater of 3% or FMV)														
Net Operating Income	\$ 146,975	\$ 153,804	\$ 159,014	\$ 167,441	\$ 172,464		<u>9.7%</u>	Cash on Cash													
Annual Cashflow	\$ 46,592	\$ 53,421	\$ 58,630	\$ 67,058	\$ 72,081																
Monthly Cashflow	\$ 3,883	\$ 4,452	\$ 4,886	\$ 5,588	\$ 6,007																
Cash on Cash		8.3%	9.1%	10.4%	11.2%																
Value at 7 cap		\$ 2,197,205	\$ 2,271,625	\$ 2,392,013	\$ 2,463,773																