

FOR SALE > NNN INVESTMENT OPPORTUNITY

Metropolitan Neuro Behavioral Institute *at Chandler Gateway Office Park*

70 N. MCCLINTOCK DR., SUITE 103, CHANDLER, AZ 85226



PHILIP WURTH, CCIM
Executive Vice President
480 655 3310 DIR
602 369 9261 MOB
philip.wurth@colliers.com
www.colliersevoffices.com

COLLIERS INTERNATIONAL
8360 E. Raintree Dr. | Suite 130
Scottsdale, AZ 85260
480 596 9000
www.colliers.com/arizona

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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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Property Summary

PRICE

\$660,698.00

\$271.00/sf | 7.0% CAP RATE

SUITE SIZE

±2,438 SF (Suite 103)

NOI (PROJECTED 2019)

\$46,322.04

OCCUPANCY

100% Occupied - Metropolitan Neuro Behavioral Institute

PROPERTY TYPE

One story office/medical condominium

YEAR BUILT / REFURBISHED

2008 / 2015

PARKING

5.0/1,000

CONSTRUCTION TYPE

Masonry

ZONING

PAD, City of Chandler

TAX ASSESSOR PARCEL NUMBER

301-89-980



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Tenant Summary- Lauro Amezcua-Patino, MD, FAPA

Dr. Lauro Amezcua-Patino is a board certified Child, Adolescent and Adult Psychiatrist who is the Medical Director and President of Metro NBI. Dr. Amezcua-Patino is currently the Medical Director of Oasis Behavioral Health Hospital in Chandler, AZ, and he has over 35 years of clinical and administrative experience in Arizona. Dr. Amezcua-Patino has been involved with various community health organizations both as a consultant and director. He has also served on various professional organizations and is currently a Fellow of the American Psychiatric Association. The Metropolitan Neuro Behavioral Institute uses various resources to provide the most complete and extensive treatment plans for their patients including TMS Treatment, Quotient Testing, QEEG "Brain Mapping", and Computerized Testing.

Board Certification

> American Board of Psychiatry and Neurology

Professional Association

> Fellow of the American Psychiatric Association

Licensure

> AZ State Medical License

Awards

> Sierra Tucson Gratitude Recognition award 2012



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Lease Information- Suite 103

Suite Size:	±2,438 SF
Lease Term:	5 Years
Lease Commencement:	Upon Close of Escrow
Lease Expiration:	5 Years from Close of Escrow
Lease Type:	NNN
NNN Expenses:	Estimated at \$4.28 PSF
Option to Renew:	Two, 5 Year Options
Option to Terminate:	None
Option to Purchase:	None
Personal Guaranty:	Yes
Monthly Base Rent:	\$3,860.17
Additional Income:	\$0.00
Total Monthly Income:	\$3,860.17

Financial Summary

Price:	\$660,698
Price PSF:	\$271.00
NOI:	\$46,366.04
Cap Rate:	7.0%
Down Payment:	50%
Cash/Cash Yield:	7.9%

Proforma Loan

Loan Balance:	\$300,349
Interest Rate:	5%
Amortization:	20 Years
Maturity Date:	10 Years
Mortgage:	\$2,180.16 Monthly/ \$19,549 Annually
Additional Income:	\$0.00
Total Monthly Income:	\$1,680.01

Annual Operating Info

Gross Potential Rent:	\$46,322.04
Plus Recapture:	NNN
Effective Gross Income:	\$46,322.04
Less Expenses:	NNN
Net Operating Income:	\$46,322.04
Annual Debt Service:	\$26,162.00
Pre-Tax Cash Flow:	\$20,160.04

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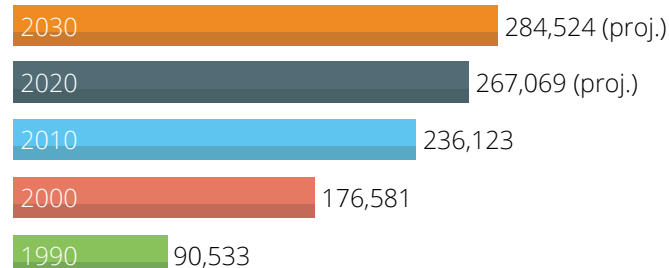
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City of Chandler

Located in Greater Phoenix's Southeast Valley, Chandler is known as the "Innovation and Technology Hub of the Southwest." Businesses in Chandler experience firsthand the business environment and lifestyle that have made Chandler a destination of choice for global industry leaders, exciting start-ups and, talented employees and their families. Chandler's leading employers include Intel, Chandler Regional Medical Center (Dignity Health), PayPal, Microchip and Northrop Grumman.

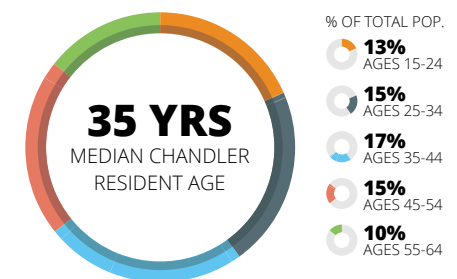
CHANDLER: MARKET STATS

POPULATION GROWTH

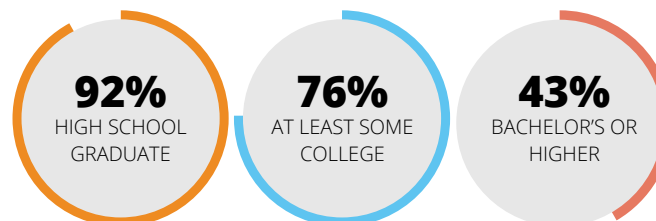


*2017 population = 257,948

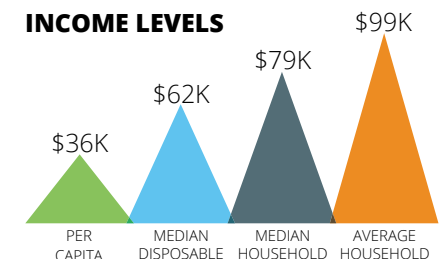
WORKING AGE POPULATION



EDUCATIONAL ATTAINMENT (AGES 25+)



INCOME LEVELS



Data Sources: ESRI Business Analyst (2018), U.S. Census Bureau, Arizona Office of Economic Opportunity, Chandler Planning Division

ECONOMIC DEVELOPMENT



CHANDLERAZ.GOV/ED

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CHANDLER GATEWAY OFFICE PARK



LOCATION HIGHLIGHTS



VISABILITY

SWC Chandler Blvd. & McClintock Dr.



LOOP 101 & 202

Convenient Freeway access



AMENITIES

Close to more than 1M SF of retail, dining and entertainment



HOSPITAL

3 miles to Chandler Regional Medical Center



AIRPORTS

15 miles to Sky Harbor International Airport and 1 mile to Steller Airpark

Contact Us

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