

FOR SALE
Vintage Pointe
±1,969 SF
Office Condo



2633 E. Indian School Road
Phoenix, AZ 85016



Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the 1,969 square foot located at 2633 East Indian School Road, Phoenix, AZ (Property). Colliers, as agent (“Owner’s Agent”) for Kevin Schwartz (“Owner”), has prepared this document. This Offering Memorandum may not be all-inclusive or contain all of the information a purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by prospective purchasers in the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner. Neither Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its content and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections, form their own conclusions without reliance upon the material contained herein, and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence;
3. All photographs and graphic elements are property of the Owner and use without Owner’s expressed written permission is prohibited; and
4. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner.

Owner expressly reserves the right, at their sole discretion, to reject any and all expressions of interest or offers by prospective purchasers of the Property, and to terminate discussions with any person or entity reviewing these documents or making an offer to purchase the Property unless and until a written agreement has been fully executed and delivered.

If you wish not to pursue negotiations regarding

the Property, or you discontinue such negotiations, then you agree to destroy all materials relating to this Property, including this Offering Memorandum, and to certify to Owner that you have done so.

A prospective purchaser’s sole and exclusive rights with respect to a prospective purchase of the Property, or information provided herein or in connection with the Property shall be limited to those expressly provided in an executed purchase agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there will be no change in the state of affairs of the Property since the preparation of this Offering Memorandum by Owner and Owner’s Agent.



COLLIERS
2390 E Camelback Road Ste 100
Phoenix, AZ 85016
www.colliers.com/arizona



TABLE OF CONTENTS

- 04 Property Overview
- 06 About the Suite
- 07 Floor Plan
- 08 Property Photographs
- 10 Financial Analysis

JOHN BARNES
Vice President
602 222 5042 DIR
john.barnes@colliers.com

Property Overview

Colliers is pleased to present for sale Unit 160 at Vintage Pointe 2633 E. Indian School Road, Phoenix, AZ. Currently, Vintage Pointe is 98.5% occupied. Unit 160 is a professional office in move in condition making it easy for a small business owner to start paying rent to themselves instead of a landlord. The property includes the furniture and phone system, two covered reserved parking spaces, and a panel on each side of the monument sign. Ownership at Vintage Pointe is simple as the owner's association takes care of everything but real estate taxes, insurance, and cleaning. The association installed solar panels on the roof that cut the cost of electricity by roughly 50%. Vintage Pointe is well located at 27th Street and Indian School Road making access to the airport and all parts of Metropolitan Phoenix easy.



Development Size:
4-Story, 55,079 SF
Office Building Built
in 1985



**Total Number
of Units:**
20



**Number of
Units Currently
on the Market:**
2



**Development
Occupancy:**
98.5%



Parking Ratio:
4,1000



**2021 Association
Budget:**
\$5.91/SF (This
includes \$1.87/SF
Reserve Allocation)



HUNTER, HUMPHREY & YAVITZ, PLC

2633

Large Office Space Available for Lease
419.8787

**MOVE-IN
READY
PROFESSIONAL
OFFICE SPACE**

2633 E. INDIAN SCHOOL RD. ⑤

About the Suite



Unit Size:
1,969 Rentable
Square Feet



**Location Within
the Development:**
Ground Floor Lobby



**Parking Spaces
Owned:**
2 covered spaces



Current Use:
Law firm office



**Estimated 2021
Operating Expenses:**
\$1,412.24/Mo.



Availability:
September 1, 2021



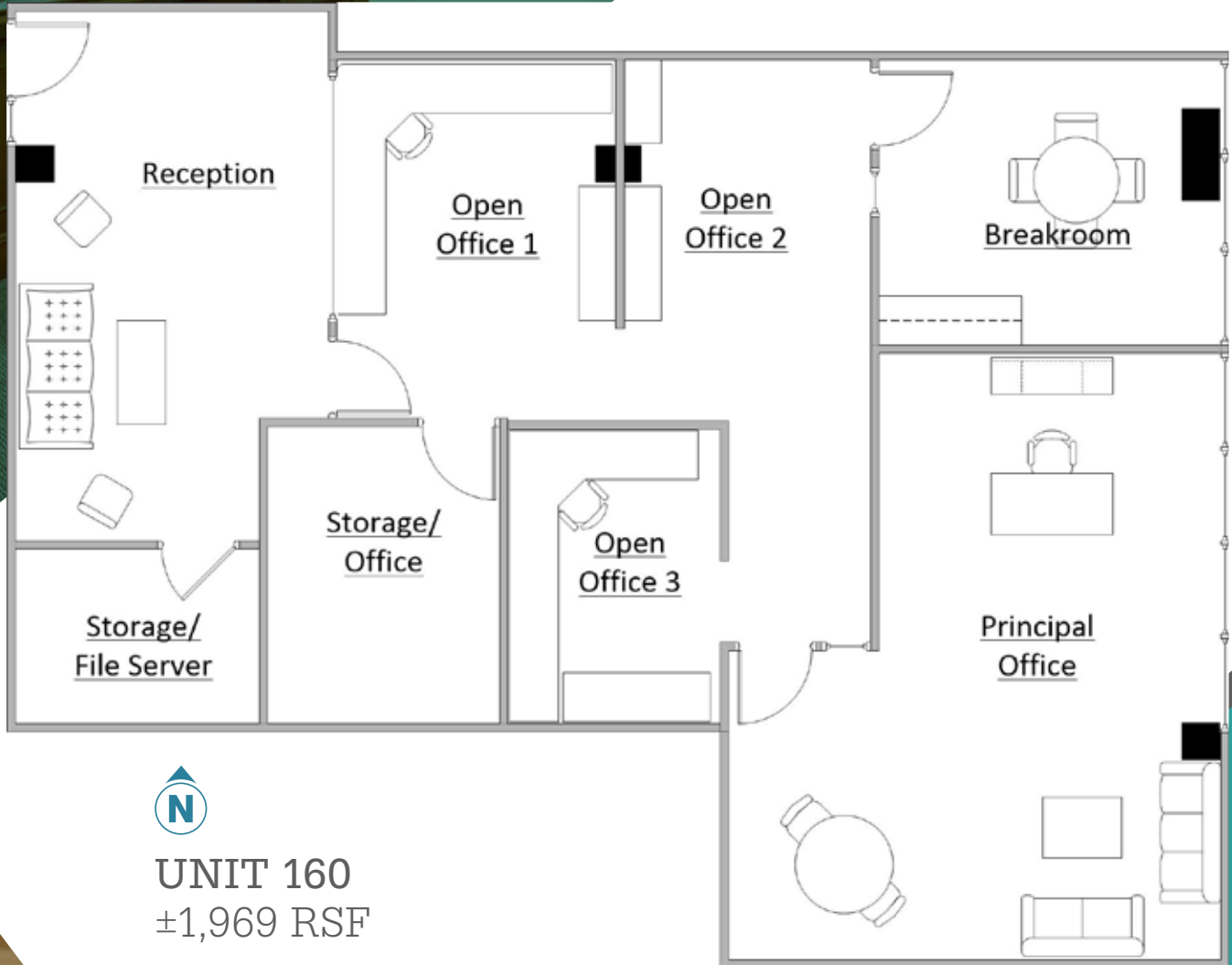
Signage/Visibility:
One panel on each side of the
monument sign, one line on the
building directory, and at the
suite entry



Space Access:
24/7/365



Floor Plan



UNIT 160
±1,969 RSF

Property Photographs





ESTIMATED COST OF OWNING

	Monthly	Annual/SF
DEBT SERVICE ¹ :	\$2,343.28	\$14.28
OPERATING EXPENSES:	\$1,412.24	\$8.61
TOTAL:	\$3,755.52	\$22.89
PRINCIPAL YOU PAY TO YOURSELF:	\$1,149.61 (Avg. during Year 1)	

Note: ¹ The debt service amount is subject to a buyer qualifying for an SBA 504 loan. This calculation assumes a 10% down payment, a loan amortization of 20 years, and a fixed interest rate of 3.65%. Current SBA 504 loan program interest rates range from 3.37%-3.65% and are subject to changes in market conditions and buyer qualifications. These rates fixed for 20 years.

Lease Analysis vs. Purchase Analysis

LEASE ANALYSIS

Property Name: 2633 E. Indian School Rd
Net Rentable Area: 1,969 SF
Lease Commencement Date: June 2021

Lease Expiration Date: May 2031
Lease Term: 10.00 Years
Lease Type (Net or Base Stop): Net

BASE RENT SCHEDULE

Date	Month of Lease	Base Rent per Month	Base Rent SF/Month	Base Rent per Year	Base Rent SF/Year
JUNE 2021	1	\$2,541.25	\$1.29 SF	\$30,495.00	\$15.49 SF
JUNE 2022	13	\$2,623.29	\$1.33 SF	\$31,479.50	\$15.99 SF
JUNE 2023	25	\$2,705.33	\$1.37 SF	\$32,464.00	\$16.49 SF
JUNE 2024	37	\$2,787.38	\$1.42 SF	\$33,448.50	\$16.99 SF
JUNE 2025	49	\$2,869.42	\$1.46 SF	\$34,433.00	\$17.49 SF
JUNE 2026	61	\$2,951.46	\$1.50 SF	\$35,417.50	\$17.99 SF
JUNE 2027	73	\$3,033.50	\$1.54 SF	\$36,402.00	\$18.49 SF
JUNE 2028	85	\$3,115.54	\$1.58 SF	\$37,386.50	\$18.99 SF
JUNE 2029	97	\$3,197.58	\$1.62 SF	\$38,371.00	\$19.49 SF
JUNE 2030	109	\$3,279.63	\$1.67 SF	\$39,355.50	\$19.99 SF

LEASE PRESENT VALUE ANALYSIS

Start of Analysis: June 2021
Length of Analysis: 10.00 Years
Lease Discount Rate: 20.00%
Lease Present Value: \$144,074

LEASE PRESENT VS. PURCHASE ANALYSIS

Based on the Length of Analysis and Discount: **PURCHASE**
The Present Value of the cost savings is estimated to be: **\$7,308.26**

Purchase Analysis

PURCHASE INFORMATION

SALES PRICE	\$425,000
DUE DILLIGENCE & CLOSING COSTS	\$5,000
LOAN ORIGINATOR FEE	\$3,987
TOTAL AQUISITION COST	\$433,987

DEBT FINANCING

LOAN TYPE: AMORITIZING OR INTEREST ONLY	Amoritizing
LOAN ORIGATION DATE	June 2021
LOAN TO SALES PRICE RATIO	90.00%
LOAN AMOUNT	\$398,723
INTEREST RATE METHODOLOGY (360 OR 365)	360
CONTRACT INTEREST RATE	3.650%
AMORITIZATION PERIOD	300 Months
ANNUAL DEBT SERVICE PAYMENT	\$24,340

OWNER CONTRIBUTIONS

EQUITY REQUIRED	\$53,290
CAPITAL EXPENDITURE RESERVE	\$0.00 SF/Year
ANNUAL APPRECIATION RATE	0.00%

PROPERTY RESALE

DATE OF RESALE	May 2031
SALES PRICE AT DATE OF RESALE	\$452,012
COST OF SALE	7.00%

PURCHASE PRESENT VALUE ANALYSIS

START OF ANALYSIS	June 2021
LENGTH OF ANALYSIS	10.00 Years
PURCHASE DISCOUNT RATE	20.00%
PURCHASE PRESENT VALUE	\$136,776

Vintage Pointe

2633 E. Indian School Rd.
Phoenix, AZ 85016



**Get in
Touch**

JOHN BARNES
Vice President
602 222 5042 DIR
john.barnes@colliers.com

COLLIERS
2390 E Camelback Road Ste 100
Phoenix, AZ 85016
www.colliers.com/arizona

Colliers

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2021. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International AZ, LLC.