

SINGLE TENANT INVESTMENT OPPORTUNITY



Moraif Financial *at The Presidio*

1100 SOUTH DOBSON ROAD, SUITE 200, CHANDLER, AZ 85286

FOR SALE INVESTMENT OPPORTUNITY

\$707,658.86 (7.38% CAP RATE)

- > SUITE 200 - 2,092 SF PROFESSIONAL
- > 100% LEASED



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Property Summary

Location:	1100 S. Dobson Road, Suite 200, Chandler, AZ
Building Size:	±2,092 SF
Occupancy:	100% Occupied by Moraif Financial
Year Built:	2008 (Tenant improvements: 2018)
Property Type:	Two story office/medical condominium
Construction Type:	Masonry
Parking:	5.0:1,000
Zoning:	PAD, City of Chandler
Leases:	This building is 100% leased. Lease is on a modified gross basis with the tenant responsible for electrical service and the landlord is responsible for common area maintenance, property tax, janitorial, and insurance.
Highlights:	<ul style="list-style-type: none">- Located at The Presidio, an ±86,300 SF Class A executive office/medical condominium complex at the NWC of Dobson Road and Loop 202 Freeway in Chandler- Within a mile of three freeway exits, Chandler Fashion Center, Chandler Regional Hospital and within Chandler's Price Corridor employment district- Numerous shopping, dining and other retail amenities in the immediate area



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Tenant Summary

Moraif Financial DBA Money Matters

Financial Planning firm offering independent investment advice to meet the client's unique needs. For the last 25 years Money Matters financial advisors have worked to protect and increase the wealth of more than 8,500 families across 48 states. In addition to financial planning, Money Matters services include real estate, insurance, business, estate issues, budgets, and long-term care needs of their clients.

National media including: CNBC, Fox Business, USA Today and the Wall Street Journal routinely feature Money Matter's Senior Advisor Ken Moraif as an expert on issues affecting today's investors. Money Matters is regularly recognized as a leader in the financial services field; in 2018 the company received awards from the Better Business Bureau's Torch Award for Ethics, Financial Times Top Financial Managers and Barrons Top 100 Independent Financial Advisors.



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Confidentiality and Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 1100 S. Dobson Road, Suite 200, Chandler, AZ. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Colliers International from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and 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 from Colliers International, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence; and
- 3) 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 Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of 1100 S. Dobson Road, Suite 200, Chandler, AZ or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of 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 Seller or Colliers International 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 or the marketing or sale of the Property.

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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Lease Information- Suite 200

Building Size:	±2,092 SF
Lease Term:	80 months
Lease Commencement:	November 1, 2018
Lease Expiration:	June 30, 2025
Lease Type:	MG - Tenant responsible for Electric service. Landlord responsible for common area maintenance, property tax, janitorial and insurance.
Option to Renew:	One (1) three (3) year options at market rate
Option to Terminate:	None
Option to Purchase:	None
Personal Guaranty:	No, corporate financials available
Monthly Base Rent:	\$4,881.83
Parking Income:	\$135.00
Total Monthly Income:	\$5,016.83
Annual Increases:	3% annual increase

Financial Summary

Price:	\$707,658.86
Price PSF:	\$338.27
Gross Annual Income:	\$61,077.60
Total Expenses:	\$11,541.48
NOI:	\$49,536.12
Cap Rate:	7.00%
Down Payment (25%):	\$176,914.71
Cash/Cash Yield:	13.00%

Proforma Loan

Loan Balance (75% LTV):	\$530,744.14
Interest Rate:	5%
Amortization:	25 Years
Maturity Date:	10 Years
Mortgage (Monthly):	(\$2,211.43)
Additional Income:	\$135.00
Total Monthly Income:	\$1,916.58

Annual Operating Info

Gross Potential Rent:	\$61,077.60
Plus Recapture:	0
Effective Gross Income:	\$61,077.60
Less Expenses:	\$11,541.48
Net Operating Income:	\$49,536.12
Annual Debt Service:	(\$26,537.22)
Pre-Tax Cash Flow:	\$22,998.90

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SCHEDULED RENT INCOME

SUITE	TENANT	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MARCH	APR	TOTAL
Base Rent	Moraif Financial	\$4,881.83	\$4,881.83	\$4,881.83	\$4,881.83	\$4,881.83	\$4,881.83	\$5,027.77	\$5,027.77	\$5,027.77	\$5,027.77	\$5,027.77	\$5,027.77	\$59,457.60
Parking	Moraif Financial	\$135.00	\$135.00	\$135.00	\$135.00	\$135.00	\$135.00	\$135.00	\$135.00	\$135.00	\$135.00	\$135.00	\$135.00	\$1,620.00
Totals		\$5,016.83	\$5,016.83	\$5,016.83	\$5,016.83	\$5,016.83	\$5,016.83	\$5,162.77	\$5,162.77	\$5,162.77	\$5,162.77	\$5,162.77	\$5,162.77	\$61,077.60

Yellow Shaded = Scheduled Rental Increase per Lease

FINANCIAL SUMMARY

Income	Notes	Current
Rental Income	(1)	\$61,077.60
Property Management	(2)	\$1,757.28
Additional Rent Recapture	(3)	\$3,621.80
Gross Annual Income		\$66,456.68

Less Expenses	Notes	Subtotal
Property Taxes	(4)	\$5,857.60 \$2.80
Insurance Expense		\$575.00 \$0.27
Common Area Maintenance		\$4,455.96 \$2.13
Janitorial Service		\$3,360.00 \$1.61
Property Management	(5)	\$0.00 \$0.00
Total Expenses		\$14,248.56 \$6.81

Net Operating Income/Cap Rate	\$52,208.12	7.38%
Price / PSF	\$707,658.86	\$338.27

Notes

- (1) Scheduled Rental Income (As of 5/1/2019)
- (2) Approved Passthru Expense
- (3) Additional Rent per 2018 Base Year
- (4) Estimated Tax Rate after tax appeal
- (5) The owner self manages

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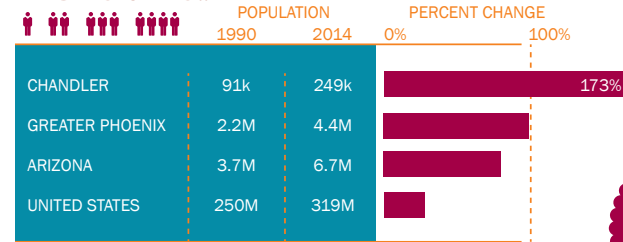
City of Chandler

Businesses, particularly those in the high-tech segments of the economy, looking to establish a presence in Arizona consistently target Chandler to attract the talent they need to run their enterprises. The most prominent technology company in the area is Intel. The chip giant is the largest employer in Chandler (and one of the largest employers in the state), with approximately 11,900 workers in the area.

In addition to a deep collection of technology companies, the city of Chandler has a diversified group of large local employers, with many financial services businesses forming significant presences in the area. Both Bank of America and Wells Fargo have campuses in the city that employ thousands of workers.

The Price Road Employment Corridor is popular with the growing Chandler tech employment base. The ASU Research Park, which is operated by the university, has businesses including Avnet and Digital Realty Trust among its tenants, and in recent quarters Amkor, Go Daddy and ViaSat have committed to significant blocks of space in the Park.

RAPIDLY GROWING ::

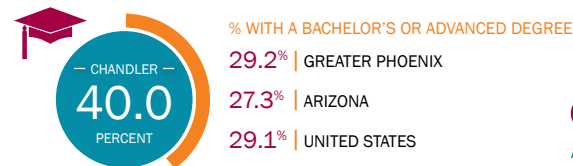


DATA SOURCES: US CENSUS BUREAU (DECENNIAL CENSUS & INTERCENSAL ESTIMATES), ARIZONA DEPARTMENT OF ADMINISTRATION (ANNUAL POPULATION ESTIMATES)

AWARD-WINNING (2015 - 2016) ::



TALENTED WORKFORCE ::



*73.2% of Chandler residents 25+ years of age have at least some college education
DATA SOURCES: US CENSUS BUREAU (AMERICAN COMMUNITY SURVEY)



HOME TO INDUSTRY LEADERS ::

COMPANY	#EMPLOYEES
INTEL	11,300
WELLS FARGO	4,500
BANK OF AMERICA	3,800
VERIZON WIRELESS	2,400
CHANDLER REGIONAL MEDICAL CENTER	2,100
PAYPAL	2,000
ORBITAL ATK	1,650
MICROCHIP TECHNOLOGY	1,625
NXP SEMICONDUCTORS	1,400
BASHAS' CORPORATE HQ & DISTRIBUTION	1,100

DATA SOURCES: CITY OF CHANDLER ECONOMIC DEVELOPMENT DIVISION

WELL-PAYING JOBS ::



DATA SOURCES: US CENSUS BUREAU (AMERICAN COMMUNITY SURVEY)

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