

# Automotive Service Garage W/ Seller Carryback

10738 N 96TH AVE, PEORIA, AZ



## OFFERING SUMMARY

Offering Price:	\$540,000
Cap Rate:	7.71%
NOI:	\$41,621
Lot Size:	0.27 Acres
Building Size:	4,000 SF
Year Built:	1980
Zoning:	C-4
Market:	Phoenix Metro
Sub Market:	West Valley
Cross Streets:	Peoria Avenue & 96th Avenue

## PROPERTY HIGHLIGHTS

- Owner/User OR Investment
- Possible Seller Carryback Financing
- 6 Hydraulic Lifts (Indoor & Outdoor)
- Easy Access to Loop 101 at Peoria Avenue
- Tenant Pays Utilities and Maintenance
- Minimal Owner Insurance and Taxes

## PROPERTY DESCRIPTION

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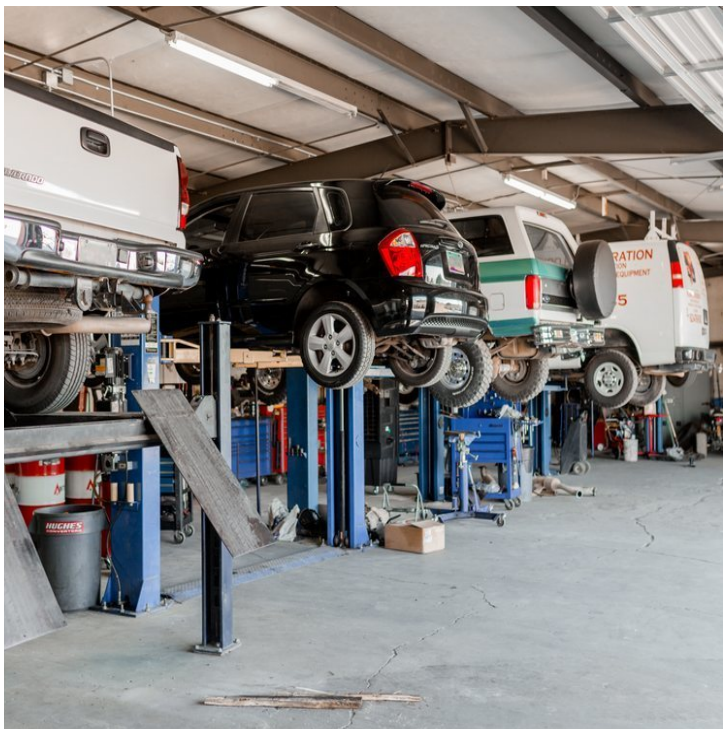


## PROPERTY DESCRIPTION

This ±4,000 SF (approximately 100' x 40') steel construction industrial building with pitched roof and fully fenced lot is currently occupied by Tony's Five Star Transmission Service in Suntown Center, just west of Loop 101 on 96th Avenue in Peoria. Owner has the ability to terminate the lease with notice for Owner/Occupant and is willing to carry the loan for a qualified buyer. Suntown Center subdivision is home of several automotive related businesses and other light industrial companies. The tenant has occupied the premises for more than 6 years and recently renewed the lease (April 2018) for an additional 5 years. There is one additional 5-year option to renew in April 2023. The building comes equipped with 6 hydraulic lifts (4 indoor and 2 outdoor under steel cover), parts cleaning machines, lights, compressors and air lines. There are 2 extra wide roll-up doors. The office is cooled by and HVAC unit while the garage is cooled by evaporative coolers on the back wall of the building. Tenant pays utilities, maintenance, and garage owner's insurance. Landlord pays taxes and minimal liability insurance. Tax records show 11,876 SF for the lot. However, the fenced parking area has been expanded to take in a portion of the adjacent land designated for drainage. Owner will consider a seller carryback with sufficient down payment and reasonable terms to a qualified buyer. Zoning is C-R (County) and C-4 (City of Peoria).

## LOCATION DESCRIPTION

This ±4,000 SF (approximately 100' x 40') steel construction industrial building with pitched roof and fully fenced lot is occupied by Tony's Five Star Transmission Service in Suntown Center, just west of Loop 101 on 96th Avenue in Peoria. Suntown Center subdivision is home of several automotive related businesses and other light industrial companies.



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## INVESTMENT OVERVIEW

Price	\$540,000
Price per SF	\$135.00
CAP Rate	7.7%
Cash-on-Cash Return (yr 1)	8.18 %
Total Return (yr 1)	\$18,528
Debt Coverage Ratio	1.36

## CURRENT RENTAL INCOME

## OPERATING DATA

Gross Scheduled Income	\$44,400
Other Income	-
Total Scheduled Income	\$44,400
Vacancy Cost	\$0
Gross Income	\$44,400
Operating Expenses	\$2,779
Net Operating Income	\$41,621
Pre-Tax Cash Flow	\$11,046

## CURRENT RENTAL INCOME

## FINANCING DATA

Down Payment	\$135,000
Loan Amount	\$405,000
Debt Service	\$30,575
Debt Service Monthly	\$2,547
Principal Reduction (yr 1)	\$7,482

## CURRENT RENTAL INCOME


[KLCommercialGroup.com](http://KLCommercialGroup.com)

FOR MORE INFORMATION CONTACT:

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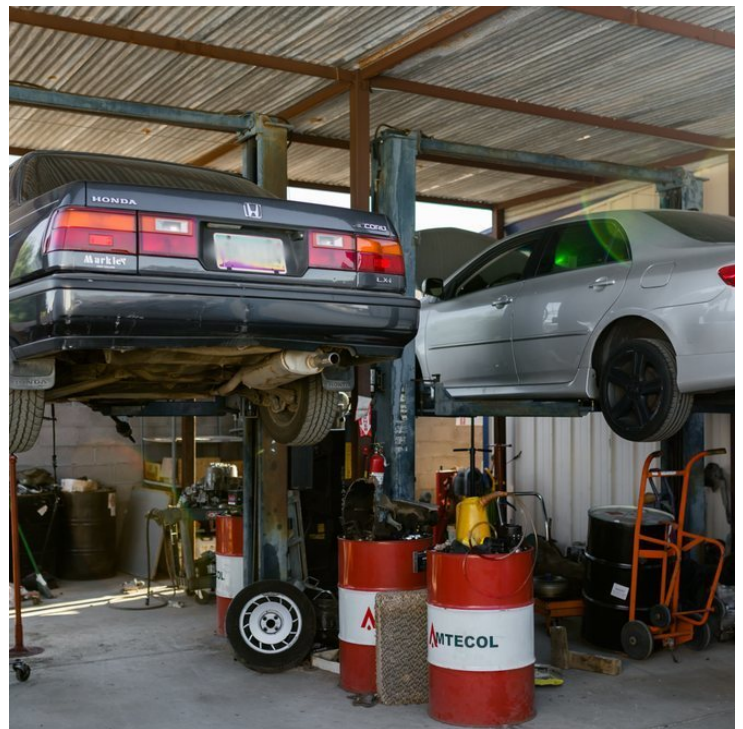
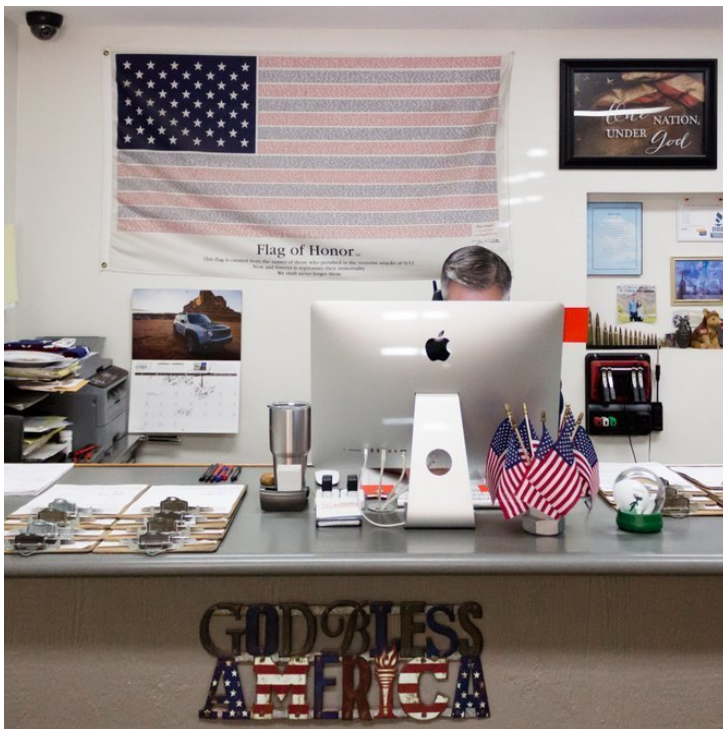
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ADDITIONAL PHOTOS

## Automotive Service Garage W/ Seller Carryback

10738 N 96TH AVE, PEORIA, AZ



**KASTEN LONG**  
COMMERCIAL GROUP  
[KLCommercialGroup.com](http://KLCommercialGroup.com)

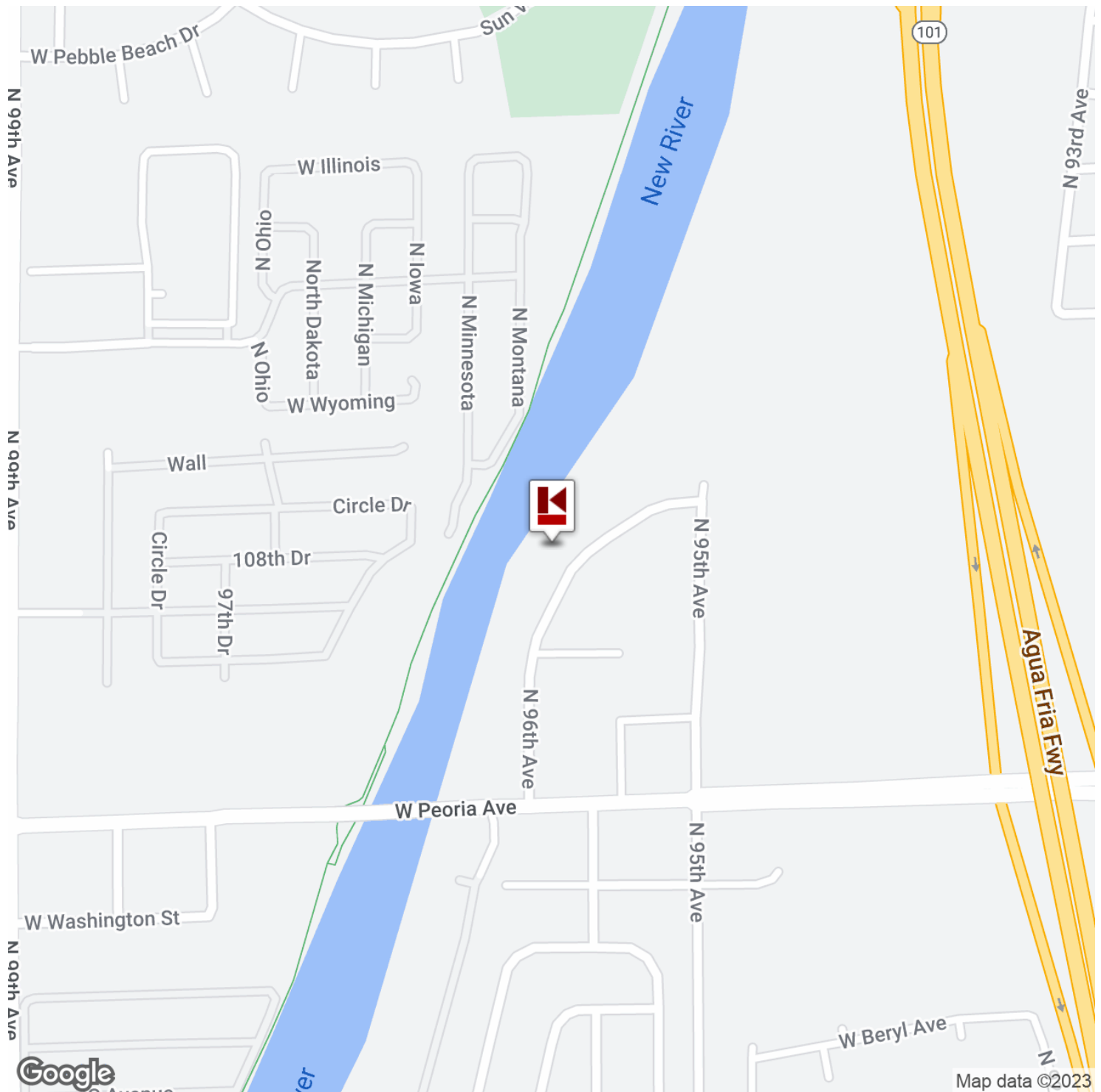
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,526	93,561	235,373
Median age	48.9	46.1	40.6
Median age (Male)	47.0	44.7	39.3
Median age (Female)	50.5	47.5	41.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,267	41,516	93,453
# of persons per HH	2.0	2.3	2.5
Average HH income	\$39,285	\$52,793	\$57,771
Average house value	\$143,040	\$176,286	\$187,488

\* Demographic data derived from 2020 ACS - US Census



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