



EAST BROADWAY MEDICAL CENTER

Medical Investment Sale

7525 E. Broadway Road,
Mesa, AZ 85208

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COMMERCIAL REAL ESTATE

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Section 1:

PROPERTY INFORMATION

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Executive Summary

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INVESTMENT SUMMARY

Sale Price:	\$2,850,000
Price/PSF:	\$139.09/PSF
Rental Income:	\$278,039
Operating Expenses:	\$96,057
NOI:	\$181,983
Rental Income Cap Rate:	7.17%
Cell Tower Income:	\$18,788
Cell Tower Cap Rate:	6.00%
Lot Size:	2.13 Acres (92,919 SF)
Building Size:	+/- 20,489
No. Of Stories:	1
Zoning:	OC (Office Commercial)
APN:	218-58-480

PROPERTY OVERVIEW

East Broadway Medical Center consists of Two (2) Freestanding & Adjacent, Multi-Tenant Medical Office Buildings with Cell Tower income located at 7525 E. Broadway Road, Mesa, AZ 85208. The buildings total +/- 20,489 SF, is 78.36% occupied with Nine (9) office units (one being the seller) and a ground-leased cell tower all on a rectangular parcel of land totaling 92,919 SF located on the south side of E. Broadway Road west of Sossaman Road in Mesa, Arizona. The North Building is 9,988 SF (Suites 1,2,3 & 6) and the South Building is 10,501 SF (7,8,9,10 & 11). The North Building and a portion of the South Building were constructed in 1982 and the southernmost portion of the South Buildings was later added in 1997 (Suites 10 & 11).

PROPERTY HIGHLIGHTS

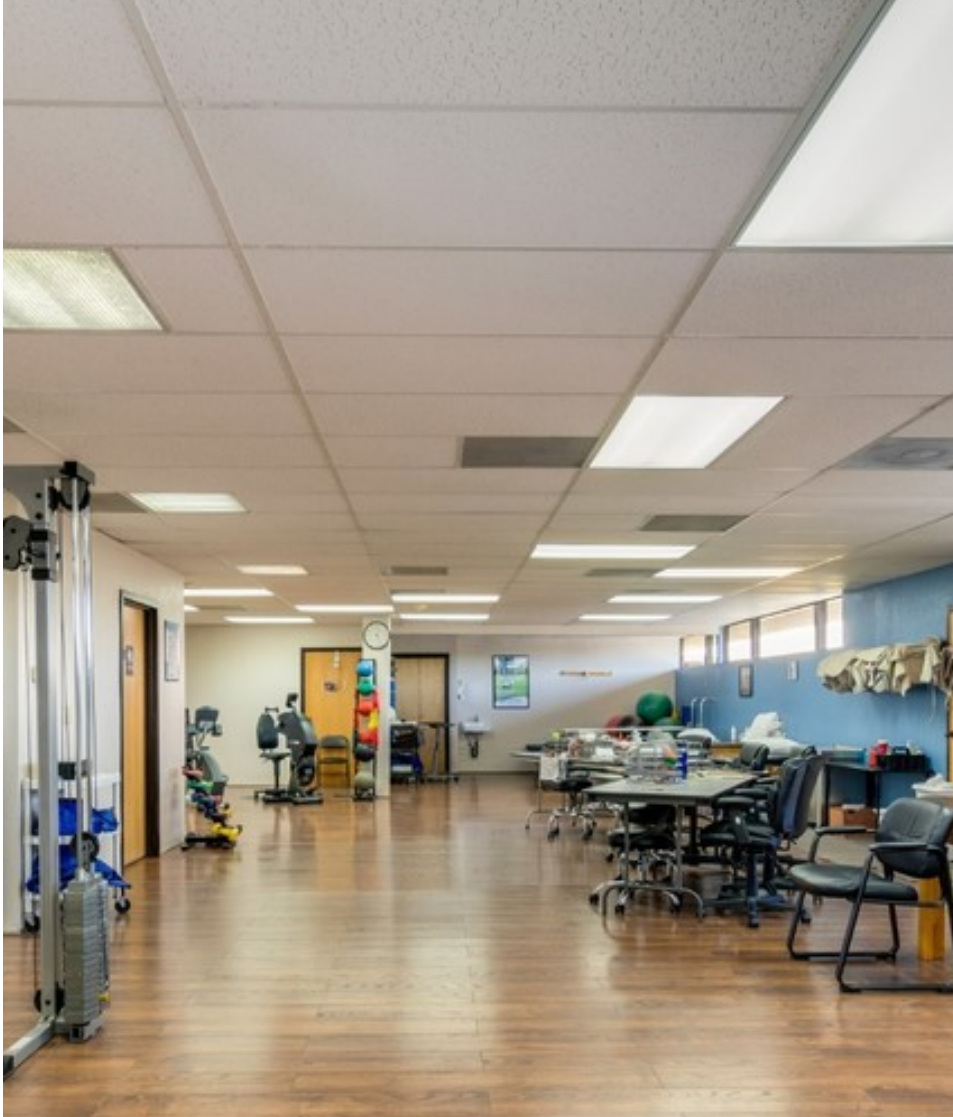
- One parcel of land, developed with two adjacent freestanding multi-tenant medical office buildings and a ground-leased cell tower
- Building is leased to diverse roster of medical tenants
- Close proximity to 3 major hospitals including Banner Baywood Medical Center, Mountain Vista Medical Center and Banner Gateway Medical Center
- Year Built: North Building & North Portion of South Building in 1982. Southernmost Portion of South Building in 1997
- Ample parking: 5.32/1,000 - 109 open parking spaces; 21 covered spaces; 130 total
- Ambulatory Surgery Center to be built in Adjacent Lot

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Property Description

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PROPERTY DESCRIPTION

Two (2) Freestanding, One (1) story, Multi-tenant Medical Office Buildings situated on 2.13 Acres on one parcel and a ground-leased cell tower. Buildings are leased to a diverse roster of medical tenants. Close proximity to Banner Baywood Medical Center, Mountain Vista Medical Center and Banner Gateway Medical Center. Convenient access to US 60 freeway.

- High visibility along Broadway Road - a major east/west thoroughfare
- Very good parking ratio of 5.32/1,000. Covered Parking Available
- Stabilized, diverse tenancy that refer patients to each other. Many of the tenants have been at the building for over 5 years
- Parking lot secured with a sliding wrought iron gate
- Good access to both US 60 Freeway to the south via S. Sossaman Road and Loop 202 via E. Broadway Road
- Cell Tower Income (Over next 12 Months) - \$18,787.50
- Close proximity to Banner Baywood Medical Center, Superstition Springs Mall, Retail Centers along Power Road to the west and a number of retirement communities including Leisure World, Boeing and Falcon Field Airport.
- Concrete masonry units with structural brick. Roof is comprised of wood beams, wood trusses and with rubberized elastomeric coatings over plywood sheathing
- No Covenants, Conditions & Restrictions (No Association Dues)
- Electricity - Arizona Public Service (APS)
- Water/Sewer - City of Mesa
- Natural Gas - None
- Phone/Internet - Century Link or Cox Communications

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Additional Photos

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Additional Photos

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Financial Summary

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INVESTMENT OVERVIEW

Purchase Price	\$3,250,000
Price per SF	\$158.62

OPERATING DATA

Total Scheduled Income (Rental Income & Cell Tower Income)	\$335,520
Vacancy Cost (Actual 21.64%)	-
Gross Income	\$335,520
Operating Expenses	\$103,165
Net Operating Income	\$232,355
Monthly Pre-Tax Cash Flow	\$16,731

FINANCING DATA (CONVENTIONAL LOAN WITH 25-YEAR AMORTIZATION AT 4.50% INTEREST)

Down Payment (25%)	(\$750,000)
Loan Amount	\$2,250,000
Monthly Debt Service Payments (P & I only)	\$12,507 (\$8,438 Interest; \$4,069 Principal)
Annual Debt Service (P & I only)	(\$150,084)
Principal Reduction (yr 1)	(\$49,845)
Cash Flow	
Annual NOI (Gross Income - Operating Expenses)	\$200,770
Annual Loan Cost (expense)	(\$150,084)
Positive Cash Flow Per Year	\$50,686
Positive Cash Flow Per Month	\$4,223.83
Total Return on Investment	
Cap Rate (ROI before Loan Payment; \$200,770 NOI / \$3,000,000 Purchase Price)	6.69%





Section 2:

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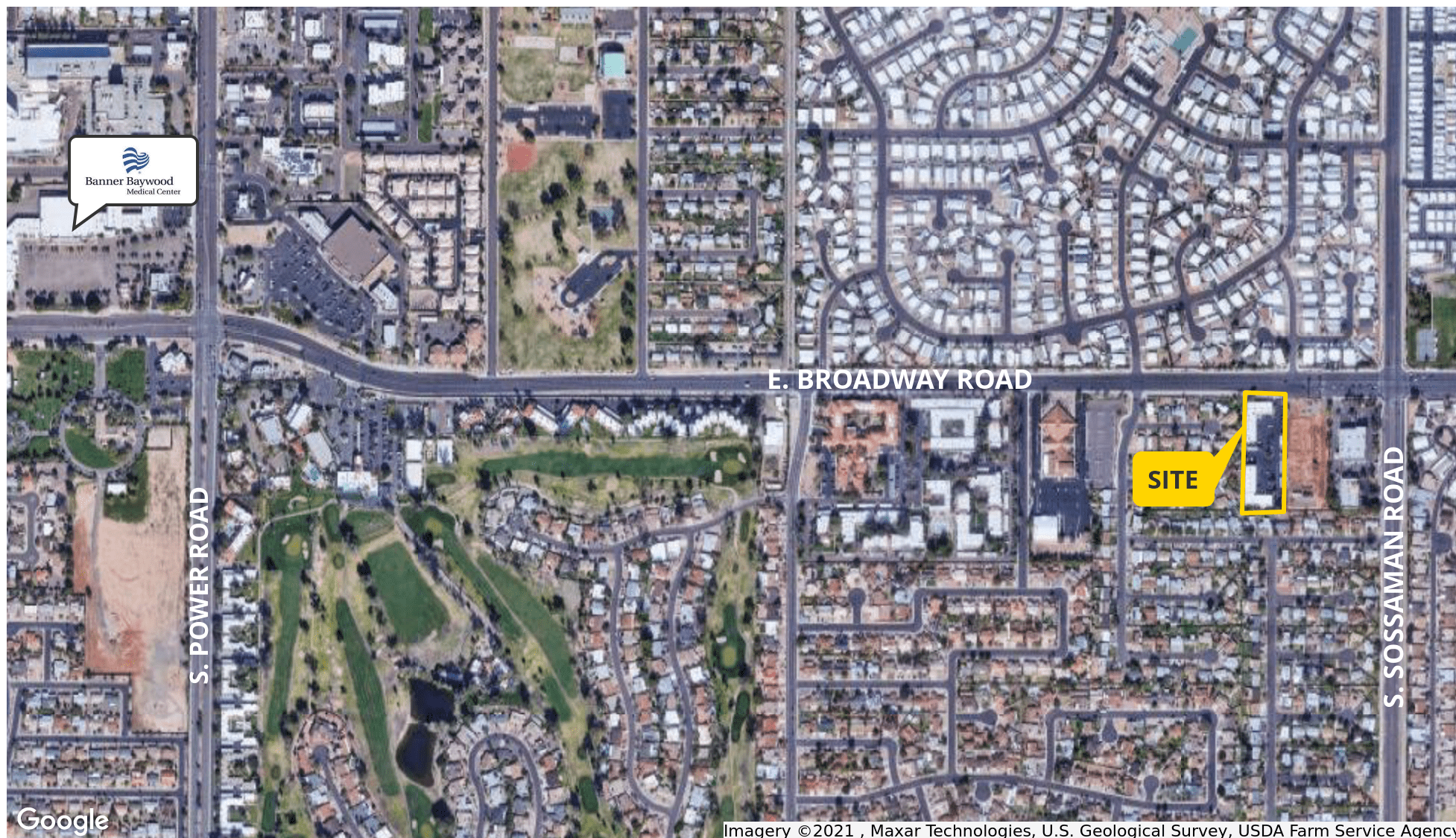
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Aerial Maps

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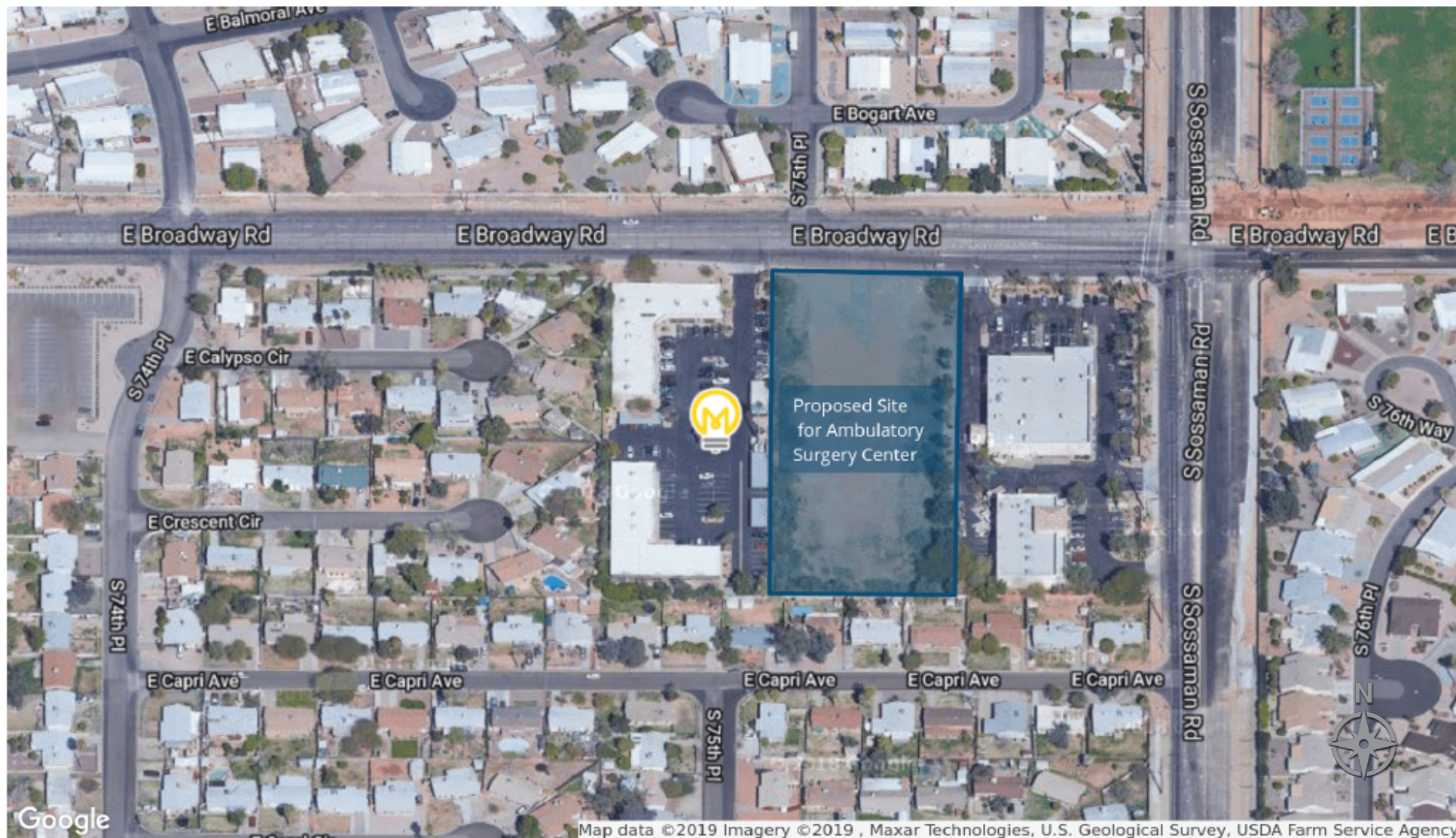


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Regional Map

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Section 3:

DEMOGRAPHICS



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Demographics Map & Report

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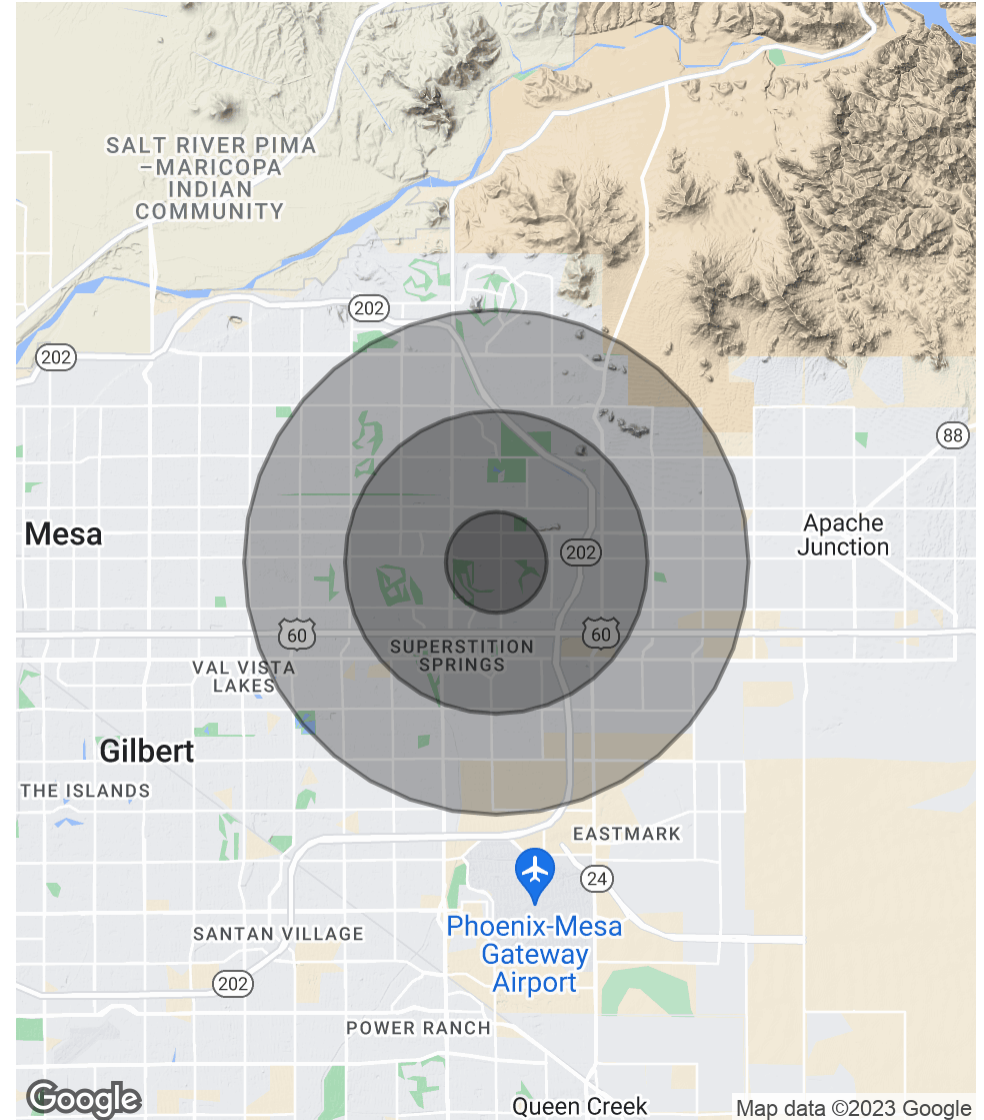
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,800	93,688	231,486
Average age	53.3	47.3	42.9
Average age (Male)	52.9	46.0	41.7
Average age (Female)	53.9	48.6	44.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,599	40,398	92,777
# of persons per HH	2.1	2.3	2.5
Average HH income	\$50,367	\$55,508	\$64,252
Average house value	\$118,723	\$177,968	\$199,963

* Demographic data derived from 2020 ACS - US Census



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