

# Sale/Leaseback

NNN Medical Investment Sale

730 N Greenfield Rd, Gilbert, AZ 85234



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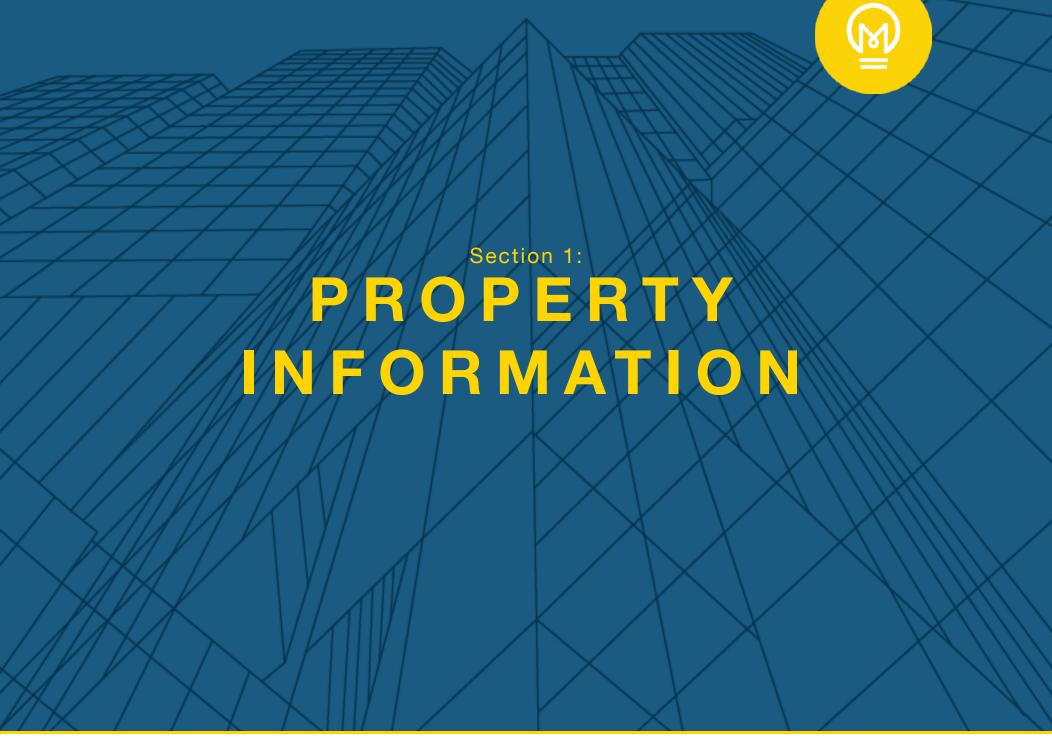
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### **Executive Summary**

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#### **OFFERING SUMMARY**

Sale Price: \$1,314,000

Price PSF: \$438.00

Cap Rate: 5.75%

NOI: \$75,600

Building Size: +/- 3,000 SF

Lot Size: +/- 0.53 Acres

Year Built: New Construction 2021

Lease Term: 10 Years

#### **INVESTMENT HIGHLIGHTS**

- 100% Occupied Healthcare Real Estate: Healthcare properties like this offering are highly sought after because of their resilience with competition and the economy.
- New Ten (10) Year NNN Lease: This is an ideal investment with a lease structure that requires minimal Landlord responsibility for expenses, maintenance, and repair.
- Strong Tenant: Farnsworth Physical Therapy is an established medical tenant with two east valley locations.
- Ideal Investment/1031 Exchange Property: A combination of this offering's long term lease, strong tenant, and ideal location make this a perfect property for local or out-of-state investors.
- Robust Area: This area of Gilbert is highly sought after with high demographics and close proximity to retail and business amenities.
- Strong Healthcare Corridor: This freestanding building is near many synergistic healthcare service providers and is within close proximity to multiple hospitals, including Banner Gateway Medical Center, Banner Baywood Medical Center, and Dignity Health Mercy Gilbert Medical Center.
- High Traffic Area: Located just off Greenfield Rd and Guadalupe Rd, this property sees a traffic count of nearly 25,000 VPD and is near the US 60 and Loop 202 San Tan Freeway.



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Interior Photos









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Exterior Photos











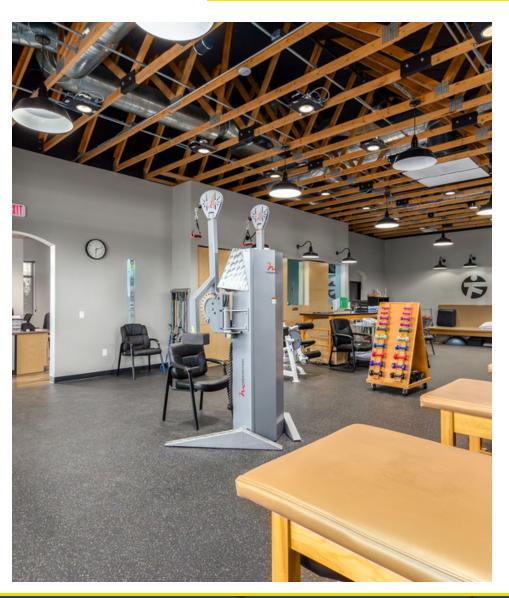
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### Financial Overview



#### **INVESTMENT SUMMARY**

Sale Price: \$1,314,000.00

NOI: \$75,600.00

CAP Rate: 5.75%

Total building Area: +/- 3,000 SF

Year Built: 2019

#### **TENANT SUMMARY**

Tenant Name: Farnsworth Physical Therapy

Lease Type: NNN

Roof/Structure/Parking Lot: Tenant

Taxes/Maintenance/Utilities: Tenant

Term Remaining: Ten (10) Years

Original Lease Term: Ten (10) Years

Rent Increases: 3% Annually

Estoppel Certificate: Yes

ROFO/ROFR: None

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Tenant Profiles Page 10



#### **TENANT INFORMATION**

Farnsworth Physical Therapy has over 50 years of experience in hands-on treatment for a wide variety of injuries, including pre/post surgical rehabilitation, sports injury rehabilitation, and low back pain therapy. They provide world-class care that promotes a complete recovery.

Farnsworth Physical Therapy recently moved to this new location, though it has been practicing in the Gilbert area for over 20 Years.

This investment opportunity is for a sale/leaseback and Farnsworth Physical Therapy will sign a new 10 year NNN Lease Agreement upon the Close of Escrow.

#### **TENANT OVERVIEW**

Company: Farnsworth Physical Therapy

Founded: 2000

Locations: Gilbert & Mesa, Arizona

NOI: \$75,600.00

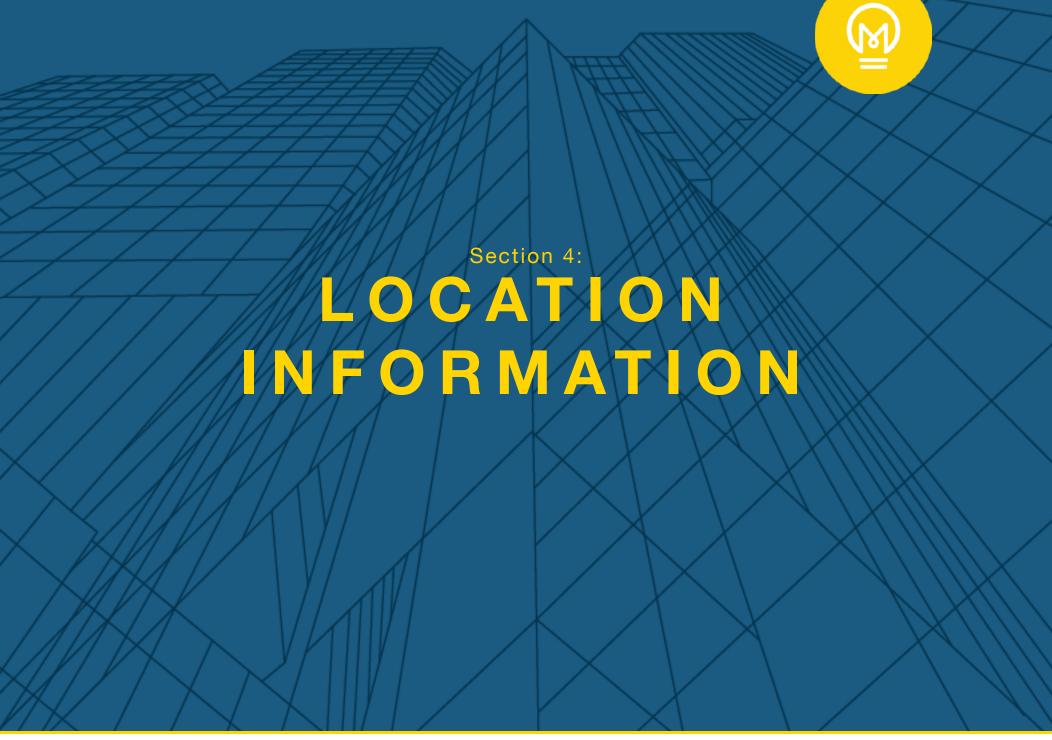
Lease Type: NNN

Lease Term: Ten (10) Years
Lease Rate: \$25.20 PSF

#### **RENT SCHEDULE**

LEASE YEARS	RENT PSF	ANNUAL RENT	<b>ESCALATION</b>
Year 1	\$25.20	\$75,600.00	3%
Year 2	\$25.96	\$77,868.00	3%
Year 3	\$26.73	\$80,204.04	3%
Year 4	\$27.54	\$82,610.16	3%
Year 5	\$28.36	\$85,088.47	3%
Year 6	\$29.21	\$87,641.12	3%
Year 7	\$30.09	\$90,270.35	3%
Year 8	\$30.99	\$92,978.46	3%
Year 9	\$31.92	\$95,767.82	3%
Year 10	\$32.88	\$98,640.85	3%





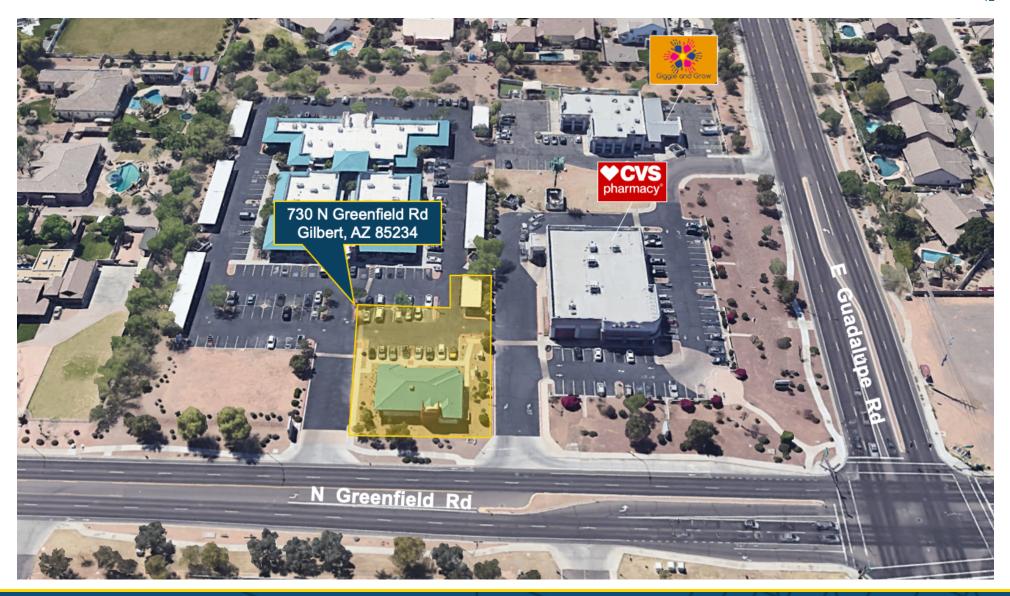
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Aerial Map





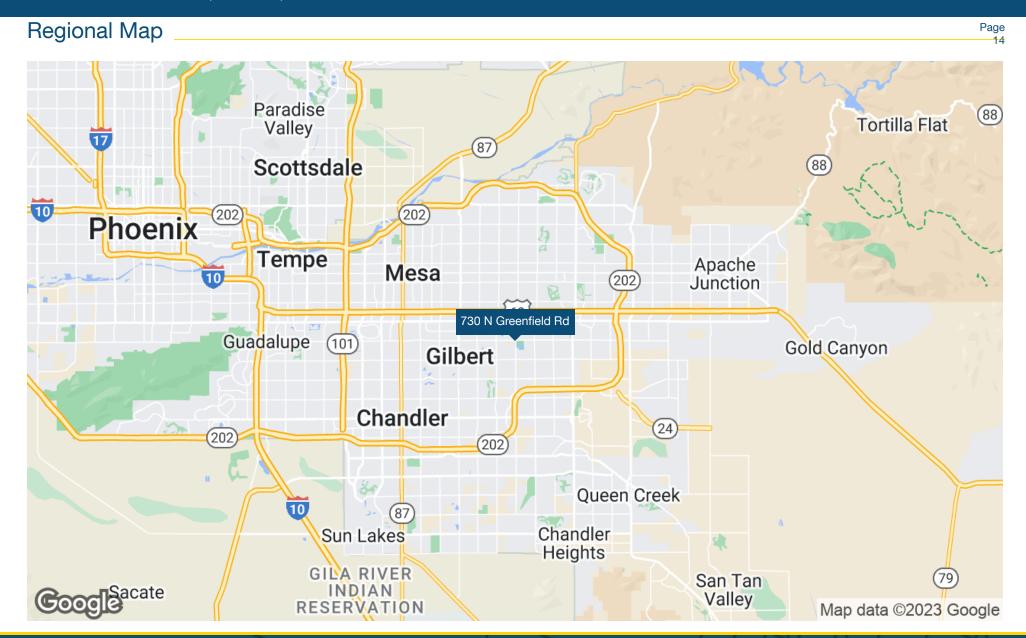
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Aerial Map





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### Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,185	107,275	302,407
Average Age	34.1	33.7	36.4
Average Age (Male)	35.0	33.6	35.5
Average Age (Female)	33.8	34.1	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME  Total Households	<b>1 MILE</b> 3,489	<b>3 MILES</b> 36,989	<b>5 MILES</b> 110,806
Total Households	3,489	36,989	110,806

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census

