

# Dental Investment Sale | Mesa

6059 E University Dr, Mesa, AZ 85205



- Dental Investment Sale
- \$500,000
- 2,000 SF
- NOI: \$31,820.00
- Cap Rate: 6.36%
- Tenant Lease Expiration December 31, 2028
- Current Lease Rate: \$15.91 NNN
- Personally Guaranteed

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## Tenant Highlights

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Year 1 (2019)	\$	13.91	\$ 2,318.33	\$ 27,820.00
Year 2 (2020)	\$	14.41	\$ 2,401.67	\$ 28,820.00
Year 3 (2021)	\$	14.91	\$ 2,485.00	\$ 29,820.00
Year 4 (2022)	\$	15.41	\$ 2,568.33	\$ 30,820.00
Year 5 (2023)	\$	15.91	\$ 2,651.67	\$ 31,820.00
Year 6 (2024)	\$	16.41	\$ 2,735.00	\$ 32,820.00
Year 7 (2025)	\$	16.91	\$ 2,818.33	\$ 33,820.00
Year 8 (2026)	\$	17.41	\$ 2,901.67	\$ 34,820.00
Year 9 (2027)	\$	17.91	\$ 2,985.00	\$ 35,820.00
Year 10 (2028)	\$	18.41	\$ 3,068.33	\$ 36,820.00

### LEASE INFORMATION

Lease Term	6 Years Remaining
Lease Rate	\$15.91 PSF
Annual Escalations	\$.50
Lease Type	NNN
Lease Expiration	December 31, 2028
Personal Guarantee	Yes

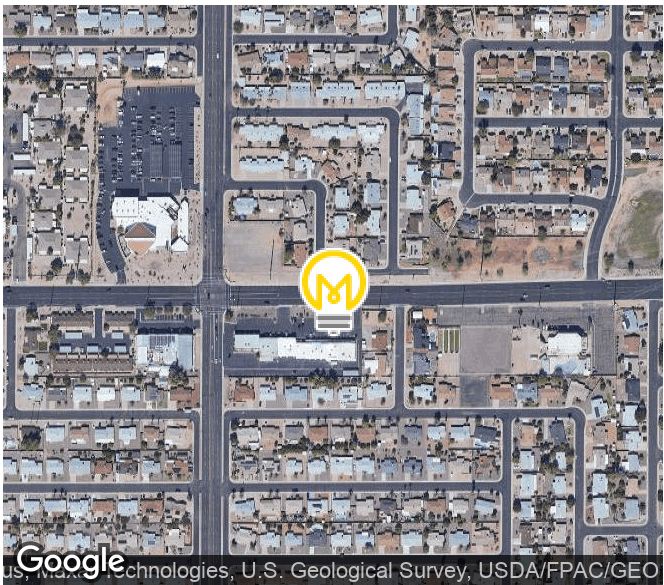
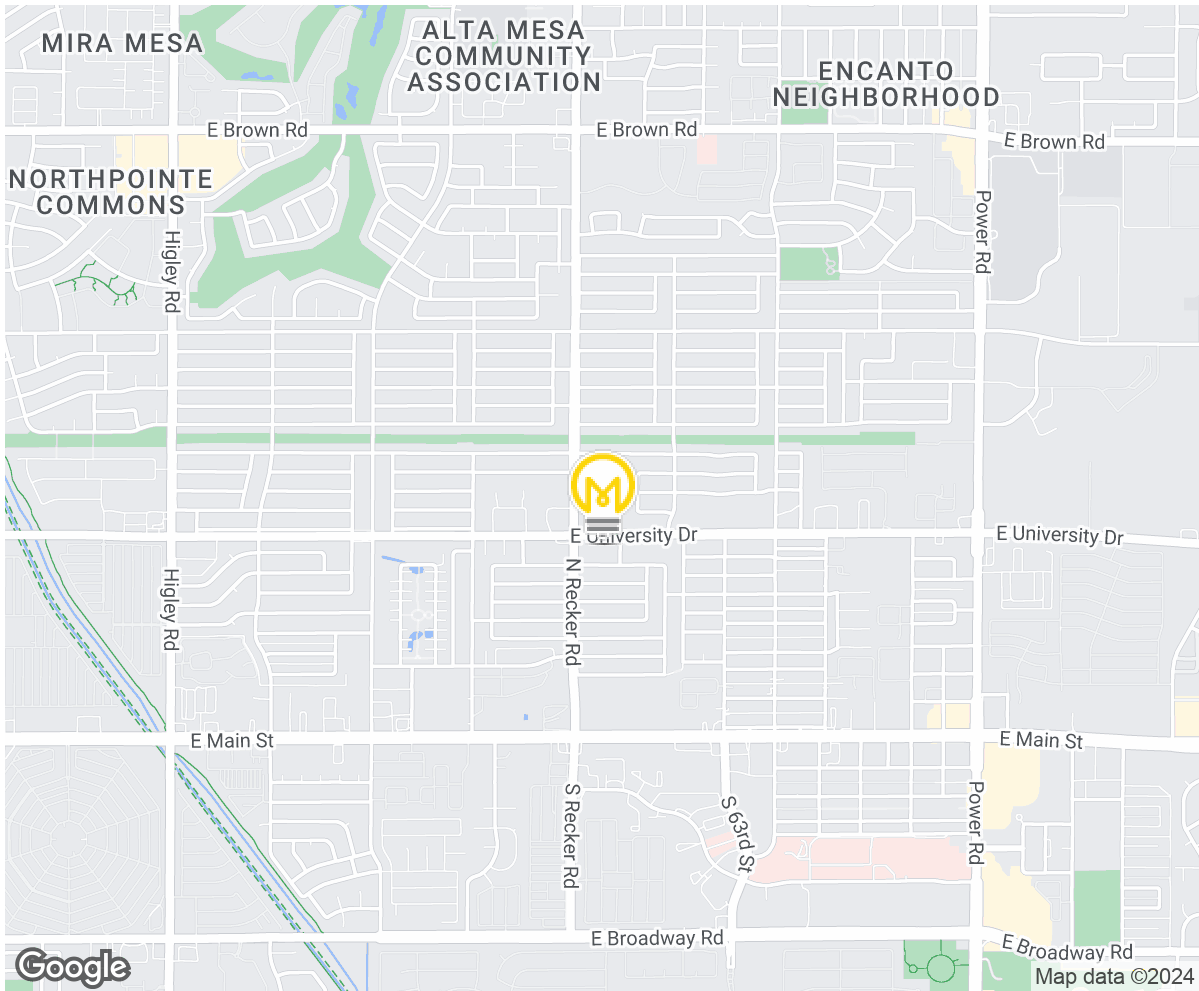
### ABOUT THE TENANT

- My Dental was not only built to offer affordable dentistry, it was also built to preserve the quality that people expect at the dentist. All dental work is done by Arizona Licensed Dentists and quality is assured for your visit. Overall, we want you to focus on your dental work, and not the bill at the end of your visit. We have created an environment where we can offer low pricing and quality dentistry from licensed dentists. Everybody wins at My Dental!
- All dental procedures are performed by Dr. William Fulcher, an award-winning licensed dentist in Arizona. Dr. Fulcher has built My Dental to offer affordable dentistry, while preserving the quality you expect at the dentist. We are able to save our patients an average of 30% on dental costs compared to traditional dentists. Although not necessary, dental insurance benefits can also be used, saving you even more money!
- Dr. William Fulcher was born on Williams Air Force Base in Mesa, Arizona. He graduated from the University of Oklahoma College of Dentistry in 2009 and has enjoyed being partners in multiple dental offices. He has extensive training in all aspects of general dentistry including implants, root canals, and wisdom teeth removal. In 2009, he was awarded the Edwin L. Wilson, Jr. award which recognizes dentists who exemplify compassion, dedication, and enthusiasm in the field of dentistry. In 2015, he started My Dental to bring together the treatment people want at a price they can afford.

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## Site Details



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	8,538	57,137	131,685
Total Population:	15,568	104,130	278,670
Average HH Income:	\$48,188	\$56,385	\$69,526