



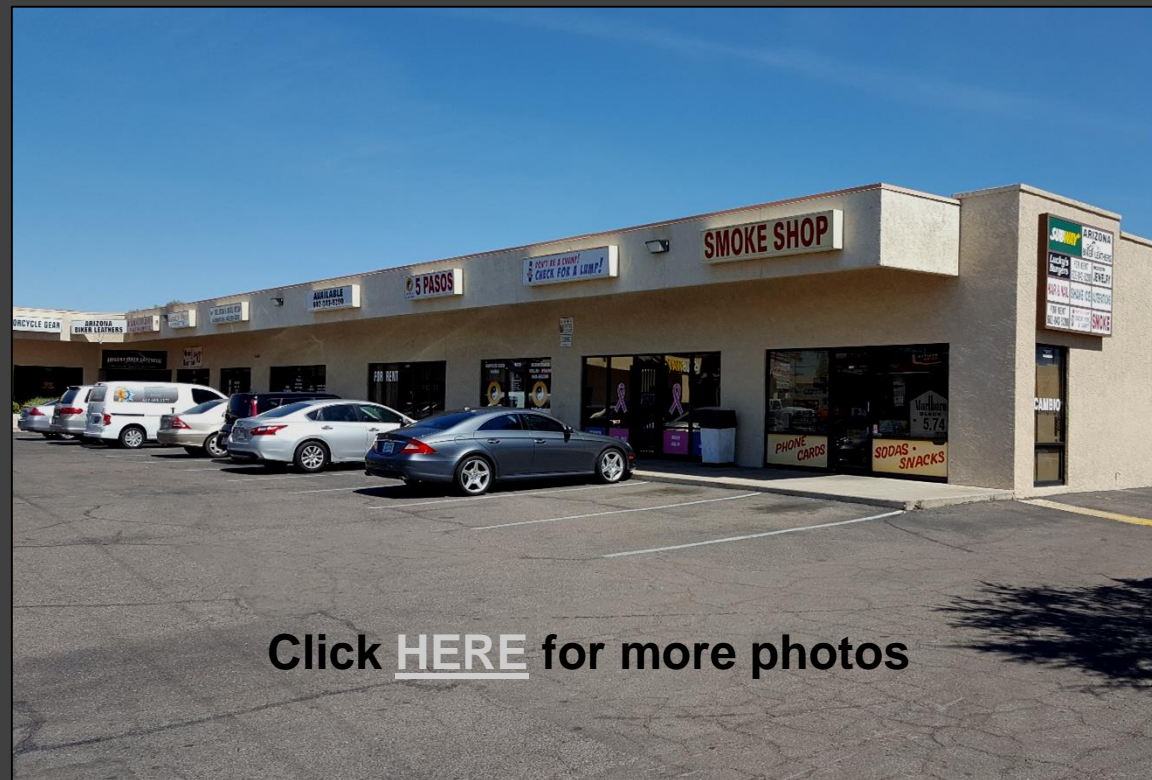
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# MOON MOUNTAIN PLAZA



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R&G





### Financial Overview

Price:	\$1,325,000
Price Per Foot:	\$110.20
Price Per Foot:	\$26.68 (land only)
Cap Rate- Actual:	7.35 (based on 86.7% occ.)
Cap Rate- Proforma:	8.29 (at 95% occupancy)
Occupancy:	86.7%

### Property Overview

Building Area:	12,024 sq. ft.
Parcel #:	208-16-0011
Zoning:	C-2, City of Phoenix
Land Area:	49,658 sq. ft. (1.14 acres)
Owned Parking:	54 spaces (4.49 per 1,000)
Year Built:	1981

### Demographics (2017)

	1-mile	3-miles	5-miles
Population:	14,714	139,218	405,077
Avg. Household Inc.:	\$57,322	\$62,013	\$65,338
Total Households:	5,849	55,214	159,261
Complete demographics are available upon request.			

### Traffic Counts (2014/2015/2016)

North on 19 <sup>th</sup> Avenue:	23,119 VPD
South on 19 <sup>th</sup> Avenue :	22,530 VPD
East on Thunderbird:	32,988 VPD
West on Thunderbird :	Not available

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## MOON MOUNTAIN PLAZA

N/NEc 19<sup>th</sup> Avenue & Thunderbird, Phoenix, AZ

The subject property is a contemporary style strip retail center that was built in 1981. The buildings are configured in an "L" shape facing the intersection. There is a restaurant pad with a drive-thru in the middle of the center and a new Starbucks on the hard corner with a shared driveway that are not included with this offering. There is also a shared driveway with the strip center and restaurant pad to the east.

The center is offered at well below replacement cost at \$110/SF. The lease rates are realistic and replaceable with minimal rollback risk. Subway has been in this center since 1989.

Average tenancy is 11.2 years. 63.4% (SF) of the tenants have been in the center for 10 years or more. 68.4% of the tenants have been in the center for 5 years or more. All tenants have been there for more than a year. 32.8% of the leases (SF) have 8 or more years left.

All vacant suites are second generation. Seven of the 12 suites are small with 800 or 600 sq. ft. Small suites are harder to find and usually easier to lease.

The center is adjacent to Thunderbird High School. The I-17 Freeway is one mile to the west. A CVS Pharmacy and Bank of America are located on this intersection.

MOON MOUNTAIN PLAZA N of the NEC 19th Avenue & Thunderbird (13805 N.), Phoenix, AZ

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PRICE:	\$1,325,000		
DOWN PAYMENT:	\$464,000	35.0%	
FINANCING:	Proposed new loan of \$861,000 at 5.5%/ 25 year amortization		
SQUARE FEET:	12,024	PRICE PER SQ. FT.:	\$110.20
CAP RATE:	7.35	(Based on actual current income)	
ACRES:	1.140		
ZONING:	C-2	# OF PARKING SPACES:	54
YEAR BUILT:	1981	(1 per 223 sq.ft./ 4.5	per 1000)
PARCEL #:	208-16-001L		

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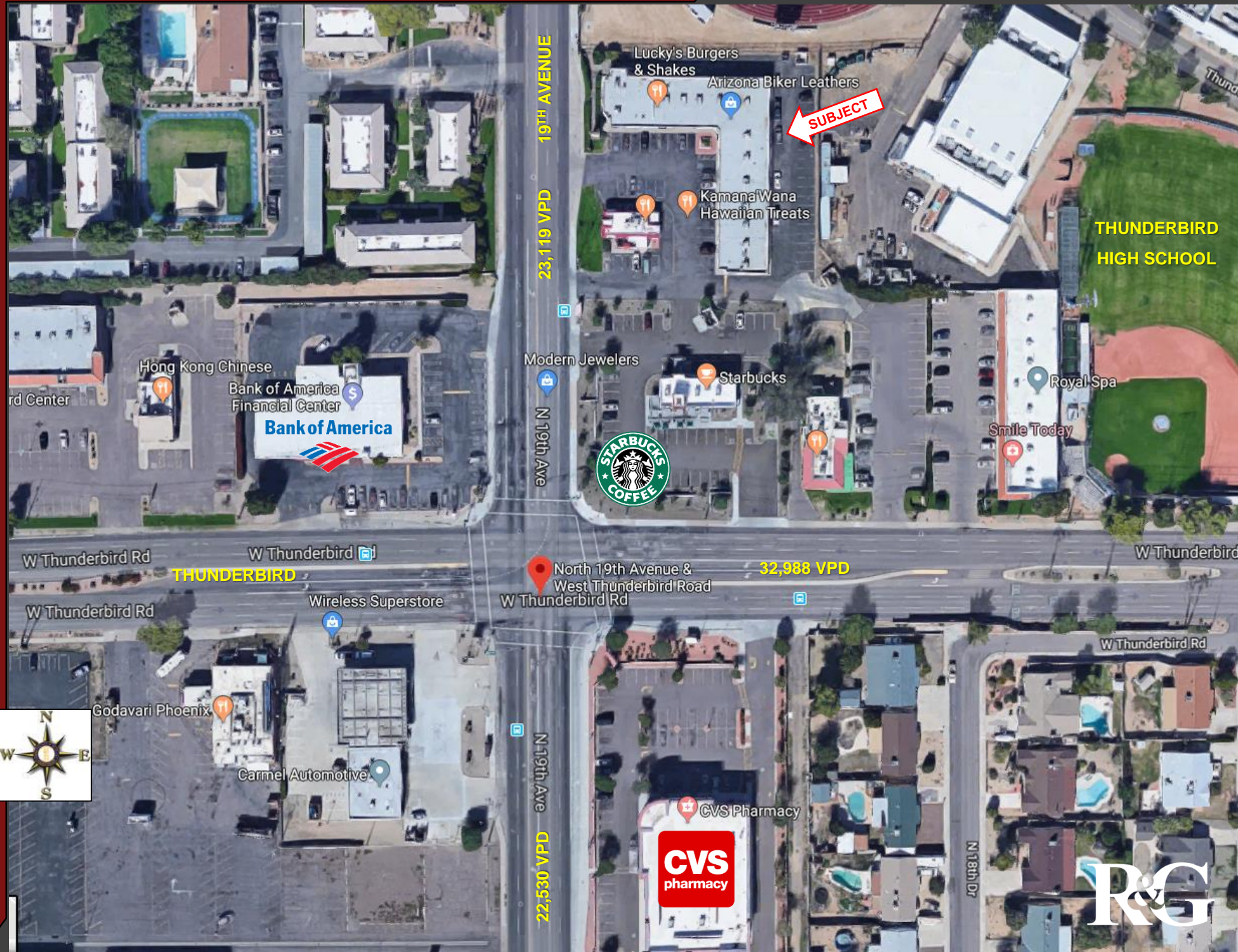
ANNUALIZED INCOME			ANNUALIZED EXPENSES			\$/ sq.ft.:
BASE RENT:	\$121,869		TAXES: ( 2017 )	\$19,189		\$1.60
plus PERCENTAGE RENT INCOME:	\$0		INSURANCE:	\$2,366		\$0.20
plus REIMBURSED EXPENSES:	\$35,345		CAM:	\$22,698		\$1.89
TOTAL POTENTIAL INCOME:	\$157,214		UTILITIES:	\$8,086		\$0.67
less VACANCY ("0" means "actual"):	\$0	13.3 %	MANAGEMENT:	\$6,289		4.0 %
GROSS OPERATING INCOME:	\$157,214		RESERVE:	\$1,202		
less EXPENSES:	\$59,830		-	\$0		
NET OPERATING INCOME:	\$97,384		-	\$0		
less LOAN PAYMENTS:	\$63,448		TOTAL EXPENSES:	\$59,830		
CASH FLOW:	\$33,936	7.3%	Expenses Per Sq. Ft.:	\$4.98		
plus PRINCIPAL REDUCTION:	\$16,504					
TOTAL RETURN:	\$50,440	10.9%				

Expenses are based on the actual expenses from February 2017 to January 2018. The net operating income increases to \$109,870 at 95% occupancy assuming the vacant suites lease at \$9.00 and \$10.00/SF NNN .



19TH AVENUE

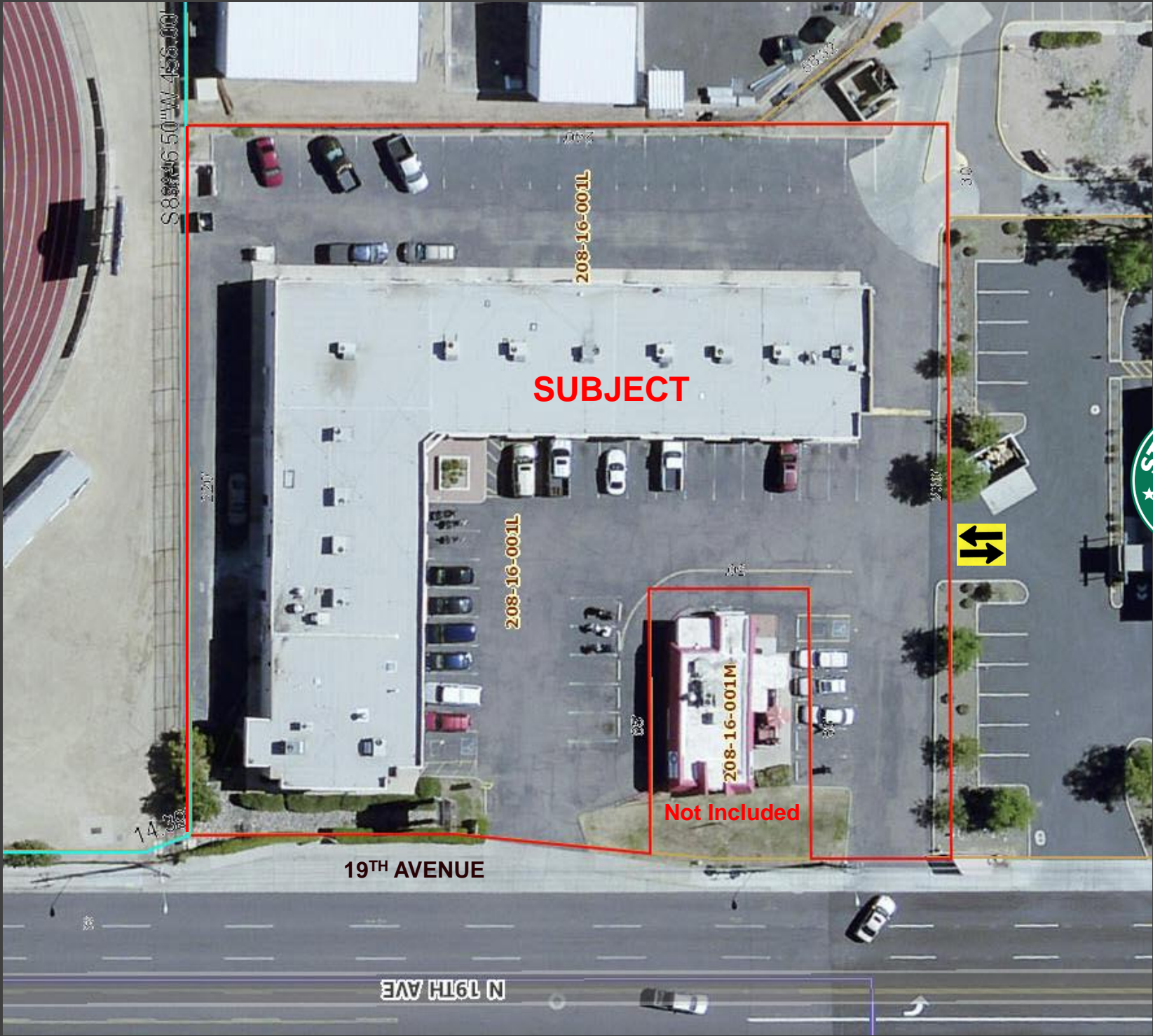














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# Demographic Summary Report

13805-13857 N 19th Ave, Phoenix, AZ 85023



Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	16,032		150,468		436,918	
2017 Estimate	14,714		139,218		405,077	
2010 Census	12,624		126,060		371,641	
Growth 2017 - 2022	8.96%		8.08%		7.86%	
Growth 2010 - 2017	16.56%		10.44%		9.00%	
2017 Population by Hispanic Origin	4,053		39,383		109,437	
2017 Population	14,714		139,218		405,077	
White	12,252	83.27%	117,484	84.39%	342,859	84.64%
Black	894	6.08%	7,845	5.64%	21,503	5.31%
Am. Indian & Alaskan	595	4.04%	4,378	3.14%	11,991	2.96%
Asian	427	2.90%	5,041	3.62%	15,724	3.88%
Hawaiian & Pacific Island	64	0.43%	349	0.25%	1,070	0.26%
Other	481	3.27%	4,122	2.96%	11,932	2.95%
U.S. Armed Forces	17		54		173	
Households						
2022 Projection	6,385		59,684		171,760	
2017 Estimate	5,849		55,213		159,262	
2010 Census	4,945		49,828		145,917	
Growth 2017 - 2022	9.16%		8.10%		7.85%	
Growth 2010 - 2017	18.28%		10.81%		9.15%	
Owner Occupied	2,851	48.74%	28,609	51.82%	90,684	56.94%
Renter Occupied	2,998	51.26%	26,604	48.18%	68,578	43.06%
2017 Households by HH Income	5,849		55,214		159,261	
Income: <\$25,000	1,712	29.27%	14,260	25.83%	38,394	24.11%
Income: \$25,000 - \$50,000	1,757	30.04%	15,755	28.53%	42,729	26.83%
Income: \$50,000 - \$75,000	1,136	19.42%	9,808	17.76%	30,042	18.86%
Income: \$75,000 - \$100,000	490	8.38%	6,446	11.67%	19,309	12.12%
Income: \$100,000 - \$125,000	265	4.53%	3,550	6.43%	11,596	7.28%
Income: \$125,000 - \$150,000	126	2.15%	2,072	3.75%	6,329	3.97%
Income: \$150,000 - \$200,000	171	2.92%	1,746	3.16%	5,946	3.73%
Income: \$200,000+	192	3.28%	1,577	2.86%	4,916	3.09%
2017 Avg Household Income	\$57,322		\$62,013		\$65,338	
2017 Med Household Income	\$39,262		\$44,871		\$48,960	