

GREENWAY CENTER

2802/2822 E. Greenway, Phoenix, AZ

Retail/Office/Warehouse Center

\$2,101,000



8767 E. Via de Ventura
Suite 290
Scottsdale, AZ 85258
RGcre.com

MARK REIN

480-214-9414

Mark@RGcre.com

GREENWAY CENTER

Looking North



GREENWAY CENTER



Looking South



Looking East- Entrances from 28th Street



GREENWAY CENTER

2802/2822 E. Greenway, Phoenix, AZ

The subject property is a retail/office/warehouse center that was built in 1982. There is a frontage building that is comprised of warehouses with retail/offices facing Greenway and convenient drive-up parking. The suite on the east end of this building is 2-stories. The back building is only warehouse space. The design of the front building allows the configuration of the units and access to the warehouses from the front offices to be adjusted as needed. The yellow arrows on the following site plan show how the units are currently joined. There are also two owned storage containers that are leased to one of the tenants. The front parking lot was resurfaced and the back parking lot was resealed in 2019.

The center is value priced at \$91/sq. ft.- well below replacement cost. The lease rates are low and average \$9.50/SF on a modified gross basis and seven of the tenants have utilities included. This center rarely has any vacancy. 51% of the tenants have been there over ten years. 73% of the tenants have been there over five years. The tenants have been there an average of 10.1 years. Several tenants have expanded and taken more space over the years, which is a testament to their success at this location.

This central Phoenix location offers easy access to the city via the freeway system. The SR51 Freeway is about one mile to the east. The 101 Loop is about three miles to the north and the I-17 Freeway is a little over five miles to the west.

The center is a unique property, especially in this northeast Phoenix location. There just aren't many options in the area for tenants looking for this kind of space. There are only 10 similar properties in a 3-mile radius with a total square footage of only 120,479. All but one of those properties are 100% occupied and that one only has 5,000 sq. ft. available, representing a 4.2% area vacancy rate.

Financial Overview

| | |
|---------------------|---------------------------|
| Price: | \$2,101,000 |
| Price Per Foot: | \$91.35 |
| Price Per Foot: | \$34.60 (land only) |
| Cap Rate- Actual: | 7.50 (based on 100% occ.) |
| Cap Rate- Proforma: | 7.0 (at 95% occupancy) |
| Occupancy: | 100% |
| Avg. Tenancy: | 10.1 years |

Property Overview

| | |
|----------------|------------------------------|
| Building Area: | 23,000 sq. ft. |
| Parcel #: | 214-38-007M/ 007N |
| Zoning: | C-2, City of Phoenix |
| Land Area: | 60,722 sq. ft. (1.394 acres) |
| Owned Parking: | 61 spaces (2.65 per 1,000) |
| Year Built: | 1982 (per CoStar) |

Demographics (2020)

| | 1-mile | 3-miles | 5-miles |
|---|--------|----------|----------|
| Population: | 23,526 | 155,830 | 318,382 |
| Avg. Household Inc.: \$ | 60,697 | \$80,188 | \$64,450 |
| Total Households: | 8,223 | 64,418 | 130,319 |
| Complete demographics are available upon request. | | | |

This information contained herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify this information and bear all risk for inaccuracies.



GREENWAY CENTER

NEC 28th Street & Greenway (2802/2822 E.), Phoenix, AZ

S
U
M
M
A
R
Y

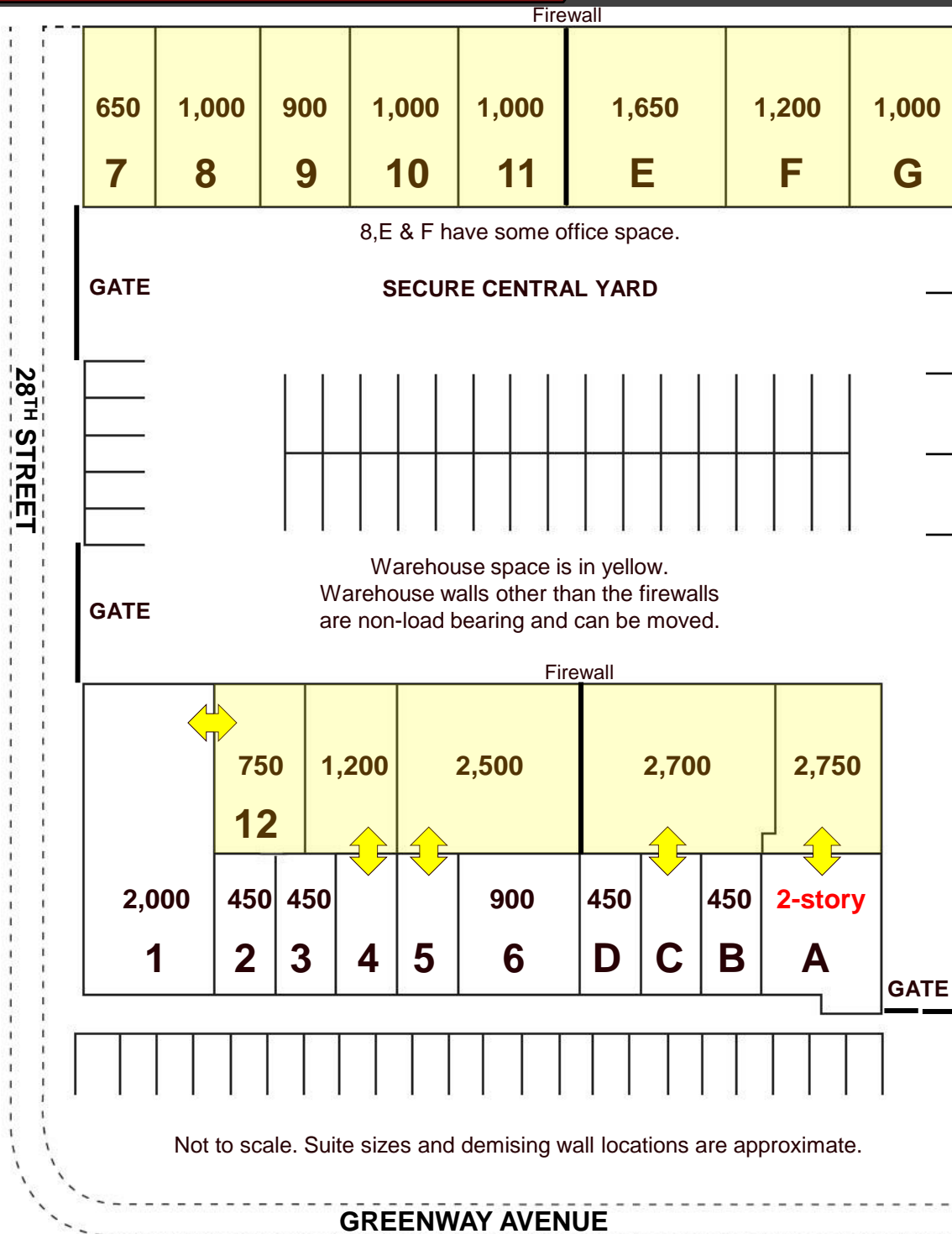
| | | | |
|----------------------|--|-----------------------------|-----------|
| PRICE: | \$2,101,000 | | |
| DOWN PAYMENT: | \$735,000 | 35.0% | |
| FINANCING: | Proposed new loan at 4.25%/ 25 year amort. | | |
| SQUARE FEET: | 23,000 | PRICE PER SQ. FT.: | \$91.35 |
| CAP RATE: | 7.00 | | |
| ACRES: | 1.394 | | |
| ZONING: | C-2 | # OF PARKING SPACES: | 58 |
| YEAR BUILT: | 1982 | (1 per 397 sq.ft./ 2.5 | per 1000) |
| PARCEL #: | 214-38-007M/007N | | |

P
R
O
F
O
R
M
A

| ANNUALIZED INCOME | | | ANNUALIZED EXPENSES | | \$/ sq.ft.: |
|------------------------------------|------------------|-------|------------------------|----------|----------------|
| BASE RENT: | \$218,586 | | TAXES: (2020) | \$23,037 | \$1.00 |
| | \$0 | | INSURANCE: | \$4,500 | \$0.20 |
| plus REIMBURSED EXPENSES: | \$0 | | CAM: | \$12,961 | \$0.56 |
| TOTAL POTENTIAL INCOME: | \$218,586 | | UTILITIES: | \$9,504 | \$0.41 |
| less VACANCY ("0" means "actual"): | \$10,929 | 5.0 % | MANAGEMENT: | \$8,306 | 4.0 % |
| GROSS OPERATING INCOME: | \$207,657 | | RESERVE: | \$2,300 | |
| less EXPENSES: | \$60,608 | | | \$0 | |
| NET OPERATING INCOME: | \$147,049 | | | \$0 | |
| less LOAN PAYMENTS: | \$88,802 | | TOTAL EXPENSES: | \$60,608 | |
| CASH FLOW: | \$58,247 | 7.9% | Expenses Per Sq. Ft.: | \$2.64 | |
| plus PRINCIPAL REDUCTION: | \$31,353 | | | | |
| TOTAL RETURN: | \$89,600 | 12.2% | | | |

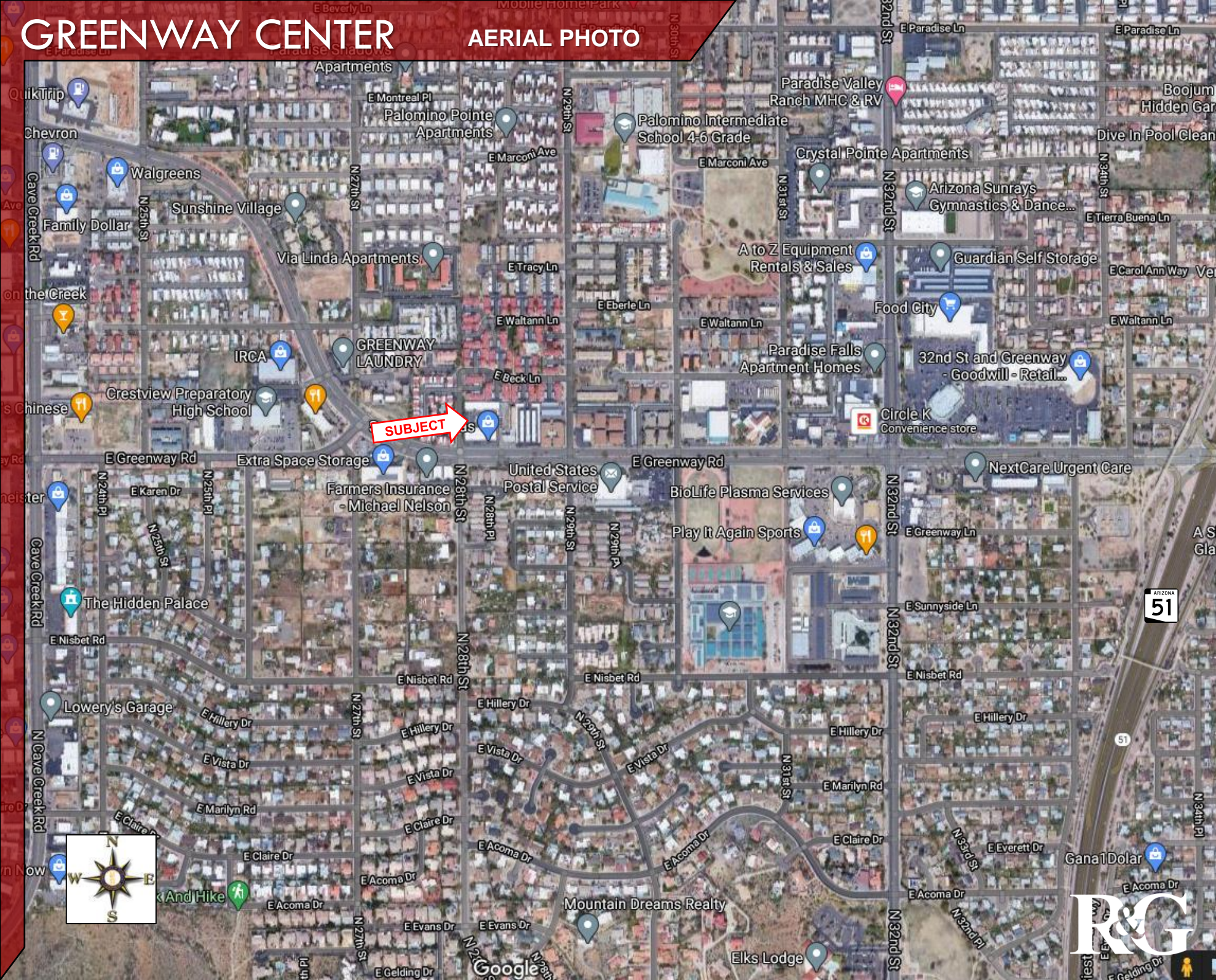
The actual current NOI (100% occ.) is \$157,541 making the actual cap rate 7.5.

All tenants pay their rent online using the Buildium software program.



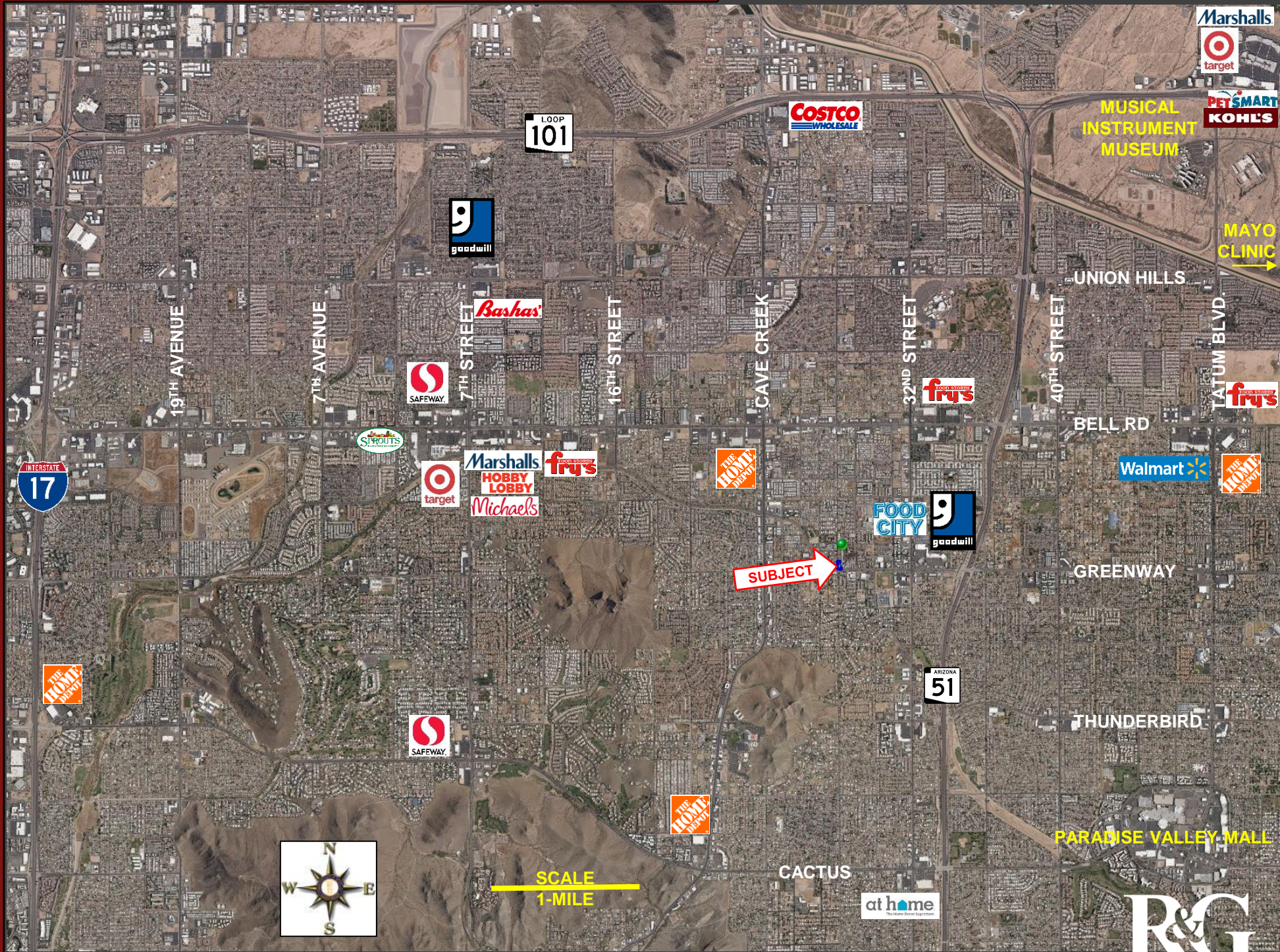
GREENWAY CENTER

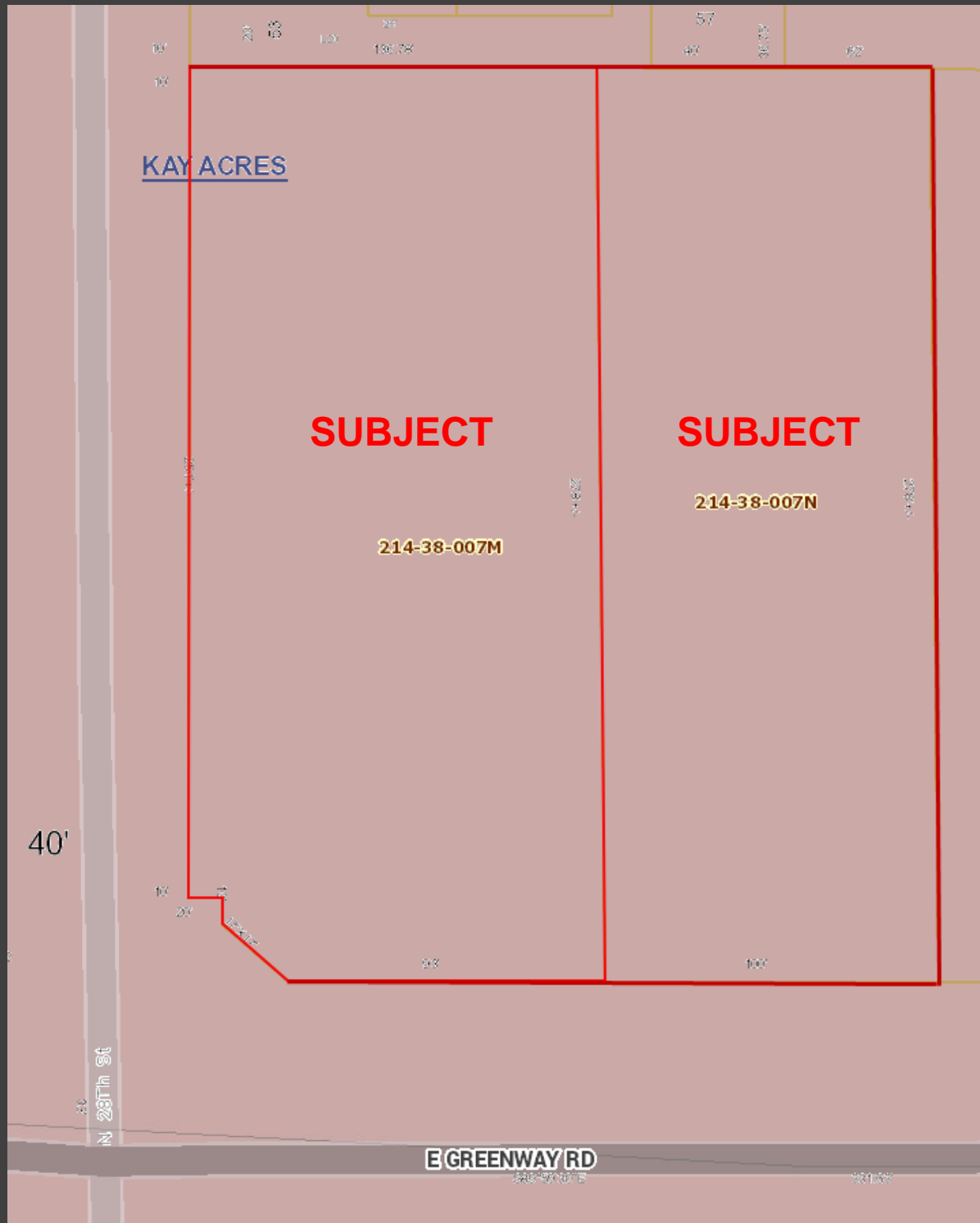
AERIAL PHOTO



GREENWAY CENTER

AERIAL PHOTO





GREENWAY CENTER

Looking West



SUBJECT

R&G

GREENWAY CENTER

Looking East



DISCLAIMER:

This information package has been prepared to provide summary information to prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not, however, purport to present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation. In particular, Rein & Grosseohme and its agents have not made any investigation of the actual property, the tenants, the operating history, financial reports, leases, square footage, age, the presence or absence of contaminating substances, mold, pcb's or asbestos, the compliance with city, state and federal regulations or any other aspect of the property and make no warranty or representation with respect to the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue or renew its occupancy of the subject property. The information contained in this information package has been obtained from sources we believe to be reliable, however, Rein & Grosseohme and its agents have not conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Any proformas, projections, opinions, assumptions or estimates used are for example only and do not necessarily represent the current or future performance of the property.

Rein & Grosseohme Commercial Real Estate L.L.C. and its agents strongly recommend that any prospective purchaser conducts an in depth investigation of every physical and financial aspect of the property to determine if the property meets their needs and expectations. We also recommend that you consult with your tax, financial and legal advisors on any matter that may affect your decision to purchase the property and the subsequent consequences of ownership.

CONFIDENTIALITY:

The information provided herein and/or any other information subsequently provided by Rein & Grosseohme shall be used solely for the purpose of evaluating the possible acquisition of this property by prospective purchasers and shall not be used or duplicated for any other purpose. Prospective purchasers and/or their agents shall keep all information herein strictly confidential; provided, however, that such information may be given to third parties only for the purpose of giving advice with respect to the possible purchase of this property; provided, however, that any such third parties shall be informed of the confidential nature of this information and shall be directed to keep all information confidential and to use this information only in connection with the analysis of this property for possible purchase. Prospective purchasers shall not communicate with tenants of the property without the prior consent of the property owner or owner's agent.

NON-CIRCUMVENTION:

This information is being made available to prospective purchasers and their agents on the assumption that all discussions and negotiations pertaining to the sale and purchase of this property shall be handled through Rein & Grosseohme Commercial Real Estate. Prospective purchasers and/or their brokers shall not to have any direct dealings with the seller of this property relating to the potential purchase of this property and all negotiations or questions pertaining to the property shall be handled through Rein & Grosseohme, as the seller's intermediary. Broker's that fail to abide by this stipulation shall be deemed to have waived their right to share any commissions with Rein & Grosseohme.

