

# FOR SALE

## RETAIL INVESTMENT OPPORTUNITY

16020 - 16026 N 32nd Street | Phoenix, AZ 85032 **10,797± SF**



Presented by

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# SHELL

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**16020-16026 N 32nd Street | Phoenix, Arizona 85032**



**16020 N 32nd Street**



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- **Building in Family since 1963**
- **Solid Long-Term Tenants (12-30 years)**
- **C-2 Zoned, City of Phoenix**
- **1.02± Acres**

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**PROJECTED PROFORMA**  
**(January 1, 2019 - December 31, 2020)**  
**16020 - 16026 N 32nd Street**  
**10,797**

	<u><b>Proforma NOI:</b></u>	<u><b>\$/PSF:</b></u>
<u><b>REVENUES:</b></u>		
Rental Income - Base Rent	\$128,000	\$11.85
<b>GROSS INCOME:</b>	<b>\$128,000</b>	<b>\$11.85</b>
<u><b>EXPENSES:</b></u>		
Utilities (water, trash, sewer & electric)	\$1,293	
Repairs and Maintenance (Est.)	\$6,435	
HVAC Replacement Amortization	\$594	
Legal & Accounting	\$1,760	
Owners G/L Insurance	\$4,368	
Property Management Fees	\$12,000	
Arizona Rental Tax	\$3,605	
Real Estate Tax (2019 Est.)	\$13,068	
<b>TOTAL OPERATING EXPENSES:</b>	<b>\$43,123</b>	<b>\$3.99</b>
<u><b>NET OPERATING INCOME (Est.):</b></u>	<u><b>\$84,877</b></u>	
	<b>±8.0 CAP</b>	

