

INVESTMENT OPPORTUNITY

9,730± SF MEDICAL / OFFICE BUILDING FOR SALE

\$186,784 Estimated 2019 NOI

100% LEASED | 6.8 CAP RATE



8763 E BELL ROAD | SCOTTSDALE, ARIZONA

C-2 ZONING CITY OF SCOTTSDALE

PROPERTY HIGHLIGHTS

Location: 8763 E Bell Road | North Scottsdale
Property Description: Multi-Tenant Medical / Office Building on SWC of E Bell Rd / Loop 101
Total Premises: ±9,730 sf
Year Constructed: 2004
Parcel Number: #215-50-338
Zoning: Parking Ratio: 5/1,000* *Based on CoStar data
Price: \$2,750,000

101

E Bell Rd

8763



John Quatrini
Associate Broker
C 602 859 0506

john@shellcommercial.com



Suzanne Enright
Senior Associate
C 602 471 2981

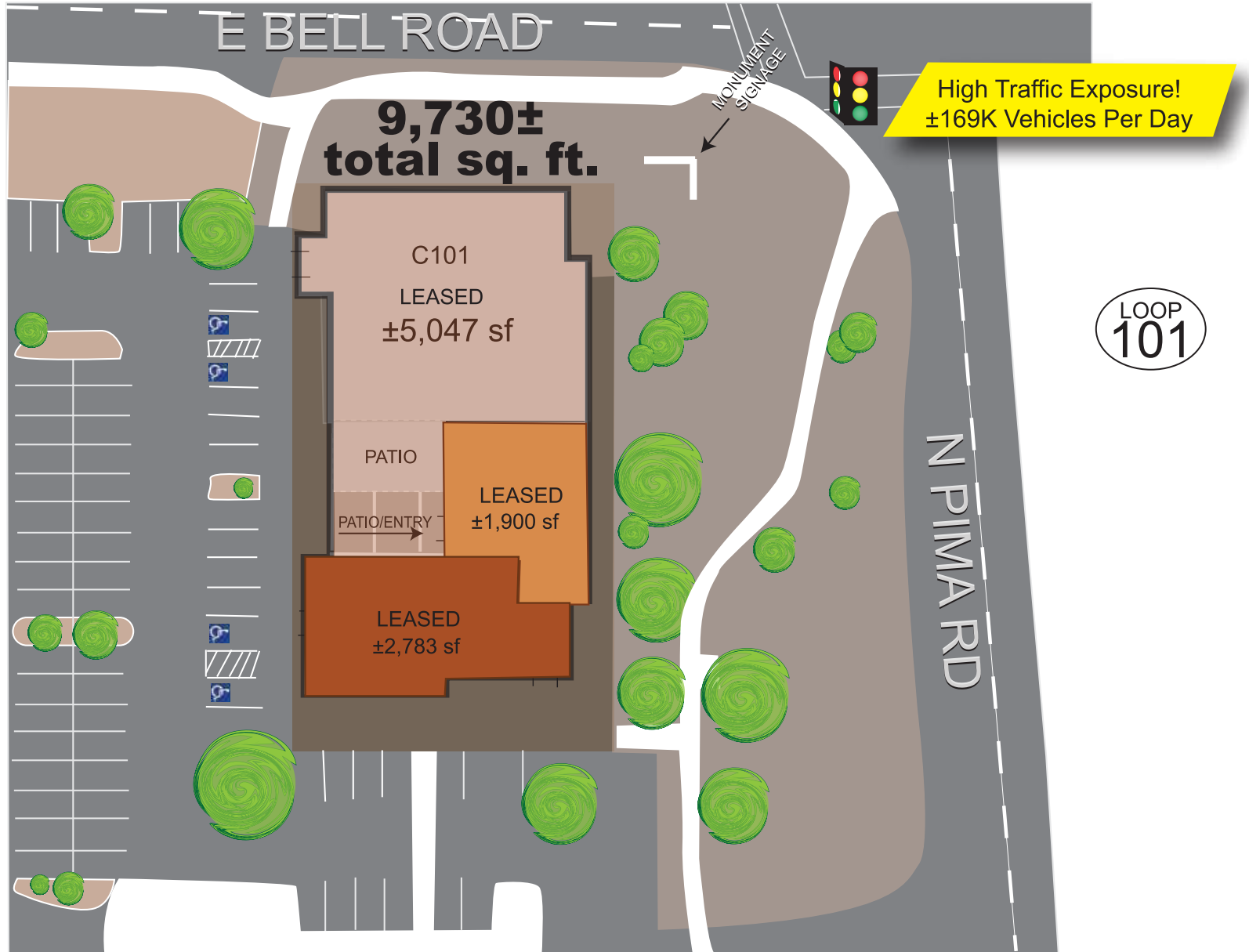
suzanne@shellcommercial.com

shellcommercial.com



SITE PLAN

8763 E BELL ROAD | SCOTTSDALE, ARIZONA 85260



NOT TO SCALE

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. This information has been secured from sources deemed reliable, however, we make no warranties as to its accuracy.

RENT ROLL

8763 E BELL ROAD | SCOTTSDALE, ARIZONA 85260

5/7/2018
User: MANAGER

Greater Airpark Realty Services

8:51:56AM
Page 1 of 2

Commercial Rent Roll

REPORT DATE FROM 5/1/2018 TO 5/31/2018

PROPERTY: EAST BELL ROAD LLC

OCCUPANT NAME	UNIT REFERENCE NUMBER	SQUARE FEET	LEASE TERM		UNIT INFO BASE RENT	PRORATED BASE RENT ANNUAL	RENT PER SQ FT/YR	BASE RENT	BASE RENT INCREASE	OPERATING EXPENSE		REAL ESTATE TAX		OTHER EXPENSE		GROSS RENTS	
			FROM	TO				INCREASE	AMOUNT	MONTH	SQ FT/YR	MONTH	SQ FT/YR	MONTH	SQ FT/YR	TOTAL	SQ FT/YR
AMERICAN VISION PARTNERS	8763-101-CU	5,047	10/6/2018	10/5/2028	8,411.67	100,940.04	20.00	10/01/2018	0.00	2,632.85	6.26	0.00	0.00	0.00	0.00	11,044.52	26.26
								01/01/2019	8,411.67								
								10/01/2019	8,664.02								
								10/01/2020	8,923.94								
								10/01/2021	9,191.66								
								10/01/2022	9,467.40								
								10/01/2023	9,751.43								
								10/01/2024	10,043.97								
								10/01/2025	10,345.29								
								10/01/2026	10,655.65								
10/01/2027	10,975.32																
BACK IN ACTION	8763-102-CU	2,073	2/10/2015	3/31/2022	3,159.50	37,914.00	18.29	04/01/2018	3,109.50	1,440.81	8.34	0.00	0.00	0.00	0.00	4,600.31	26.63
								04/01/2019	3,195.87								
								04/01/2020	3,282.25								
								04/01/2021	3,368.62								
								09/01/2016	50.00								
F45 SCOTTSDALE	8763-103-CU	1,900	1/1/2017	2/28/2022	2,929.17	35,150.04	18.50	03/01/2018	2,929.17	984.57	6.22	0.00	0.00	0.00	0.00	3,913.74	24.72
								03/01/2019	3,008.33								
								03/01/2020	3,087.50								
								03/02/2021	3,166.67								
BACK IN ACTION	8763-104-CU	710	10/1/2016	3/31/2022	1,065.00	12,780.00	18.00	04/01/2018	1,065.00	0.00	0.00	0.00	0.00	0.00	0.00	1,065.00	18.00
								04/01/2019	1,094.58								
								04/01/2020	1,124.17								
								04/01/2021	1,153.75								

PROPERTY TOTALS

9,730 15,565.34 186,784.08 19.20 5,058.23 6.24 0.00 0.00 0.00 0.00 20,623.57 25.44

Total Occupied Square Feet : 9,730

Total Vacant Square Feet : 0

OPERATING EXPENSE

8763 E BELL ROAD | SCOTTSDALE, ARIZONA 85260

OPERATING EXPENSE PERIOD ENDING DECEMBER 31, 2017

	YEAR TO DATE	\$/SF
OPERATING EXPENSES		
REPAIRS AND MAINTENANCE		
BUILDING REPAIRS	48.75	\$0.00
HVAC REPAIRS	140.00	0.01
ROOF REPAIRS	508.00	0.05
LOCK AND KEYS	269.73	0.03
	<hr/>	
TOTAL REPAIRS AND MAINT	966.48	0.09
	<hr/>	
UTILITIES		
ELECTRIC - HOUSE	122.17	
ELECTRIC- VACANT	1,160.12	
	<hr/>	
TOTAL UTILITIES	1,282.29	0.13
	<hr/>	
ADMINISTRATIVE EXPENSES		
MANAGEMENT FEE	7,950.00	0.82
	<hr/>	
TOTAL ADMIN EXP	7,950.00	
	<hr/>	
INSURANCE AND TAXES		
REAL ESTATE TAXES	24,068.40	2.47
MASTER ASSOC FEE	29,205.08	3.00
	<hr/>	
TOTAL TAX INSUR ASSOC FEE	53,273.48	5.47
	<hr/>	
TOTAL OPERATING EXPENSE	63,472.25	6.52
	<hr/> <hr/>	

