

Aquila at McDowell Mountain

OWNER-USER OPPORTUNITY WITH INCOME | ±6,512 SF

NORTH SCOTTSDALE FREESTANDING OFFICE BUILDING

9943 E BELL ROAD | BUILDING 15 | SCOTTSDALE, AZ 85260

\$2,075,000
6.84 CAP



EXECUTIVE OFFICES WITH COMMON AREA LOBBY, TWO CONFERENCE ROOMS, KITCHEN, RESTROOMS

EXCLUSIVE LISTED BY



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 **SHELL**
Commercial Investment Real Estate

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The above is subject to prior sales and leasing. This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied as to the accuracy of this information.

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PROPERTY INFORMATION

PURCHASE PRICE: \$2,075,000

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- Short term leases ideal for owner/user
- Gorgeous Lobby/reception area
- Two (2) private furnished conference rooms
- Twenty-one (21) fully furnished offices ranging from ± 115 - 230 sf
- Kitchen facility
- Mens restroom, Womens restroom
- Eight (8) covered parking spaces
- Elegant finishes throughout
- Built in 2007

APN: 217-73-438, 217-73-439, 217-73-440, 217-73-441

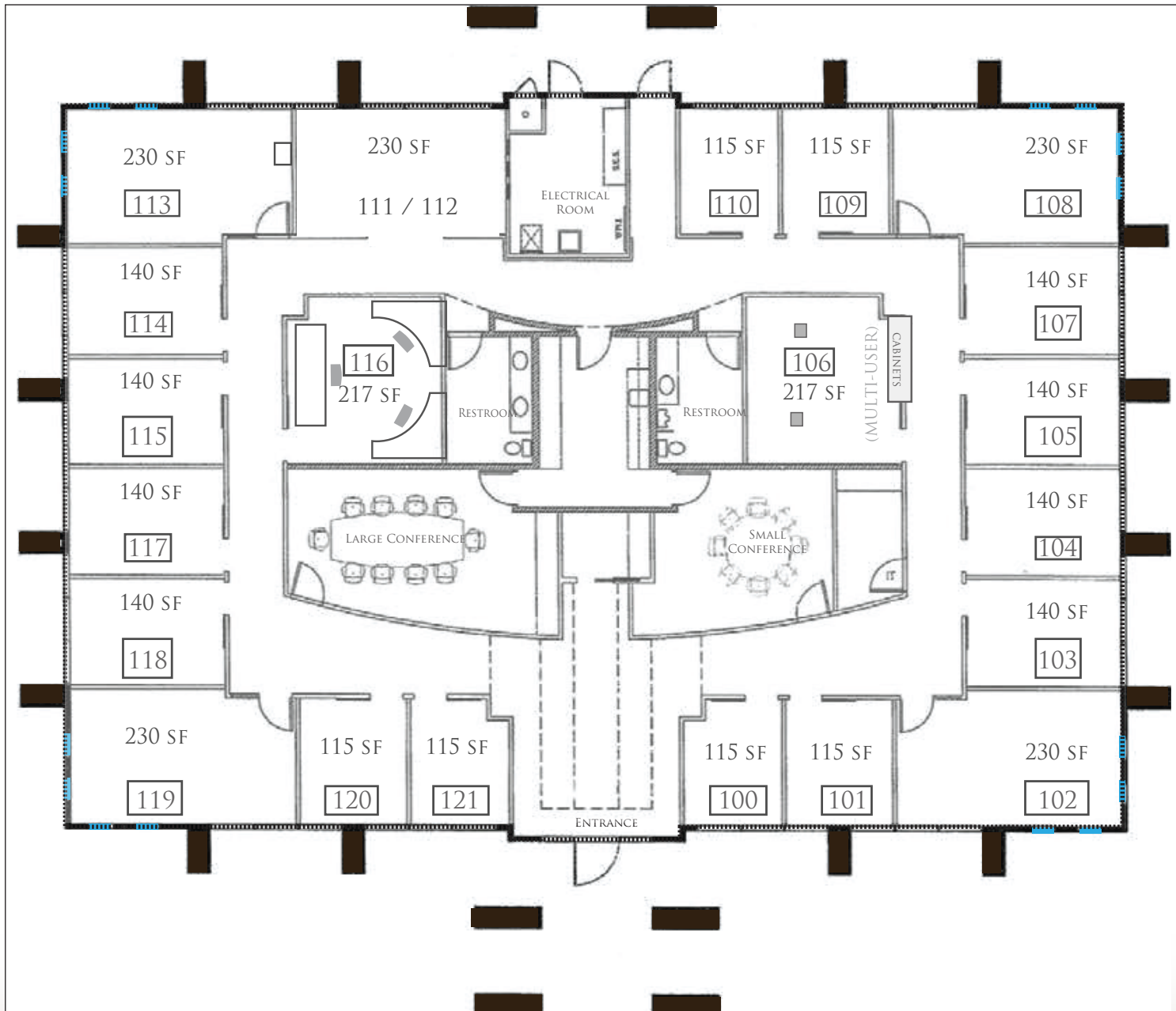


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	NOI	\$/SF±
Revenues (Projected)		
Rental Income	\$ 193,216.68	\$ 29.67
Misc Income (Parking / Internet)	\$ 6,960.00	\$ 1.07
Subtotal	\$ 200,176.68	\$ 30.74
Less Vacancy	\$ -	
Adjusted Gross Revenue	\$ 200,176.68	\$ 30.74
Expenses (Estimated)		
Utilities - APS	\$ 10,620.00	\$ 1.63
Janitorial	\$ 8,724.00	\$ 1.34
Cox Phone / Internet	\$ 2,688.00	\$ 0.41
Exterminating	\$ 388.56	\$ 0.06
Association Dues	\$ 14,131.00	\$ 2.17
Management Fees	\$ 4,500.00	\$ 0.69
Filter Service	\$ 1,044.00	\$ 0.16
Repairs / Maintenance / Supplies	\$ 3,000.00	\$ 0.46
License & Fees	\$ 75.00	\$ 0.01
Security Monitoring	\$ 450.00	\$ 0.07
Building Contents / Insurance	\$ 1,250.00	\$ 0.19
Real Estate Taxes	\$ 11,410.00	\$ 1.75
Subtotal	\$ 58,280.56	\$ 8.95
Net Operating Income (Projected)	\$ 141,896.12	\$ 21.79

Tenancy	Useable SF ±	Monthly Rent	Lease Expiration	Annual Rental Income
Total	3342.0	\$ 16,101.39		\$ 193,216.68
Common Area 3,170± _{SF}			(2 Conference Rooms / Kitchen / 2 Restrooms & Hallways)	

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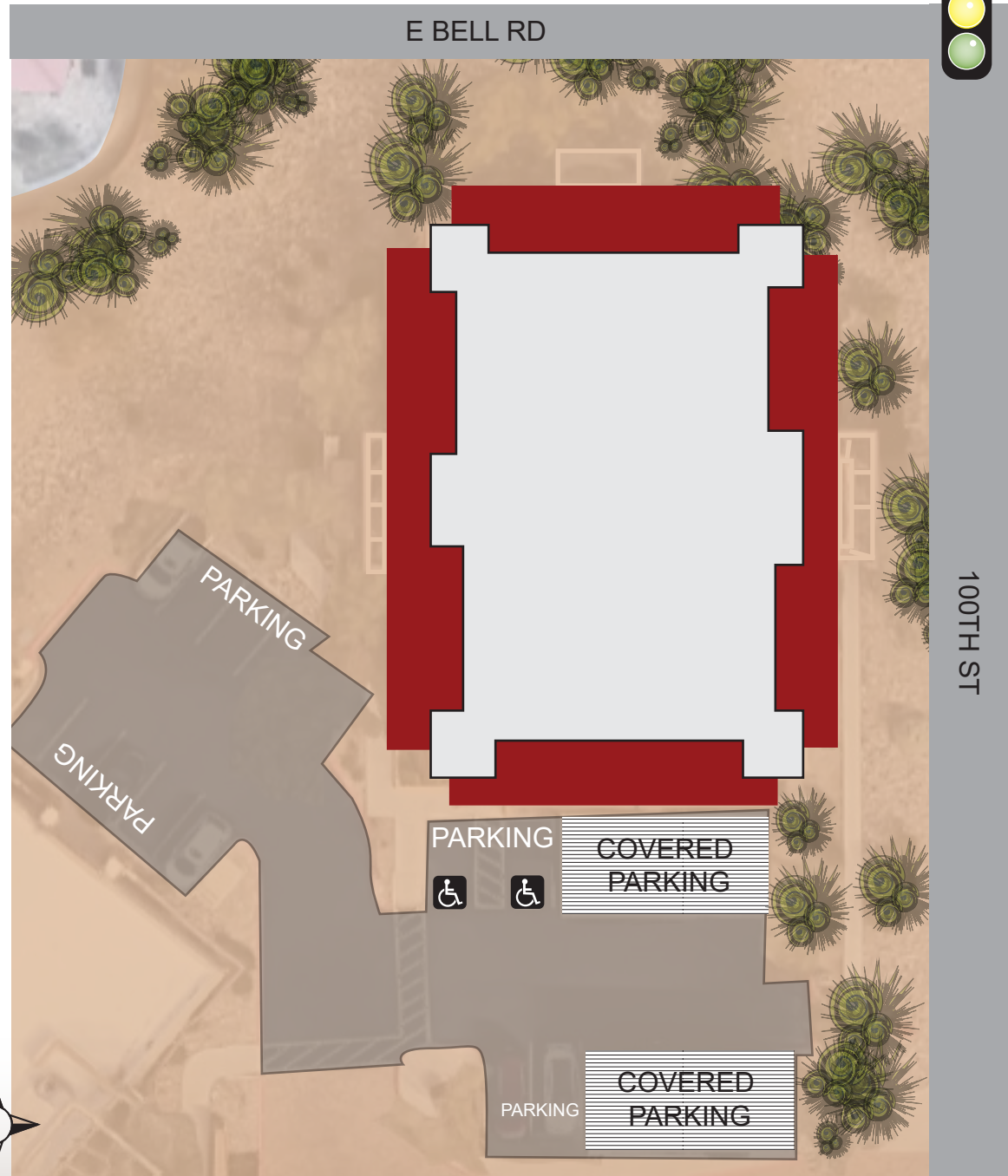


NOT TO SCALE

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MINUTES FROM LOOP 101 / BELL ROAD INTERCHANGE!



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