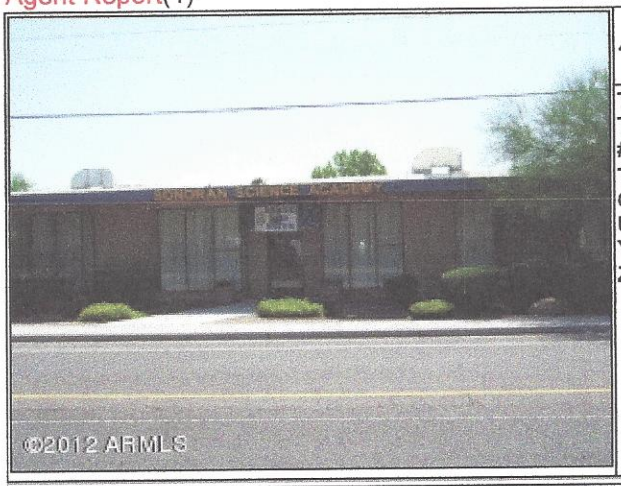
Agent Report(1)

2645 E OSBORN RD Phoenix, AZ 85016

$895,000



4824005 | Comm/Industry Sale | Active

Ttl Apx SqFt Bldg: 18,685
Ttl Apx SqFt Land: 39,814
# of Buildings: 1
Total Parking Spcs: 23
Covered Parking Spcs: 0
Uncvrd Parking Spcs: 23
Year Built: 1953
Zoning: C-1

Subdivision: Lot 1 St Paul's Academy
Tax Municipality: Phoenix
Marketing Name: St Paul's Academy
Planned Cmty Name:
Volts/Amps:
Type of Property:
Hun Block: 4600 N
Map Code/Grid: P35

Cross Streets: Osborn and 26th Street **Directions:** Between 24th St and 32nd St on Osborn**This property is occupied - to view please contact listing agent**

Public Remarks: Property is leased to Sonoran Science Academy**New 5 year lease in process at $8,000/Month Triple Net**Cap Rate will be 10.75% - Great Return**Property is used as a private non-profit school**July 2012 roof recoated with 5 year warranty**July 2012 all HVAC units inspected with all indicated repairs, including some replacements, being done**August 2012 building exterior painted

Features

Building Type: Commercial
Stories: 1 Story
Interior: Finished
Exterior: Building Sign
Parking: Fenced; Paved Parking
Loading Facilities: None
Ceiling Height: 10.1 Feet to 12 Feet
Traffic Count: Up to 5,000
Current Use: Other (See Remarks)
Use Restrictions: Currently Leased

Financial Info

Gross Annual Sch Inc: $96,000
Adjusted Gross Inc: $96,000
Other Income: $0
Operating Exp: $28,230
Net Operating Income: $0
Annual Elec Exp: $14,620
Annual Gas Exp: $1,610
Annual Ins Exp: $3,000
Annual Land Lse Exp: $0
Annual Landscape Exp: $1,200
Annual Legal & Acctg: $0
Annual Maint Exp: $5,000
Annual Mgmt Exp: $0
Annual Other Expense: $0
Annual Ownr Asoc Fee: $0
Annual Pad Fee: $0
Annual Rplcmnt Rsrvs: $0
Annual Trash Exp: $600
Annual Wtr/Swr Exp: $2,200
% Vacancy Allowance: 0
Owner Association: No
Source of Fincl Data: Other (See Remarks)

Construction & Utilities

Construction: Block
Roofing: Built-Up
Floors: Vinyl/Composition; Carpet
Fencing: Block; Chain Link
Heating: 2 or More Units
Cooling: Central A/C
Gas: SW Gas
Electric: APS
Water: City Franchise
Sewer: Sewer - Public
Roads/Streets: Asphalt/Blacktop; Curb(s) & Gutter(s); Sidewalk(s)
Environmental: None

County, Tax and Financing

County Code: Maricopa
Legal Subdivision: ST PAULS ACADEMY
AN: 119-13-153
Lot Number: 1
Town-Range-Section: 2N-3E-26
Cty Bk&Pg:
Taxes/Yr: $0/2013
Ownership: Fee Simple
Total Owed: 0
Equity: $895,000
Assessment Bal Yrs: 0
Assessment Balance: $0
Down Payment: $895,000
Owner Wants: Cash Only
Reports/Disclosures: None
Auction: No

Listing Dates

CDOM/ADOM: 232 / 236
List Date: 09/21/2012
Expire Date: 09/21/2013
Status Change Date: 09/25/2012

Pricing and Sale Info

Original List Price: $995,000
List Price: $895,000

Listing Contract Info

SA: N / 0 **BB:** Y / % 3 % **Var:** Y **Type:** ER
Other Compensation:

Private Rmks - DND2:

Semi-Private Remarks:

Show Instruct - DND2: Appt w/Agent; Tenant Occupied; No Sign on Property

Alarm Code - DND2:
Gate Code - DND2:
Mech-box Code - DND2:

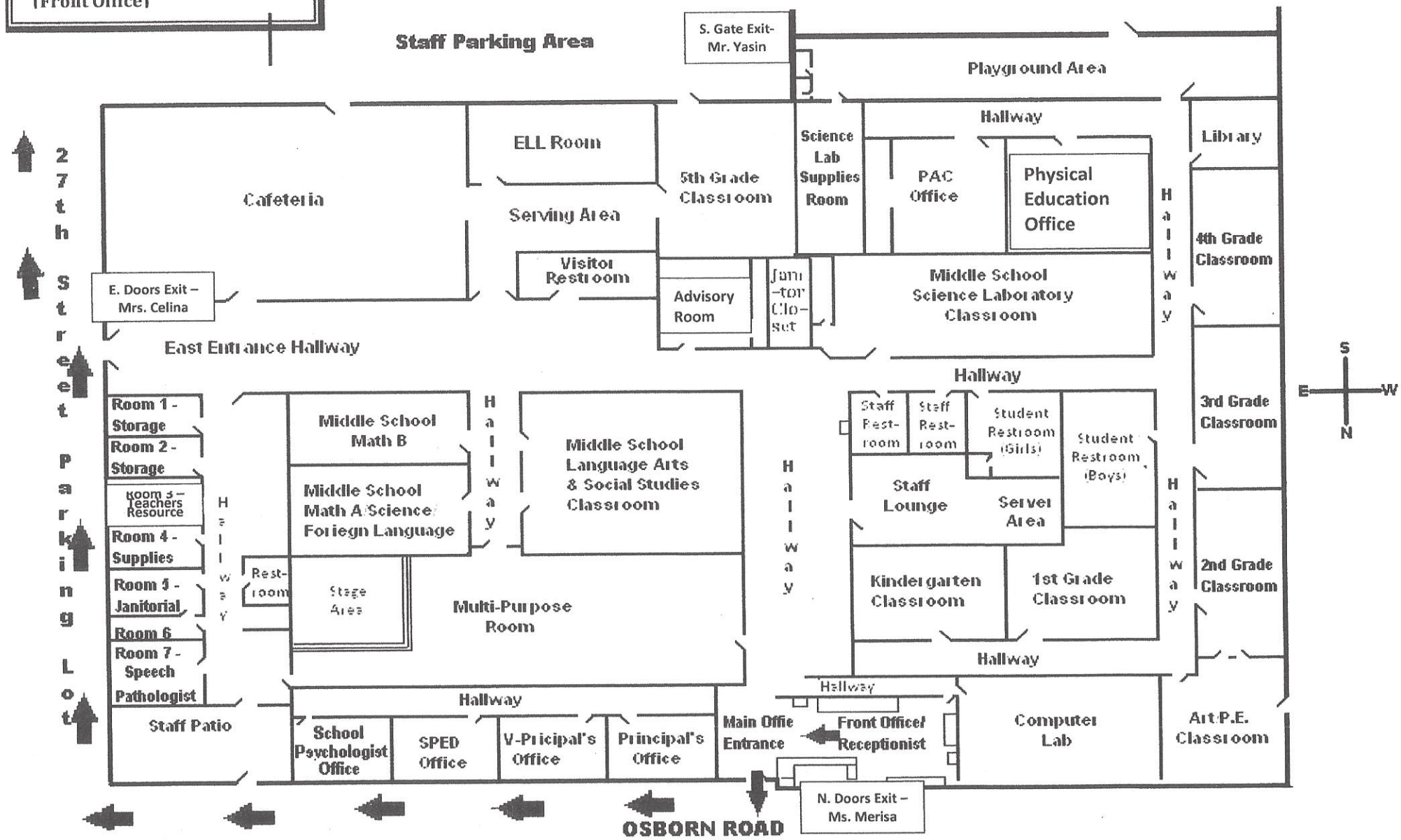
	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	James K McCabe (jm106)	Realty Executives (reax03)	602-996-9910	602-996-9910	jkmccabe@cox.net	602-809-2890 602-866-7023	602-494-9303

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
***DND2 (D o N ot D isplay or D isclose)** - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.*

© 2013 ARMLS and FBS.

Emergency Exit Map – FRONT OFFICE

Sonoran Science Academy – Phoenix Metro
2645 E. Osborn Rd - Phoenix, AZ 85016

Stations Monitors:

Building Inspector – Mr. Arif
(Verifies building is vacant)
South Gate Exit – Mr. Yasin
East Doors Exit – Mrs. Celina
North Doors Exit – Ms. Merisa
(Front Office)