

For Sale ±20,777 SQ. FT.

1611 W Whispering Wind Drive | Phoenix, Arizona 85085

MULTI-TENANT INDUSTRIAL

\$1,895,000



Randy Shell

Designated Broker

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Associate Broker

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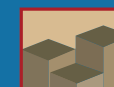
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DENALI
National Trust, LLC

Commercial Real Estate Innovation

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.

PROPERTY HIGHLIGHTS:

- Owner/User/Investor Opportunity
- Building Type: Multi-Tenant Industrial
- ±20,777 SQ. FT.
- Constructed: 2007
- Fully Sprinklered
- Clear Height: 16'
- Loading: 12'x14' Grade-Level Doors
- Location: Deer Valley Submarket
- Power: 120/208 V / 3-Phase
- Parking: 23 Spaces (1.79:1000)
- Zoning: CP-GCP City of Phoenix
- Proximity: I-17 and Loop 101

NEARBY AMENITIES: SHOPS AT NORTERRA

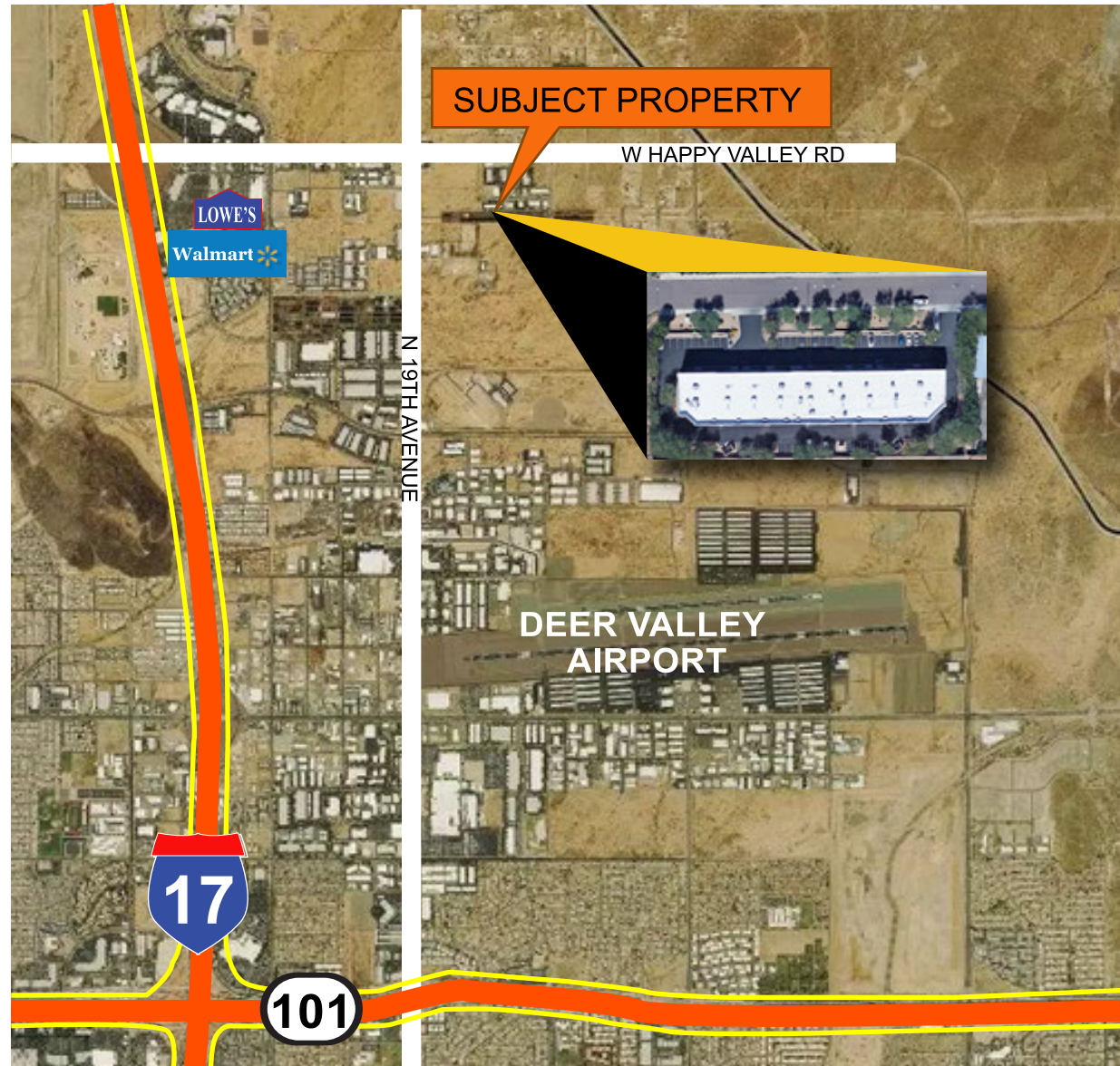
Harkins Theatres
Best Buy
Men's Wearhouse
Anytime Fitness
BevMo!
Dick's Sporting Goods

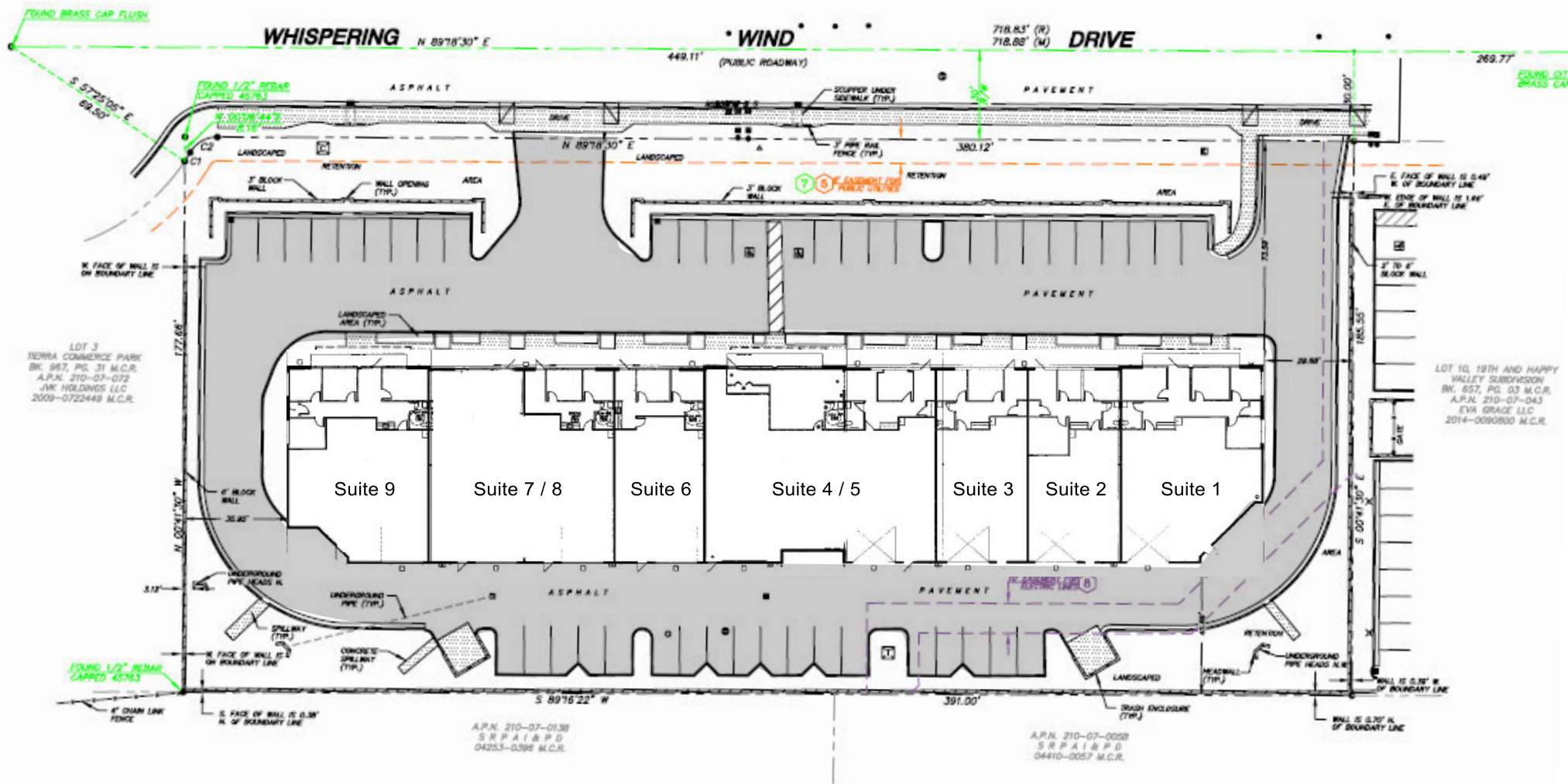
Texas Roadhouse
Smashburger
Sauce
Panera
Chipotle
Anytime Fitness

HAPPY VALLEY TOWNE CENTER:

Walmart Supercenter
Lowe's
Mountainside Fitness
Barnes & Noble
Olive Garden
Applebee's

Red Robin
TGI Fridays
Staples
Petco





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PROPERTY: 1611 W Whispering Wind Dr., Phoenix, AZ 85085
Total SF 20,777
2017 Summary of Estimated Expenses

Income/Revenue	\$
Rental	187,500
CAM/NNN	12,048
Total Income/Revenue:	199,548

General & Administrative	
Management Fees (4%)	8,528
Administrative fees	600
Total Administrative:	9,128

Building Repairs & Maintenance	
Electrical	900
HVAC repairs	2,340
Landscaping R&M (includes tree trimming)	3,300
Life safety repairs	500
Roof repair	500
Total Building Repairs & Maintenance:	7,540

Services	
Alarm/Fire monitoring	395
HVAC PMA contract	2,400
Landscaping - Contract	6,000
Life Safety Inspections	666
Pest Control	400
Window Washing	660
Total Services:	10,521

Utilities	
Electric - common	2,400
Trash removal	2,100
Water & sewer	3,672
Total Utilities:	8,172

Taxes, License, Insurance & Amortization	
Insurance	1,500
Licenses & fees	50
Real estate taxes	28,704
Total Taxes, Licenses, Insurance & Amortization:	30,254

Total Expenses:	65,615
Non-Recoverable:	0
Total CAM/NNN:	65,615

Estimated Annual Expenses by Square foot: **3.16**
Estimated Monthly Expenses by Square foot: **0.26**

PROFORMA INCOME ANALYSIS
07/01/17-06/30/18

FULL YEAR PROJECTION

REVENUE	Sq. Feet:	20,777+/-
Rent Collections*		\$208,122 **
CAM/RET Reimbursements		\$5,082 **
(*Rent Roll upon request)		
GROSS REVENUE		\$213,204
95% (5% vacancy factor)		\$202,544

OPERATING EXPENSE (2017 estimated)

Management fee 4%	\$8,102
Real Estate Taxes	\$28,704
Insurance	\$1,500
Building Repairs and Maintenance	\$7,540
Landscaping	\$6,400
Other Services	\$4,521
Refuse	\$2,100
Water/sewer/common electric	\$6,072

TOTAL EXPENSES \$64,939

ESTIMATED NET OPERATING INCOME **\$137,605**

** - Reflects any leases coming due between 7/01/17-6/30/18 being renewed at \$.875/sf IG



All information regarding property is from sources deemed reliable, but no warranty is made to its accuracy, and no liability is to be imposed on the broker. The same is to be submitted to errors, omissions, change of price, rental or other conditions, prior to transaction.