



**FOR SALE INDUSTRIAL SINGLE TENANT
THE CAMP TRANSFORMATION CENTER**

Olive Ave Business Center
9299 W. Olive Ave.
Peoria, AZ 85345

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OFFERING SUMMARY

Sale Price	\$700,000
Cap Rate	7.54%
NOI	\$52,756.72
Condo Size	6,210 SF
Zoning	BPI
APN	142-55-645 142-55-646

TENANT OVERVIEW

The Camp Transformation Center is a community based fitness gym focusing on mental and physical health and well-being. With nearly 100 locations, they have expanded rapidly through their various franchisees. In Arizona, 5 locations were opened in 2017 including this one. Their members have a cult following and expansion has been consistent.

PROPERTY HIGHLIGHTS

- » Quick access and visibility from the 101
- » Tremendous traffic volume
- » Rapidly growing area
- » Many surrounding tenants



PROPERTY DETAILS



OLIVE AVE BUSINESS CENTER

9299 W. Olive Ave., Peoria, AZ

PRICE	\$700,000
BUILDING SIZE	6,210 SF
OCCUPANCY	100%
TENANCY	Single
YEAR BUILT	2006
PRICE	\$700,000
PROPERTY TYPE	Industrial
ZONING	BPI
APN#	142-55-645 & 142-55-646



This information was obtained from sources we believe to be reliable but we make no representations, expressed or implied, as to its accuracy or completeness. All interested parties and prospective buyer should make their own independent investigation to confirm the accuracy of this information.

RENT ROLL

TENTANT NAME	SIZE (SF)	LEASE START	LEASE END	MONTHLY RENT	ANNUAL RENT
THE BODY TRANSFORMATION	6,210 SF	5/1/17	08/30/21	\$4,472	\$53,664.00
			09/01/18		\$55,275.72
			09/01/19		\$56,434.00
			09/01/20		\$58,642.08
			09/01/21		\$60,401.40

INCOME SUMMARY

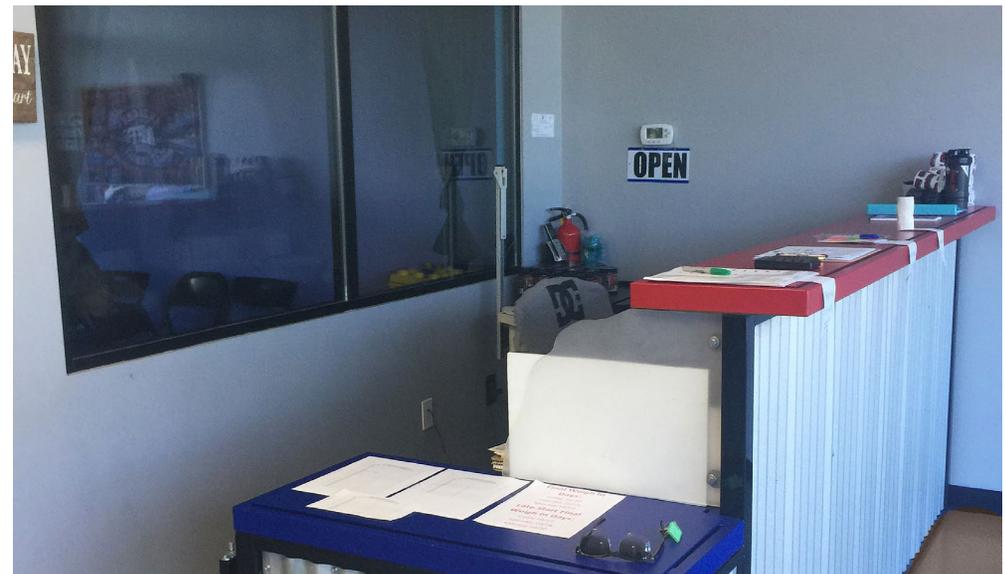
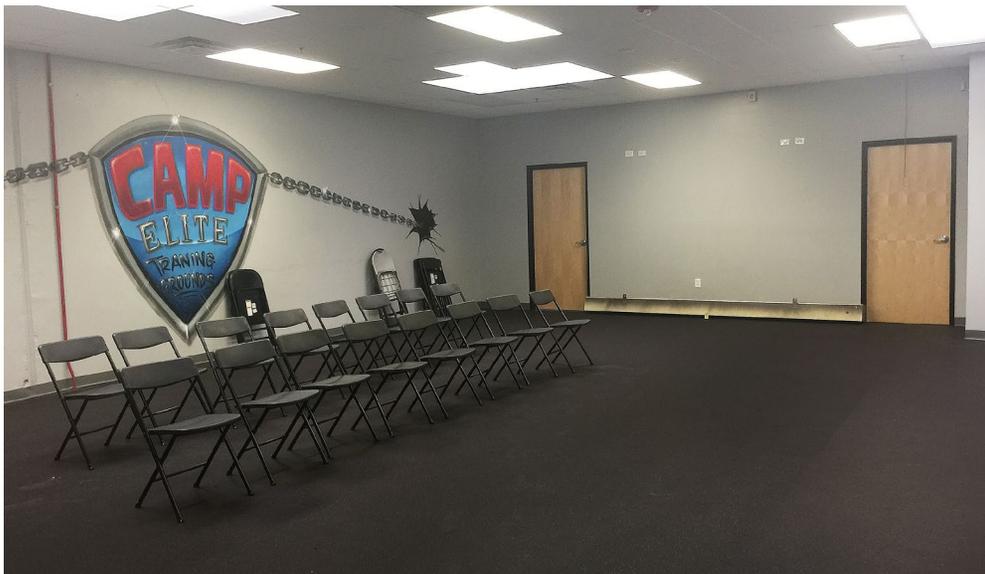
RENTAL INCOME	\$53,665.80
NNN'S (INSURANCE, PROPERTY TAXES, HOA)	\$12,668.40
GROSS INCOME	\$66,334.20
LESS EXPENSES	\$13,587.48
NOI	\$52,746.72

EXPENSE SUMMARY

TAX	\$5,787.22
INSURANCE	\$906.66
HOA	\$6,893.10
TOTAL EXPENSES	\$13,587.48

*3% Cap on Total NNN Expenses

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



PROPERTY LOCATION

