



**SINGLE TENANT NNN INVESTMENT – FOR SALE – \$1,250,000**

**MODERN SMILES DENTAL**

2933 W CACTUS RD PHOENIX, AZ



8767 E. Via de Ventura #290  
Scottsdale, AZ 85258

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**05** Executive Summary

**06** Investment Highlights

**07** Property Details

**08** Lease Summary

**09** Interior Images

**10** Rent Schedule

**11** Plat Map

**12** Aerial Photo – Low Level

**13** Aerial Photo – High Level

**14** Location Map

**15** Disclaimer





**±3,100**

Rentable Square Feet

**\$1,250,000**

Purchase Price

**\$82,750**

NOI – 2026

**8+ YEARS**

Remaining Lease Term

**±.50**

Total Acres

**6.62%**

Cap Rate (2026)

**3.0%**

Annual Rent Bumps

**NNN**

Lease Type



The subject property is a freestanding dental building that was built in 2002. The building is leased to Modern Smiles who bought the dental practice from the seller in January 2024 when he decided to retire. The purchase of the practice ensures a strong commitment to the property.

The triple net lease with no landlord responsibilities provides the owner with a passive investment. The annual rent increases ensures income growth and appreciation.

The property is located just off Interstate 17 making it easy for patients to get to the property.

The high quality, modern building offers excellent visibility and access from Cactus Road.

**SECURE, SINGLE-TENANT LEASE**

Modern Smiles originally signed a ten year lease that will have approximately eight years left at close of escrow.

**ZERO LANDLORD RESPONSIBILITIES**

Structured as a NNN lease, the tenant is responsible for all property expenses, ensuring passive ownership and minimizing investor risk. The tenant is directly responsible for all maintenance and repairs.

**GREAT LOCATION & ACCESSIBILITY**

Modern Smiles has excellent visibility on Cactus Road and is located only one block from Interstate 17.

**ANNUALLY INCREASING YIELD**

The lease includes annual 3.0% rent increases. The cap rate increases from 6.62% in 2026 to 8.14% in 2033.

**LOCATION COMMITMENT**

The tenant purchased this dental practice in January 2024 from a very successful dentist that has been at this location since 2002.

**QUALITY IMPROVEMENTS**

This is a high quality building with a modern design.

**ADDITIONAL LAND AVAILABLE**

An ±18,952 SF parcel of vacant land is available seperately.





ADDRESS	2933 W Cactus Road Phoenix, AZ 85029
PROPERTY TYPE	Single-Tenant Dental
BUILDING SIZE	±3,100 SF
SITE SIZE	±0.50 Acres (±21,850 SF)
OWNED PARKING	19 Total spaces   10 Covered
ZONING	R-O (The adjoining building is C-1)
PARCEL #	149-20-169
YEAR BUILT	2002
INGRESS/EGRESS	One driveway off of Cactus Road
LOCATION	Excellent visibility and access from Cactus Road. One block form I-17.





LEASE SUMMARY

Tenant's Name	Modern Smiles PLLC.	Lease Expiration	3/31/34
Lease Guaranty	Dr. Parsa Owtad	Initial Lease Term	10 years & 3 months
Lease Type	Absolute NNN	Lease Term Remaining	8 years & 3 months as of 12/31/25
Rent Commencement	4/1/24	Options To Renew	Three periods of five years each with 3.0% annual rent increases



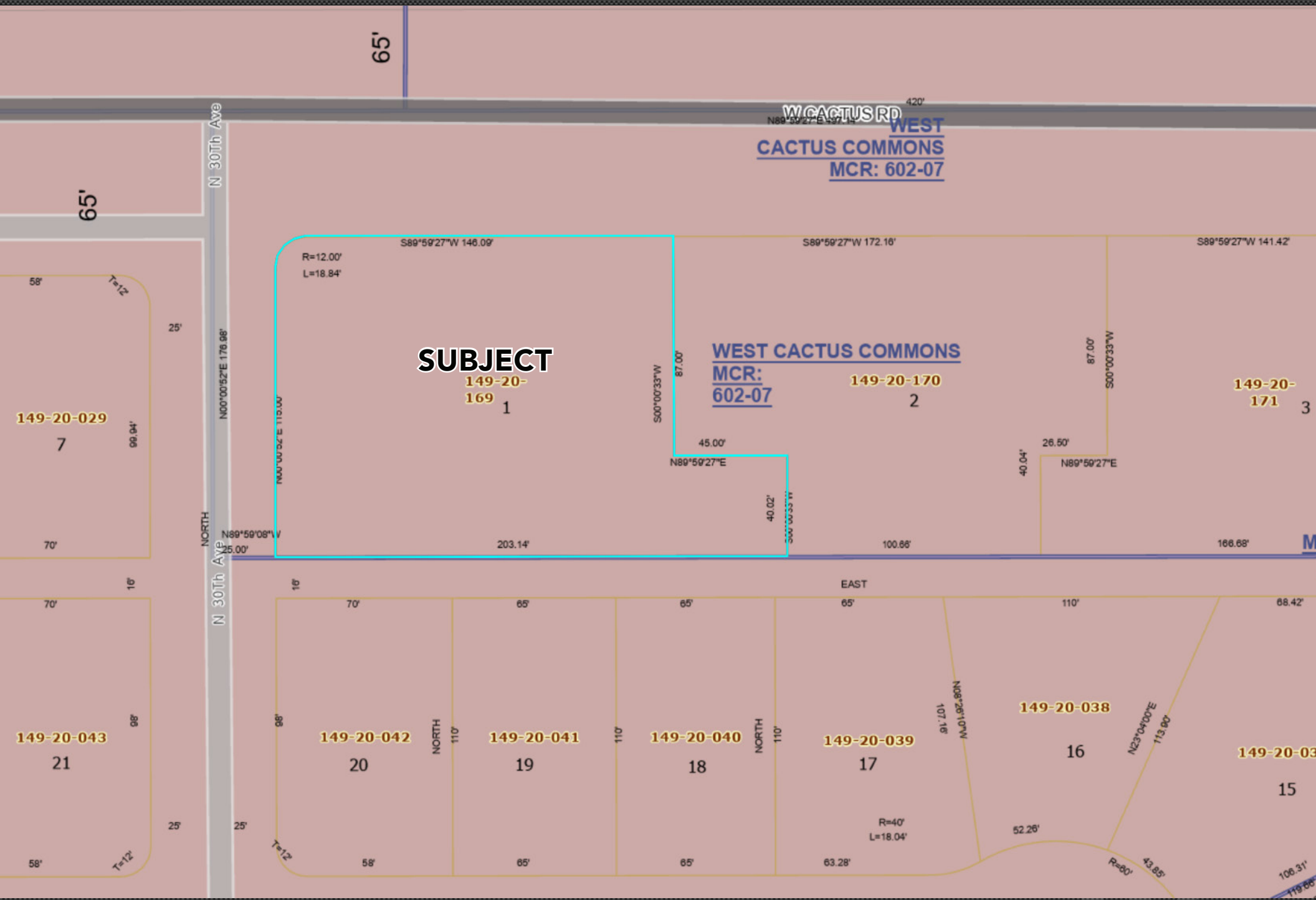




## RETURN SCHEDULE – PRIMARY TERM &amp; OPTION PERIODS

LEASE YEARS (JAN – DEC)	MONTHLY RENT	3% INCREASE	ANNUAL RENT	\$/SF	CAP RATE
1 – 2024	\$6,500.00		\$78,000	\$25.16	
2 – 2025	\$6,695.00	\$195.00	\$80,340	\$25.92	6.43%
3 – 2026	\$6,895.85	\$200.85	\$82,750	\$26.69	6.62%
4 – 2027	\$7,102.73	\$206.88	\$85,233	\$27.49	6.82%
5 – 2028	\$7,315.81	\$213.08	\$87,790	\$28.32	7.02%
6 – 2029	\$7,535.28	\$219.47	\$90,423	\$29.17	7.23%
7 – 2030	\$7,761.34	\$226.06	\$93,136	\$30.02	7.45%
8 – 2031	\$7,994.18	\$232.84	\$95,930	\$30.94	7.67%
9 – 2031	\$8,234.01	\$239.83	\$98,808	\$31.87	7.90%
10 – 2033	\$8,481.03	\$247.02	\$101,772	\$32.83	8.14%
OPTION 1					
11 – 2034	\$8,735.46	\$254.43	\$104,825	\$33.81	8.39%
12 – 2035	\$8,997.52	\$262.06	\$107,970	\$34.83	8.64%
13 – 2036	\$9,267.45	\$269.93	\$111,209	\$35.87	8.90%
14 – 2037	\$9,545.47	\$278.02	\$114,546	\$36.95	9.16%
15 – 2038	\$9,831.83	\$286.36	\$117,982	\$38.06	9.44%
OPTION 2					
16 – 2039	\$10,126.79	\$294.95	\$121,521	\$39.20	9.72%
17 – 2040	\$10,430.59	\$303.80	\$125,167	\$40.38	10.01%
18 – 2041	\$10,743.51	\$312.92	\$128,922	\$41.59	10.31%
19 – 2042	\$11,065.81	\$322.31	\$132,790	\$42.84	10.62%
20 – 2043	\$11,397.79	\$331.97	\$136,773	\$44.12	10.94%
OPTION 3					
21 – 2044	\$11,739.72	\$341.93	\$140,877	\$45.44	11.27%
22 – 2045	\$12,091.91	\$352.19	\$145,103	\$46.81	11.61%
23 – 2046	\$12,454.67	\$362.76	\$149,456	\$48.21	11.96%
24 – 2047	\$12,828.31	\$373.64	\$153,940	\$49.66	12.32%
25 – 2048	\$13,213.16	\$384.85	\$158,558	\$51.15	12.68%

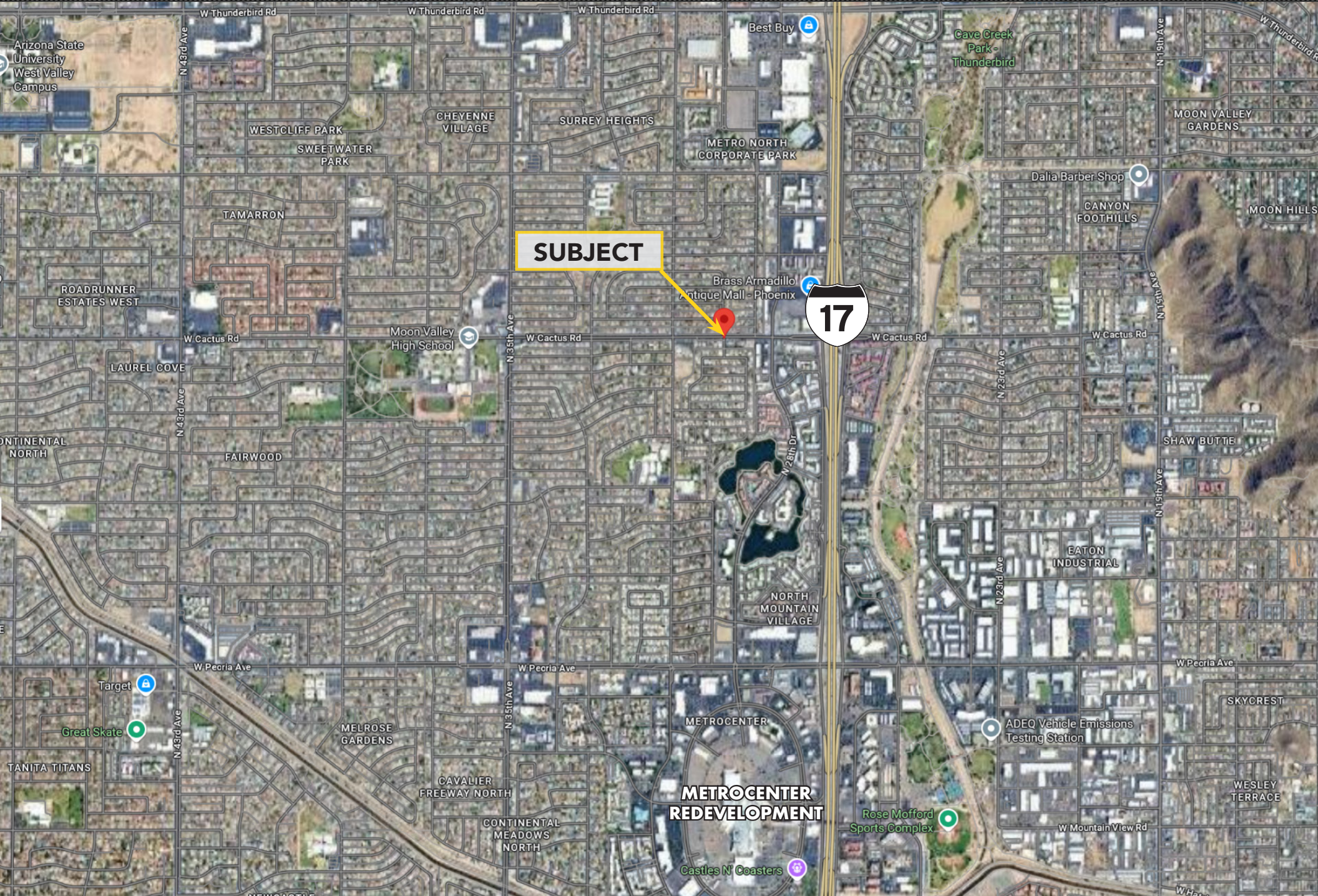




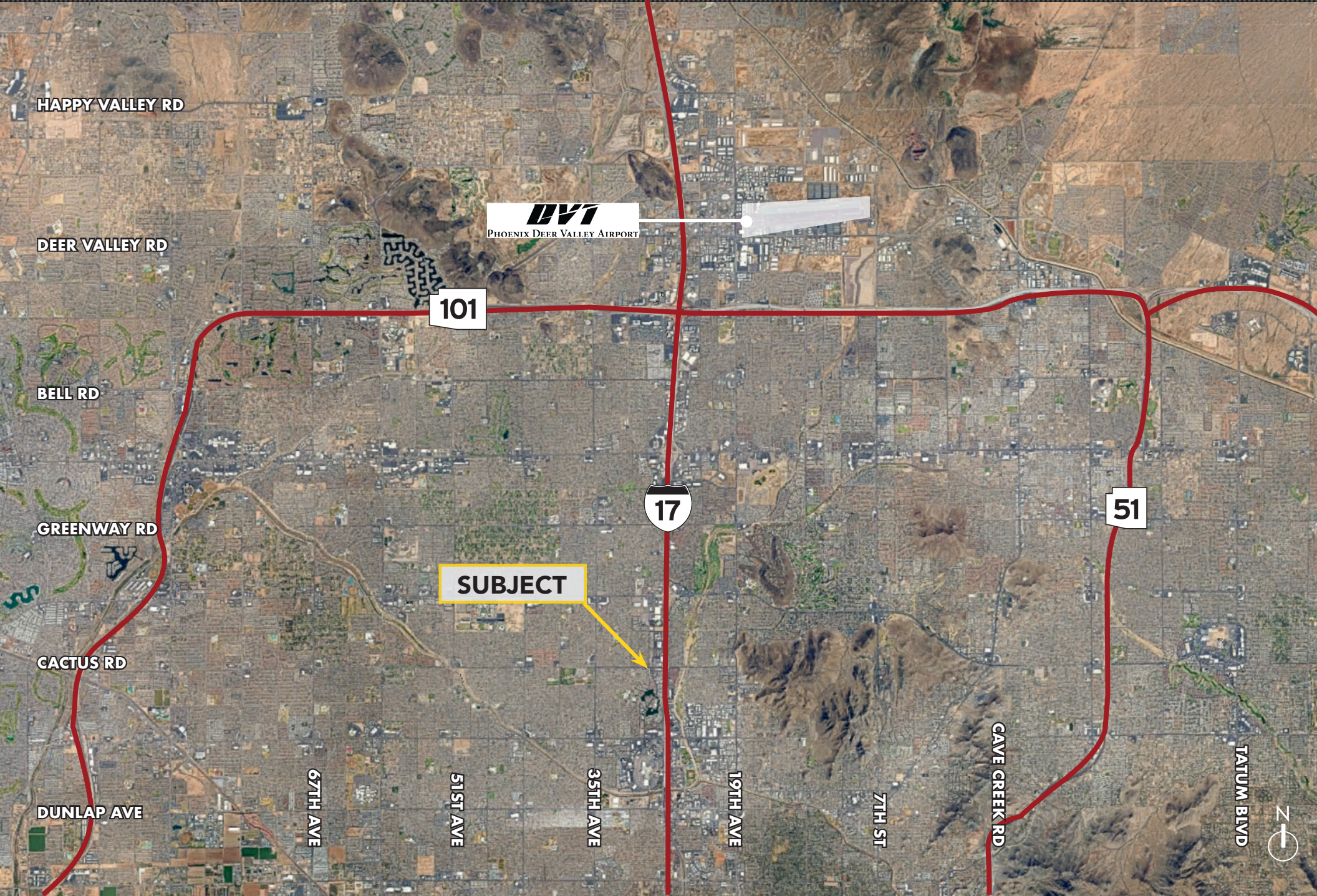














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