



SINGLE-TENANT NNN INVESTMENT | 6.62% CAP RATE | \$3,400,000

±12,000 SF ON ±3.23 ACRES

829 W SILVERLAKE RD, TUCSON, AZ 85713

- Leased to MTM Transit Through October 2029
- \$225,000 Year 1 NOI | 6.62% Cap Rate
- In-Place Rent Below Market
- Mark-to-Market Upside at Renewal



W SILVERLAKE RD

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

RGcre.com

MAX SCHUMACHER, SIOR
480.214.9403
Max@RGcre.com

PATRICK SHEEHAN, SIOR
480.214.9405
Patrick@RGcre.com

JACK HANSEN
480.214.9421
Jack@RGcre.com

INVESTMENT OVERVIEW

\$3,400,000

Sales Price

\$225,000

Year 1 NOI

6.62%

Cap Rate

~3.5 Years

Remaining Initial Lease Term

3.0%

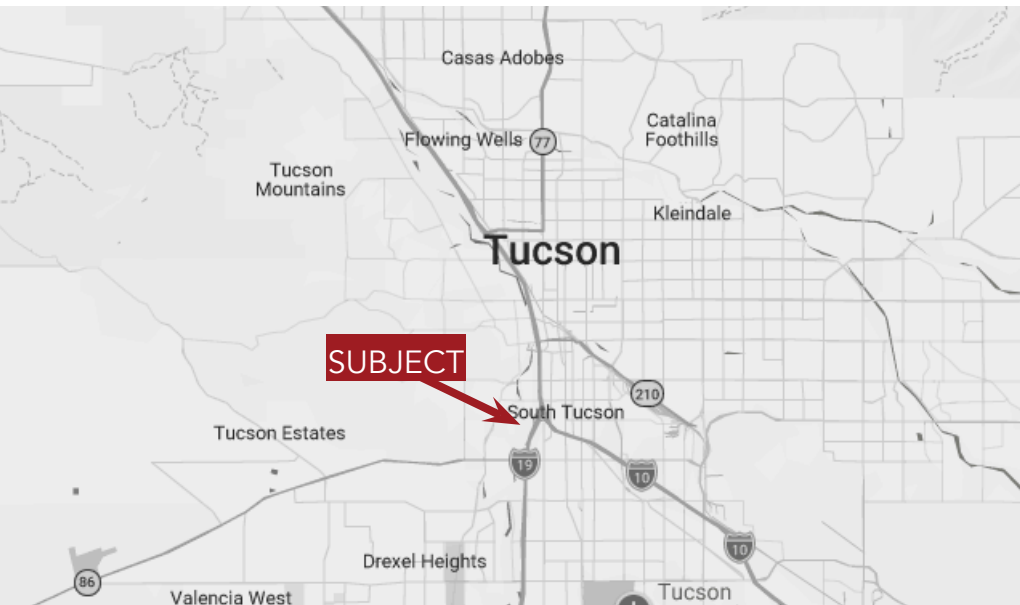
Annual Rent Bumps

PROPERTY HIGHLIGHTS

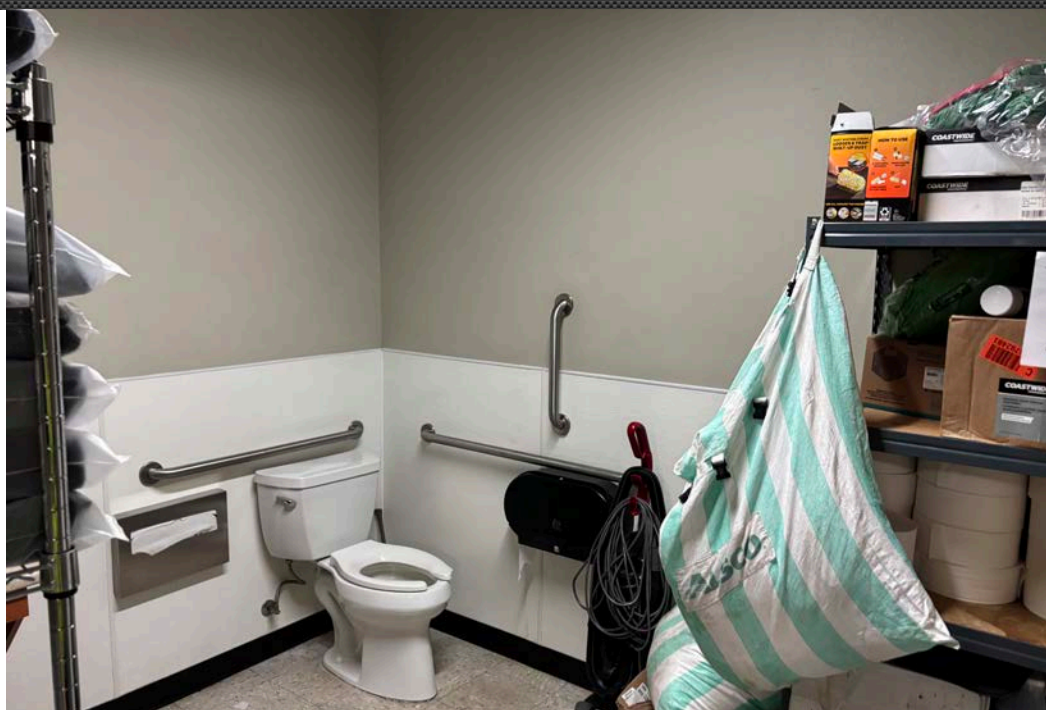
- ±12,000 SF Industrial Shop + Office
 - » 20' - 21' Clear Height
 - » Two (2) Grade Level Doors
 - » 8 Private Offices, Bullpen + Reception Area, Breakroom with Kitchen
- ±3.23 Acre Site (140,699 SF)
- Heavy Power
- Zoned I-1, City of Tucson
- Less than 0.5 Miles from I-10 and I-19 Interchange
- APN #: 118-11-010B

INVESTMENT HIGHLIGHTS

- Fully Leased to MTM Transit, LLC - Essential Use Paratransit / Non-Emergency Medical Transportation Operator
- Lease Expiration October 31, 2029 | One (1) 12-Month Option to Renew
- 3% Annual Escalations
- In-Place Rent Below Market - Mark-to-Market Upside at Renewal







LEASE ABSTRACT

Oct 1, 2025

Commencement

Oct 31, 2029

Expiration

\$18,750/mo NNN

Starting Rent

3.0%

Annual Rent Bumps

RENT SCHEDULE

PERIOD	MONTHLY BASE RENT (+NNN)
10.01.2025 – 09.30.2026	\$18,750.00
10.01.2026 – 09.30.2027	\$19,312.40
10.01.2027 – 09.30.2028	\$19,891.88
10.01.2028 – 10.31.2029	\$20,488.63
OPTION: 11.01.2029 – 10.31.2030	\$21,103.29

**Plus City of Tucson Rental Tax Currently at 3.1%*

LANDLORD/TENANT RESPONSIBILITIES

Lease Type	NNN
Landlord	Foundation, Exterior Walls, Roof Structure, HVAC Replacement (Partially Reimbursed- See Lease)
Tenant	All Other Maintenance, HVAC Maintenance and Repair, Utilities, Insurance, Property Taxes

EARLY TERMINATION

Eligible after	24 Months (October 1, 2027)
Required Condition	Government Contact Termination, Expiration, or Non-Renewal
Notice required	90 Days Written
Termination Fee	None, tenant only pays rent through the early termination date



TENANT OVERVIEW

MTM Transit, LLC is a privately held transit management company founded in 2009 as a subsidiary of MTM Health (MTM, Inc.), one of the nation’s largest non-emergency medical transportation brokers. MTM Transit provides comprehensive public transit solutions to government agencies across the United States, specializing in the operation and management of paratransit, fixed route, shuttle, microtransit, and student transportation services.

With a mission centered on government-contracted transit services for vulnerable populations, MTM Transit represents a stable, purpose-driven tenant whose Tucson operations are directly tied to active public agency contracts. MTM Transit’s parent company manages over 35 million trips annually for 24 million individuals across the nation.

CORE SERVICES

- ADA Paratransit Operations

- Fixed Route & Shuttle Transit

- Mobility Management

- Microtransit & On-Demand Services

- Student & Special Needs Transportation

- Proprietary Transit Technology (Mobility Direct / Reveal Platform)

- Quality Assurance & Multi-Vendor Oversight

COMPANY PROFILE

Entity Type	Missouri LLC
Parent Company	MTM Health (MTM, Inc.)
Industry	Transit & Ground Passenger Transportation
Client Base	Government agencies, transit authorities
Operating area	All 50 states + D.C.



 Pima *federal*
CREDIT UNION

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