

AINSWORTH MEDICAL OFFICES

804 AINSWORTH DRIVE
PRESCOTT, ARIZONA



EXCLUSIVELY OFFERED BY:

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

THE OFFERING

PRICE	\$2,632,000
NOI	\$157,910
OCCUPANY	90%
CAP RATE (CURRENT)	6.0%
GLA	±9,910 SF
LOT SIZE	1.12 Acres
YEAR BUILT	2003
TYPE	Medical Office

INVESTMENT HIGHLIGHTS

- All NNN (Triple Net) Leases
- All Tenants have been at the Property for over 10 Years
- Below market average rents
- Stabilized & historically well occupied medical building

PROPERTY HIGHLIGHTS

- Building is located in a large medical office complex adjacent to Yavapai Medical Center & Prescott Highschool
- Prime location in Prescott, located just west of Willow Creek Road
- Median Age of 56.8 within a 3-Mile radius
- Prescott has averaged an Annual Population Growth Rate of 2.3% since 2018

MILES

1

3

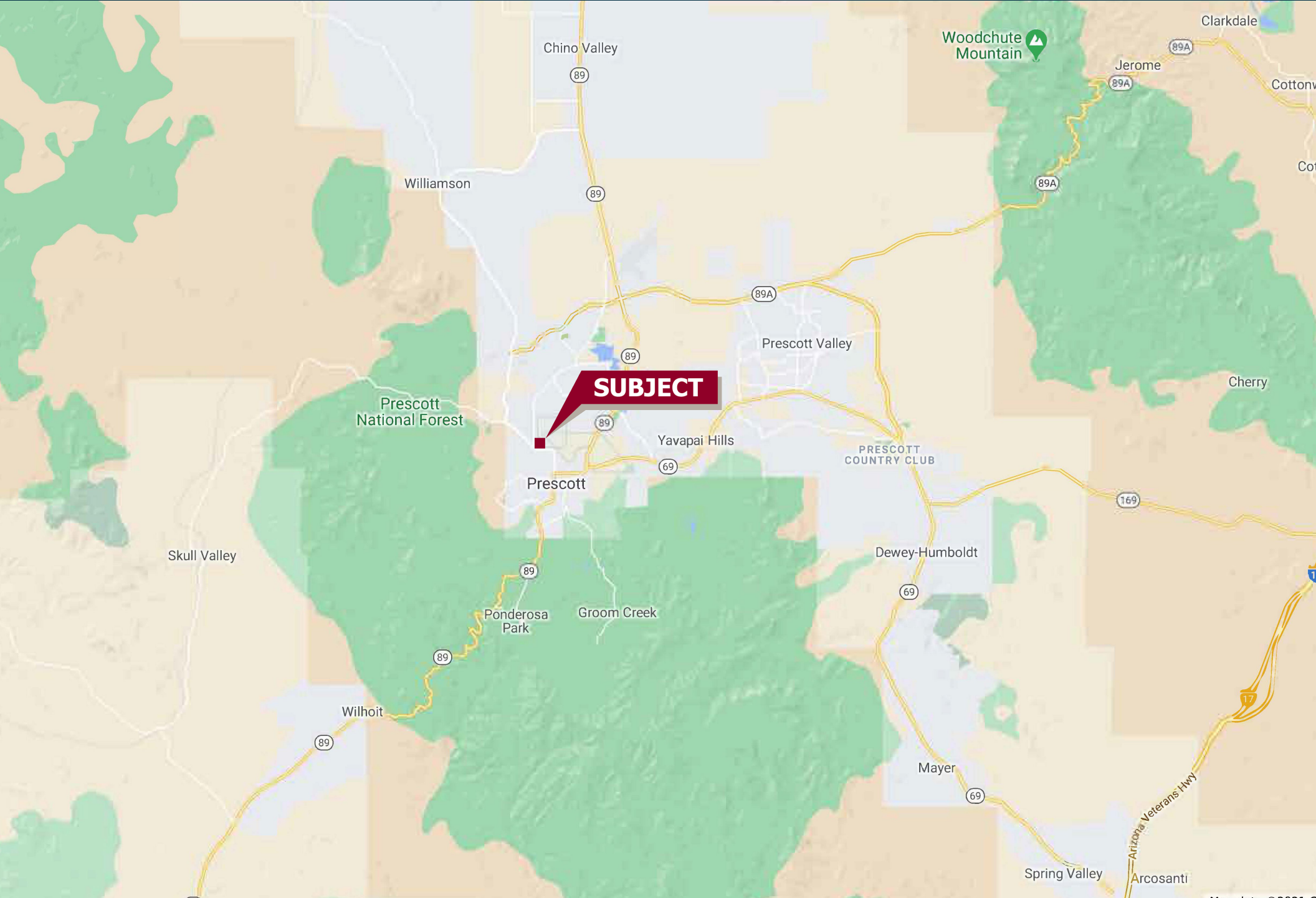
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POPULATION	7,000	36,349	46,399
HOUSEHOLDS	2,963	19,105	24,654
AVG. HH INCOME	\$57,692	\$68,686	\$70,435

AINSWORTH MEDICAL OFFICES | LOCATION MAP



AINSWORTH MEDICAL OFFICES | LOCATION MAP



AINSWORTH MEDICAL OFFICES | RENT ROLL

RENT ROLL

SUITE	TENANT	SF	GLA %	LEASE COMM.	LEASE EXP.	PSF RENT	MONTHLY RENT	ANNUAL RENT	RENT BUMP	BUMP DATE
102	Prescott Cardiology	4,884	49%	10/01/2009	01/31/2024	\$16.50	\$6,715.00	\$80,586	3%	2/1/2022
103	Alan & Kimel Walters	1,928	19%	10/01/2009	09/30/2023	\$19.00	\$3,052.67	\$36,632	Flat	-
104	FSM, M.D.	2,106	21%	07/01/2010	12/31/2022	\$21.77	\$3,820.73	\$45,849	Flat	-
105	Vacant	992	10%	-	-	-	-	-	-	-
Occupied SF		8,918	90%			\$16.45	\$13,588.90	\$163,067		
Vacant SF		992	10%							
Total SF		9,910								

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

AINSWORTH MEDICAL OFFICES | FINANCIAL SUMMARY

SUMMARY

Price:	\$2,632,000
Current CAP Rate:	6.0%
Occupancy:	90%
NOI:	\$157,910
GLA:	±9,910

ANNUALIZED OPERATING DATA

	ACTUAL	PSF
REVENUES		
Rental Revenue	\$163,067	\$16.45
Expense Reimbursements	\$46,364	\$4.68
Total Income	\$209,430	\$21.13
Total OPEX*	\$51,521	\$5.20
Net Operating Income	\$157,910	\$15.93
Debt Service	\$97,430	\$9.83
Cash Flow	\$60,480	\$6.10
Plus Y1 Principal Reduction	\$38,874	\$3.92
Total Return	\$99,353	\$10.03

EXPENSES (2020)*

	PSF	ACTUAL
CAMs	\$0.11	\$1,084.85
Repairs & Maintenance	\$0.23	\$2,310.00
Utilities	\$0.69	\$6,855.54
Landscaping	\$0.72	\$7,170.00
Management (5%)	\$1.06	\$10,500.00
Taxes	\$2.13	\$21,111.00
Insurance	\$0.25	\$2,489.39
Total OPEX	\$5.23	\$51,851.02

LOAN SUMMARY (PROPOSED)

Down Payment	\$1,052,800
Principal	(\$1,579,200)
Interest	3.75%
Amrt Period- 25 Years	300
Monthly Pmt	(\$8,119)
DCR	1.62

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AINSWORTH MEDICAL OFFICES | AERIAL



Walmart
Supercenter

BIG
LOTS!

WHETSTINE AVE.

SUBJECT

STARBUCKS
COFFEE

CAL
RANCH
STORES

Mountain
View
CEMETERY

PRESCOTT
HIGH SCHOOL
PURSUING HIGHER STANDARDS

SAFeway
Ingredients for life.

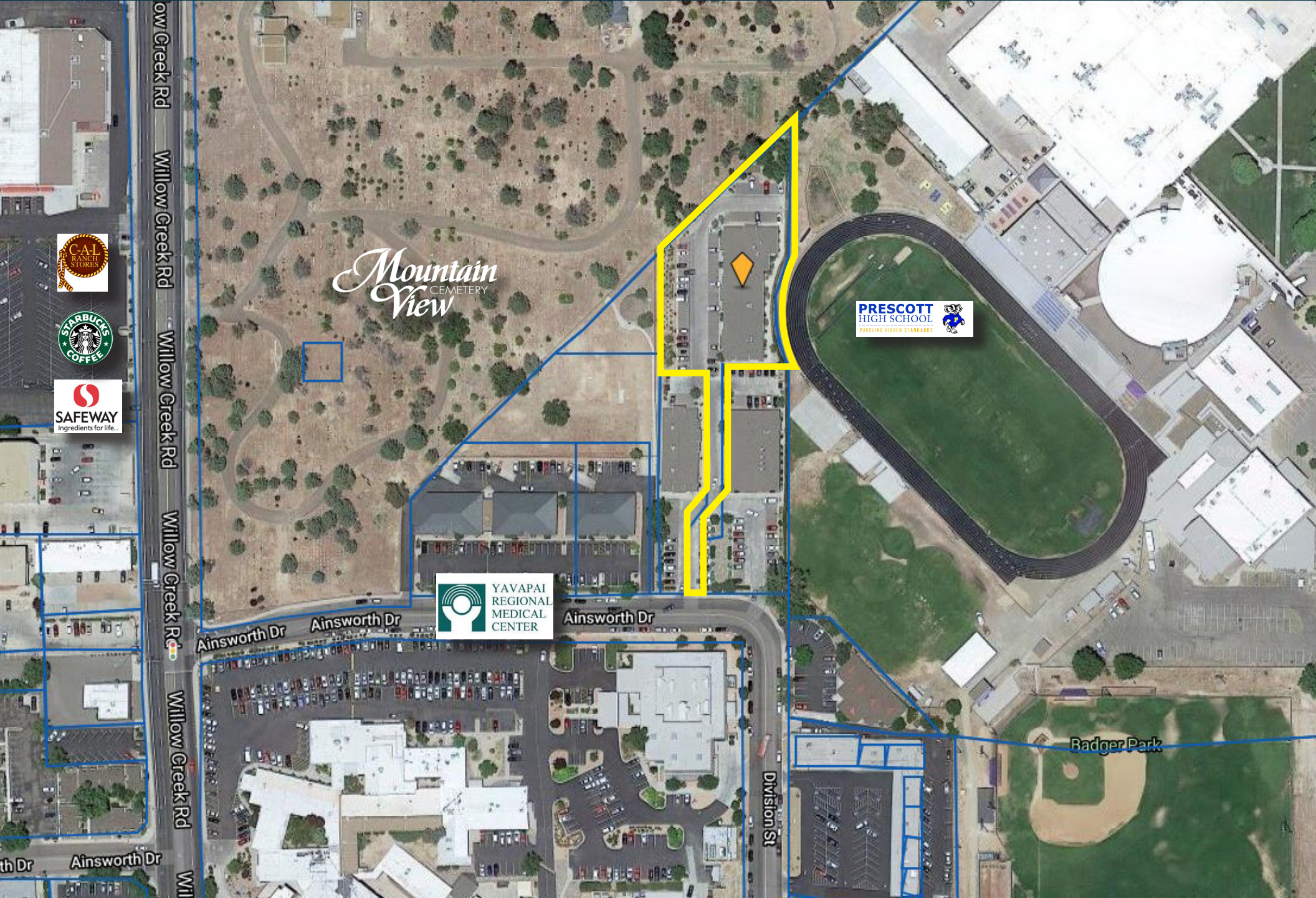
IRON SPRINGS RD.

WILLOW CREEK RD.

RUTH ST.

YAVAPAI
REGIONAL
MEDICAL
CENTER

AINSWORTH MEDICAL OFFICES | PARCEL MAP



Mountain View
CEMETERY

PRESCOTT
HIGH SCHOOL
PURSUING HIGHER STANDARDS

YAVAPAI
REGIONAL
MEDICAL
CENTER

Badger Park

Willow Creek Rd
Willow Creek Rd
Willow Creek Rd
Willow Creek Rd
Willow Creek Rd
Willow Creek Rd

Ainsworth Dr

Ainsworth Dr

Ainsworth Dr

Division St

Ainsworth Dr

SAFeway
Ingredients for life.

STARBUCKS
COFFEE

CAJ
RANCH
STORES