



Financial Overview

Property: 1958 East Brown Road
Mesa, AZ

Purchase Price: \$1,100,000

Price Per Square Foot: \$186.44

Gross Leasable Area: 5,900 S.F.

Land size: 58,980 sf

Returns:

Current NOI: \$109,504

Current CAP Rate: 9.95%

Investment Highlights:

- ✓ **Incredible corner real estate**
- ✓ **Great Add-Value Opportunity**
- ✓ **Excellent Demographics**
- ✓ **High traffic intersection**
- ✓ **Large lot**
- ✓ **Across the street from a Sprouts anchored center**