



8767 E. Via de Ventura
Suite 290
Scottsdale, AZ 85258
RGcre.com

MARK REIN

480-214-9414
Mark@RGcre.com

JARED LIVELY

480-214-9411
Jared@RGcre.com

OUR
20TH ANNIVERSARY
1993-2013
YEARS

GREENWAY VILLAGE SQUARE



R&G



Financial Overview

Price:	\$7,950,000
Price Per Foot:	\$131.99
Occupancy:	84.9%
Cap Rate:	7.45% (actual)

Property Overview

Building Area:	60,234 sq. ft.
Parcel #:	207-09-005F
Zoning:	PSC, City of Phoenix
Land Area:	260,358 sq. ft. (5.977 acres)
Owned Parking:	294 spaces (4.88 per 1,000)
Year Built:	1975

Demographics (2014)

	1-mile	3-miles	5-miles
Population:	16,853	142,097	356,295
Avg. Household Inc.:	\$64,593	\$60,576	\$62,882
Total Households:	6,276	54,684	137,530

Complete demographics are available upon request.

Traffic Counts (2011/2012)

North on 35 th Avenue:	25,896 VPD
South on 35 th Avenue:	28,320 VPD
East on Greenway:	24,999 VPD
West on Greenway:	28,776 VPD



GREENWAY VILLAGE SQUARE

SEc 35th Avenue & Greenway, Phoenix, AZ

The subject property is a neighborhood shopping center anchored by Goodwill Industries that was built in 1975 and more recently remodeled. The buildings are configured in an "L" shape facing the intersection. There is a multi-tenant pad in front of the center that is included. The indoor kart racing building on the west end of the center that was previously a K-Mart is not included with this offering.

The center is offered at below replacement cost and at a market cap rate based on the current income. Upside potential exists by leasing the remaining vacant space.

EXISTING FINANCING SUMMARY

Lender:	Sun Life Assurance
Balance:	\$2,400,000 as of September 2014
Interest Rate:	6.02%
Amortization:	20 years
Payment:	\$26,192
Payoff:	December 2024 (fully amortized)
Prepayable:	Subject to defeasance
Recourse:	No, subject to the usual negligence & waste carveouts

This information contained herein 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. References to square footage or age are approximate. Buyer must verify this information and bear all risk for inaccuracies.

GREENWAY VILLAGE SQUARE SEC 35th Avenue & Greenway, Phoenix, AZ

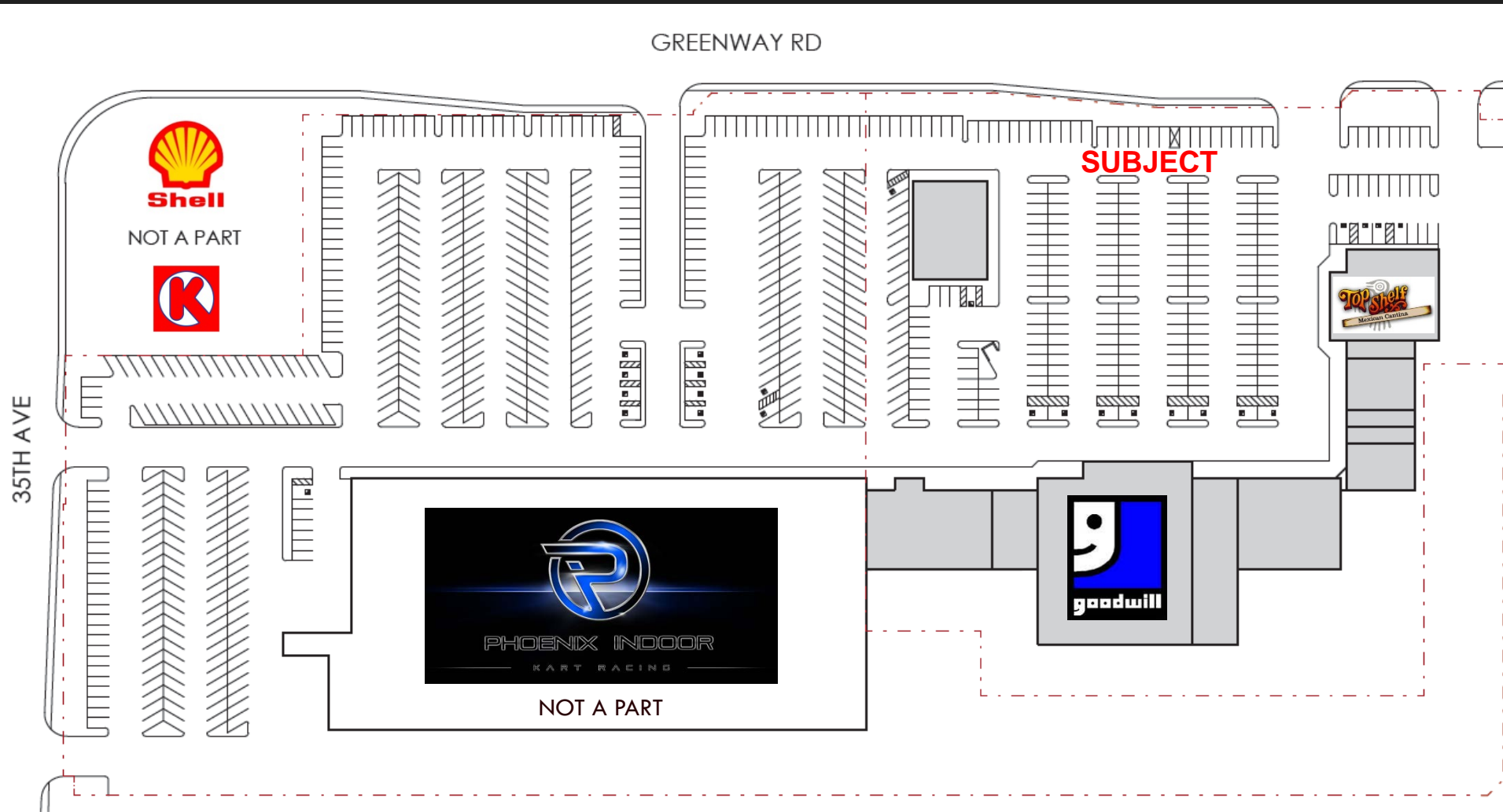
S
U
M
M
A
R
Y

PRICE:	\$7,950,000	
DOWN PAYMENT:	\$5,550,000	69.8%
FINANCING:	\$2,400,000 @ 6.02% fully amortized- 10 years remaining	
SQUARE FEET:	60,234	PRICE PER SQ. FT.: \$131.99
CAP RATE:	7.45	(Based on actual current income)
ACRES:	5.977	
ZONING:	PSC	# OF PARKING SPACES: 294
YEAR BUILT:	1975	(1 per 205 sq.ft./ 4.9 per 1000)
PARCEL #:	207-09-005F	

P
R
O
F
O
R
M
A

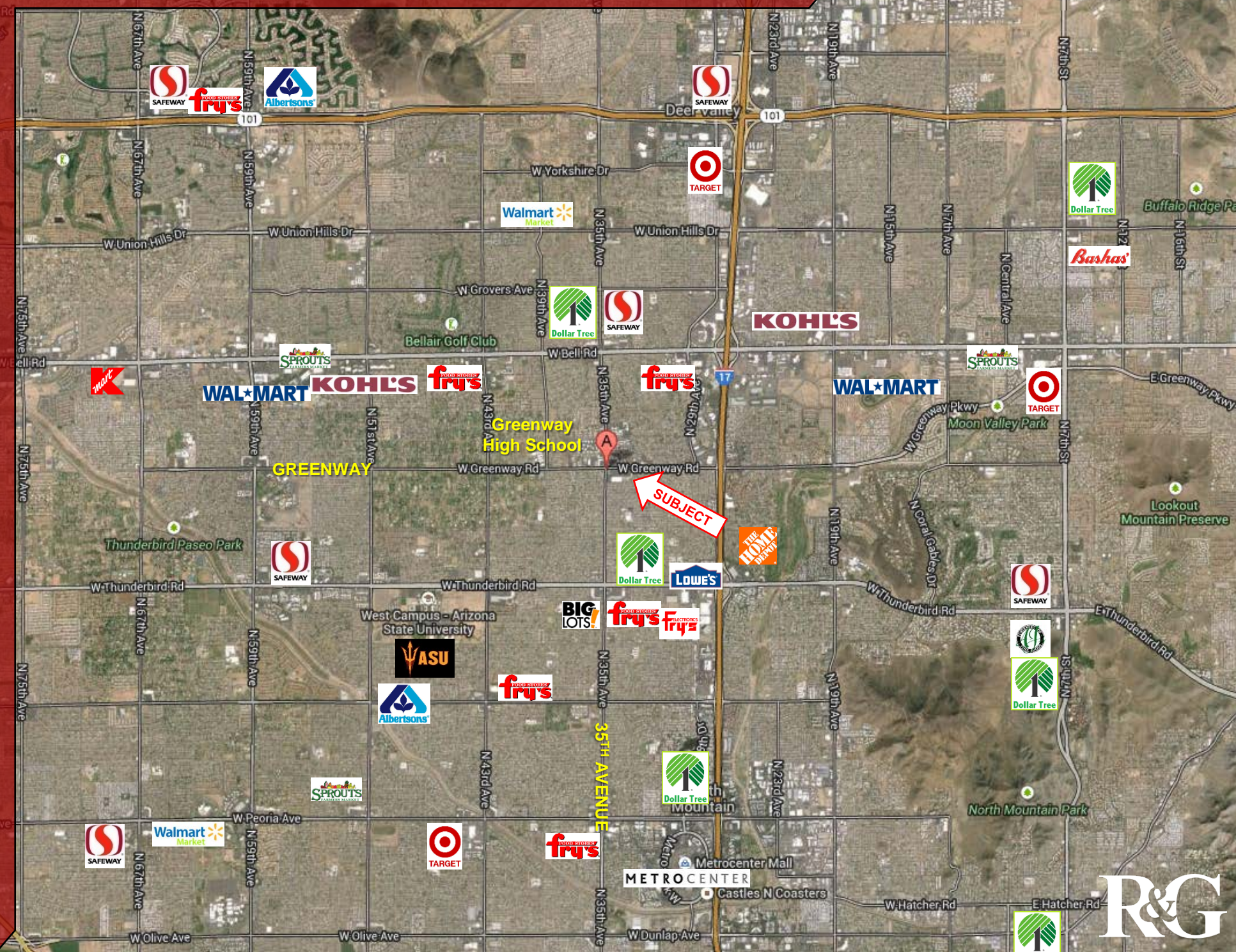
ANNUALIZED INCOME		ANNUALIZED EXPENSES		\$/ sq.ft.:
BASE RENT:	\$665,838	TAXES: (2013)	\$86,169	\$1.43
	\$0	INSURANCE:	\$11,202	\$0.19
plus REIMBURSED EXPENSES:	\$186,177	CAM:	\$70,138	\$1.16
TOTAL POTENTIAL INCOME:	\$852,015	UTILITIES:	\$52,348	\$0.87
less VACANCY ("0" means "actual"):	\$0 15.1 %	MANAGEMENT:	\$34,081	4.0 %
GROSS OPERATING INCOME:	\$852,015	RESERVE:	\$6,023	
less EXPENSES:	\$259,961		\$0	
NET OPERATING INCOME:	\$592,054		\$0	
less LOAN PAYMENTS:	\$314,302	TOTAL EXPENSES:	\$259,961	
CASH FLOW:	\$277,752 5.0%	Expenses Per Sq. Ft.:	\$4.32	
plus PRINCIPAL REDUCTION:	\$173,732			
TOTAL RETURN:	\$451,484 8.1%			

The Net Operating Income at 95% occupancy will be \$650,338.



GREENWAY VILLAGE SQUARE AERIAL PHOTO

DEER VALLEY AIRPORT
Phoenix-Deer Valley
Municipal Airport



DISCLAIMER, CONFIDENTIALITY & NON-CIRCUMVENTION

DISCLAIMER:

This information package has been prepared to provide summary information to prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not, however, purport to present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation. In particular, Rein & Grosseohme and its agents have not made any investigation of the actual property, the tenants, the operating history, financial reports, leases, square footage, age, the presence or absence of contaminating substances, mold, pcb's or asbestos, the compliance with city, state and federal regulations or any other aspect of the property and make no warranty or representation with respect to the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue or renew its occupancy of the subject property. The information contained in this information package has been obtained from sources we believe to be reliable, however, Rein & Grosseohme and its agents have not conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Any proformas, projections, opinions, assumptions or estimates used are for example only and do not necessarily represent the current or future performance of the property.

Rein & Grosseohme Commercial Real Estate L.L.C. and its agents strongly recommend that any prospective purchaser conducts an in depth investigation of every physical and financial aspect of the property to determine if the property meets their needs and expectations. We also recommend that you consult with your tax, financial and legal advisors on any matter that may affect your decision to purchase the property and the subsequent consequences of ownership.

CONFIDENTIALITY:

The information provided herein and/or any other information subsequently provided by Rein & Grosseohme shall be used solely for the purpose of evaluating the possible acquisition of this property by prospective purchasers and shall not be used or duplicated for any other purpose. Prospective purchasers and/or their agents shall keep all information herein strictly confidential; provided, however, that such information may be given to third parties only for the purpose of giving advice with respect to the possible purchase of this property; provided, however, that any such third parties shall be informed of the confidential nature of this information and shall be directed to keep all information confidential and to use this information only in connection with the analysis of this property for possible purchase. Prospective purchasers shall not communicate with tenants of the property without the prior consent of the property owner or owner's agent.

NON-CIRCUMVENTION:

This information is being made available to prospective purchasers and their agents on the assumption that all discussions and negotiations pertaining to the sale and purchase of this property shall be handled through Rein & Grosseohme Commercial Real Estate. Prospective purchasers and/or their brokers shall not to have any direct dealings with the seller of this property relating to the potential purchase of this property and all negotiations or questions pertaining to the property shall be handled through Rein & Grosseohme, as the seller's intermediary. Broker's that fail to abide by this stipulation shall be deemed to have waived their right to share any commissions with Rein & Grosseohme.

