Orange Grove Office Park

Medical Condominium Investment Offering

1238 West Orange Grove Road, Units 102-103, Tucson, AZ

Exclusively Represented by:

Douglas E. Marsh **Lori A. Casey**

Oxford
REALTY ADVISORS
6262 N. Swan Road, Suite 175
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Phone (520) 232-0200
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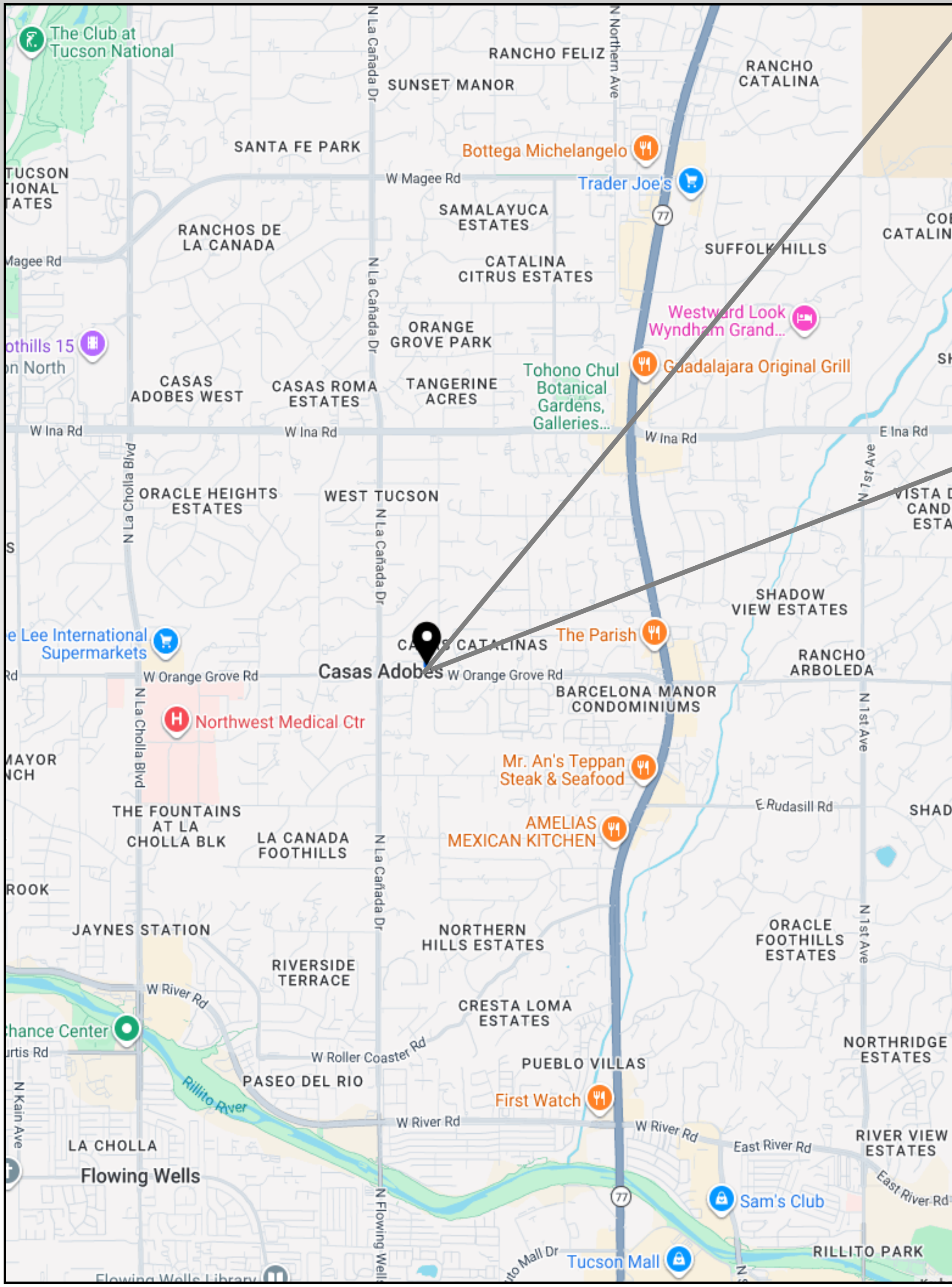
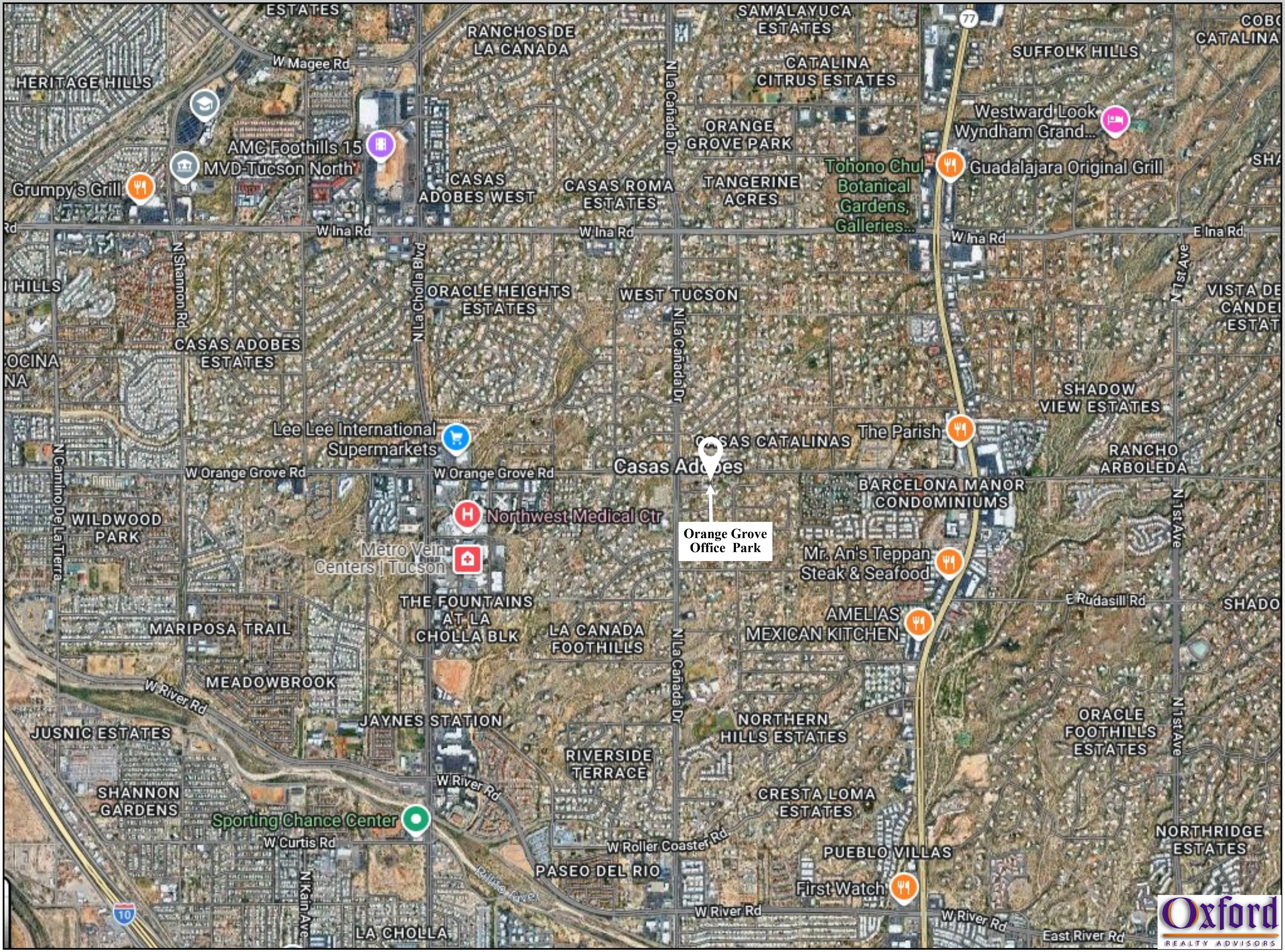
Orange Grove Office Park - Location Information



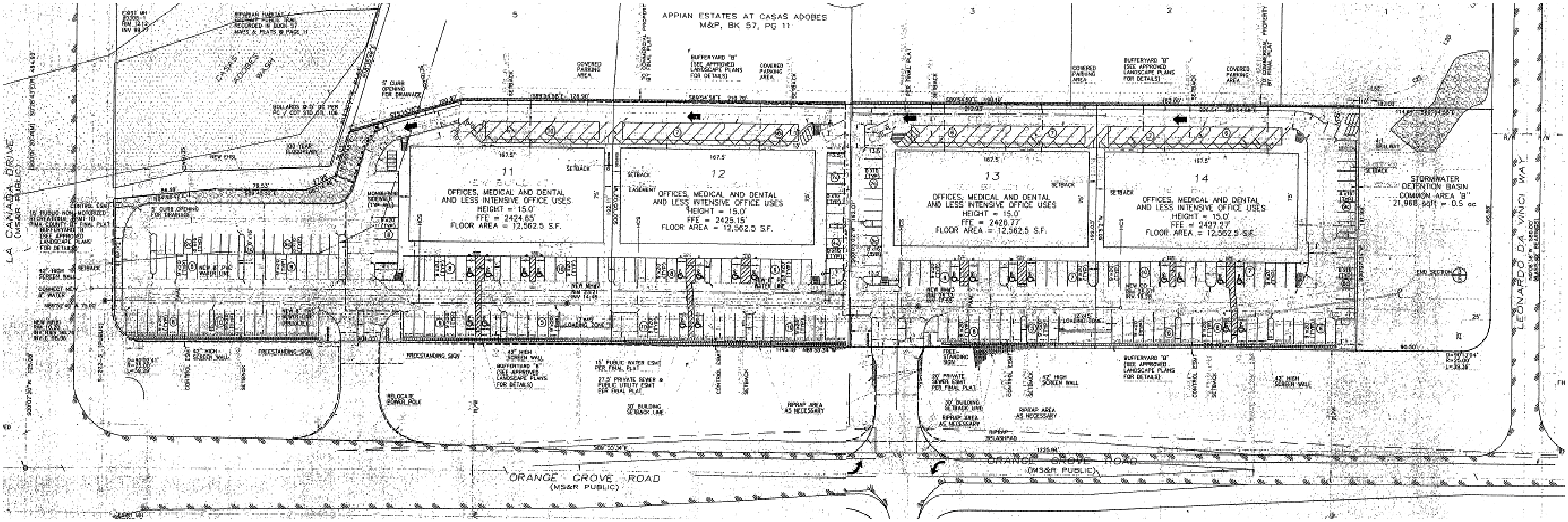
The property is situated on Orange Grove Rd and La Cañada Rd in a busy, professional medical district in the Casas Adobes area. The project allows easy access to Northwest Hospital and all areas of the rapidly growing Northwest Tucson.

Orange Grove Office Park - Location Aerial



The information contained herein has been given to us by the owner of the property or obtained from sources we deem reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Orange Grove Office Park - Site Plan



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Orange Grove Office Park - Offering Summary

Strong Property Fundamentals:

- Subject property is part of a medical condo project which includes tenants and owner-users.
- **Project Owner/Tenant Mix:** Medical users also include: Tucson Ear, Nose & Throat, Dental Excellence, and Pima Heart & Vascular Ambulatory Surgery Center.
- **Long Term Occupants:** Many owner/tenants have been in the project since it's inception.
- Property documents available for review by qualified prospective purchasers.
- Confidentiality Agreement must be signed by a qualified buyer prior to providing pertinent confidential financial information.

Location Highlights:

- The Orange Grove Office Park is a Class A medical condominium development located in the booming northwest side of Tucson, Arizona. The project is located near many shopping centers, restaurants and Northwest Hospital.
- Limited zoned available commercial land along Orange Grove Road near the hospital for future development.
- Orange Grove Road is the corridor connecting the Interstate 10 to Oracle Road and northwest areas of Tucson.
- Distinctive architecture - high quality buildings throughout the project.

Address:	**1238 W. Orange Grove Road, Tucson, AZ**
Building Size:	**±8,378 rentable square feet. Part of a ±12,500 SF building**
Tax Code Numbers:	**102-06-1410 & 102-06-1420**
Construction Type:	**Frame and stucco, with partial clay tile roof and awnings.**
Occupancy:	**100%**
Tenant:	**Pima Heart Physicians, P.C. dba: Pima Heart & Vascular**
Net Operating Income:	**$185,597**
Offering Price:	**$2,800,000**
Cap Rate:	**6.63%**
Lease Term:	**± 5.5 years remaining**
Lease Type:	**Modified gross**
Lease Escalations:	**2.5% Annual increases**
Year Shell & Tenant Improvements Built:	**2007, 2013, 2020**
Zoning:	**TR, Pima County**

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Orange Grove Office Park - Financials

INCOME	
PROPERTY RSF	8,378
ANNUAL RENTAL INCOME	$244,550
*does not include rental tax of .5%	
OPERATING EXPENSES	**ANNUAL**
CAM - ASSOCIATION FEES	$24,174
INSURANCE	$4,517
PROPERTY TAXES	$30,262
TOTAL OPERATING EXPENSES	**$58,953**
NET OPERATING INCOME	**$185,597**
The Association fees are responsible for various expense items, which is paid by the Landlord, see agent for details.	

About the Tenant

- Pima Heart and Vascular-

Pima Heart and Vascular was founded in 1980 to serve the west side of Tucson. Today they have over 60 providers and 350 highly trained support staff to serve the Southern Arizona population. Pima Heart and Vascular is the largest privately owned and operated cardiovascular practice in Arizona.

Their practice has expanded to provide quality cardiac and vascular care in Tucson, Green Valley, Nogales, Sierra Vista, Benson, Safford, Marana, Rita Ranch, Douglas, Oro Valley, and Casa Grande, Arizona. Their doctors provide services in clinics throughout Southern Arizona, as well as at their Vascular Lab, Vein Center, Ambulatory Surgery Center, and at most area hospitals. Their board-certified and board-eligible physicians specialize in internal medicine, general, interventional, and structural cardiology, electro-physiology, cardiothoracic surgery, and vascular surgery.

Pima Heart and Vascular is affiliated with US Heart and Vascular (USHV) a leading national management services organization dedicated to supporting world-class cardiovascular physicians through innovation, operational efficiency, and strategic partnerships across its growing network of affiliated practices.

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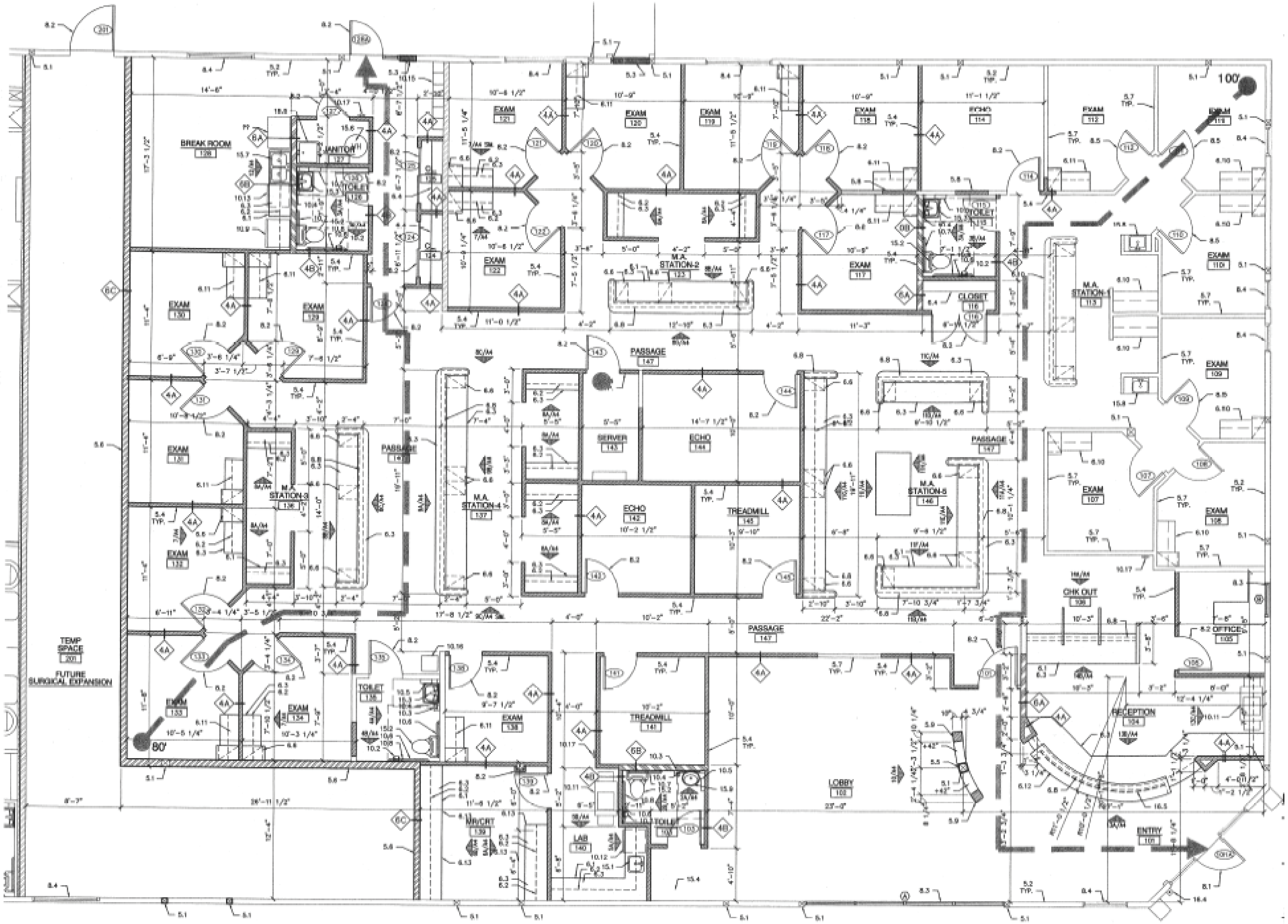
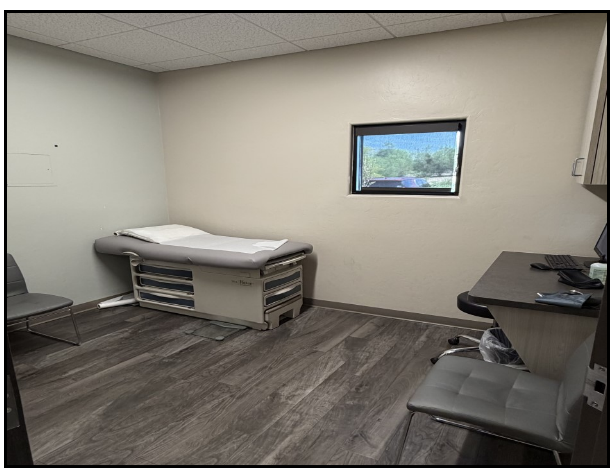
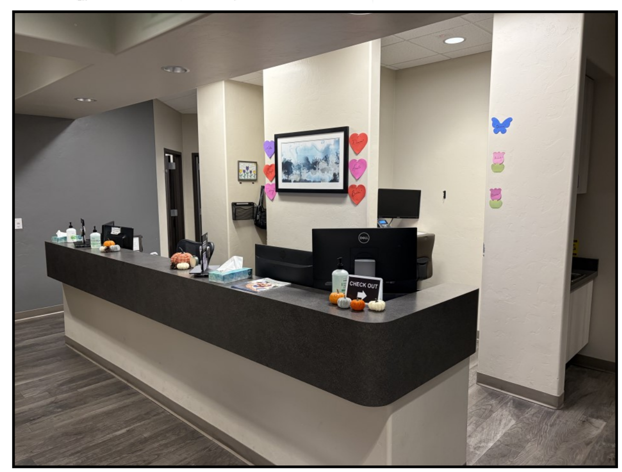
Orange Grove Office Park - Floor Plan







Orange Grove Office Park - Tucson Economic Overview

- **Tucson is a growing metropolis with over one million residents and the second largest populated city in Arizona behind Phoenix. Home to the University of Arizona, Tucson benefits from a growing tech industry, including one of the world's finest optics industries. With the recent announcements of Caterpillar's division office and expansion of Raytheon operations of 2,000 employees among many other corporate expansions, Tucson is continuing it's strong growth.**

- **Much of Tucson's economic development efforts have been focused on cluster-based initiatives in an effort to create a high technology center. Growing and emerging industries in aerospace, biotechnology, environmental sciences, information technology, optics and plastics and advanced composites have created new job opportunities and a more diversified economy in Tucson.**

- **Tucson has developed into a cosmopolitan urban area affording exceptional quality of life to over a million inhabitants. As a leader in education, aerospace, solar and bioscience along with the high quality of life, desirable climate and affordable housing, Tucson is well positioned for population and employment growth.**

    - **Resilient Job Market:** Anchored by a diverse industry base, Tucson offers a highly stable employment ecosystem powered by aerospace, defense, and booming tech sectors.
    - **Steady Population Gains:** The Tucson metro area continues a healthy upward trajectory, growing by 0.7% to reach a thriving hub of over 1.09 million residents.
    - **Sunbelt Affordability Leader:** It maintains its status as one of the most affordable metro hubs in the Sunbelt corridor. It is roughly 10% to 15% more affordable overall than neighboring Phoenix.
    - **National Benchmark:** Metro Tucson's overall cost of living remains highly competitive, sitting at 3.1% below the national average.

Oxford
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Medical Condominium Investment Offering

Confidentiality Statement

This Confidential Investment Offering has been prepared by Oxford Realty Advisors, Inc. (the "Exclusive Listing Agent") for the sole purpose of the evaluation by qualified parties of the potential purchase of the Subject Property. The information contained herein is provided as a courtesy to prospective purchasers to establish a level of interest in the Subject Property, but it is not a substitute for standard due diligence investigations.

The information contained in this Confidential Investment Offering has been obtained from sources deemed reliable, and while its accuracy is not in doubt, it has not been verified and as such no guarantee, warranty or representation is made thereof. It is each party's responsibility to independently verify the accuracy and completeness of all information required to evaluate a purchase.

Additional Information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers. All prospective buyers must be registered with the Exclusive Listing Agent - no contact of any kind shall be made with any tenants of the property without prior approval by Seller or Exclusive Listing Agent.

Potential Purchasers are advised to consult with their tax, financial and legal advisors concerning all matters pertaining to their review of the Subject Property. The Seller and the Exclusive Listing Agent hereby disclaim any responsibility for inaccuracies contained herein, and Prospective Purchasers hereby agree to indemnify and hold Seller and the Exclusive Listing Agent harmless from any and all claims arising out of information contained herein or the delivery of future additional information.

Owner and Exclusive Listing Agent expressly reserves the right, at their discretion, to reject any or all expressions of interest or terminate the negotiations with any entity at any time with or without notice. Only upon mutual execution of a full Real Estate Sale and Purchase Agreement shall each party be bound to perform.

For additional information please contact Listing Agents:

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Do not disturb Tenant - all Property tours by appointment only.

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