



ST NNN Investment Offering



Warner Gateway Advanced Pain Management

815 E. WARNER ROAD #104
CHANDLER, AZ 85225

PRESENTED BY:

JUSTIN HORWITZ, SIOR
O: 480.425.5518
justin.horwitz@svn.com

RICHARD LEWIS JR.
O: 480.425.5536
richard.lewis@svn.com

SEAN ALDERMAN
O: 480.425.5520
sean.alderman@svn.com

OFFERING SUMMARY

WARNER GATEWAY

815 E WARNER ROAD #104
CHANDLER, AZ 85225

OFFERING SUMMARY

SALE PRICE: \$539,000 | $\pm$ \$383 PSF

UNIT SIZE: 1,406 SF

NOI: \$35,060.40

CAP RATE: 6.5%

APN: 302-39-031, 032, 033

PROPERTY TYPE: Medical Office Condo

PROPERTY SUMMARY

SVN is pleased to present to the market this absolute NNN single tenant investment opportunity. The property is secured by Advanced Pain Management under a long term, absolute NNN lease through January 2035 with zero Landlord responsibilities and 3% annual rent increases. The offering provides investors the opportunity to acquire four Advanced Pain Management locations, individually or as a portfolio, each subject to the same lease terms.

Advanced Pain Management is an established Arizona healthcare provider with more than 15 years of experience and approximately 8 locations throughout Greater Phoenix and Tucson. The practice provides a broad range of specialized treatments for acute and chronic pain. Its long operating history, multi-location platform, specialized service offering, and strong patient reputation have helped establish Advanced Pain Management as a recognized provider within the Arizona healthcare market.

The combination of an established medical tenant, strategically located facilities, long-term contractual occupancy, and minimal landlord responsibilities creates an attractive investment opportunity for buyers seeking predictable income backed by an experienced Arizona healthcare operator.



PROPERTY HIGHLIGHTS

- Single medical tenant investment opportunity with an absolute NNN lease in place.
- Zero Landlord Responsibilities.
- Long term lease through January 2035.
- 3% annual rent increases.
- Well established medical practice with over 15 years in operation and 8 locations throughout Greater Phoenix and Tucson.
- Desirable locations throughout the valley.
- 4 locations being offered individually or as a portfolio.



**6.5%
CAP RATE**



**JAN. 2035
LEASE EXPIRATION**



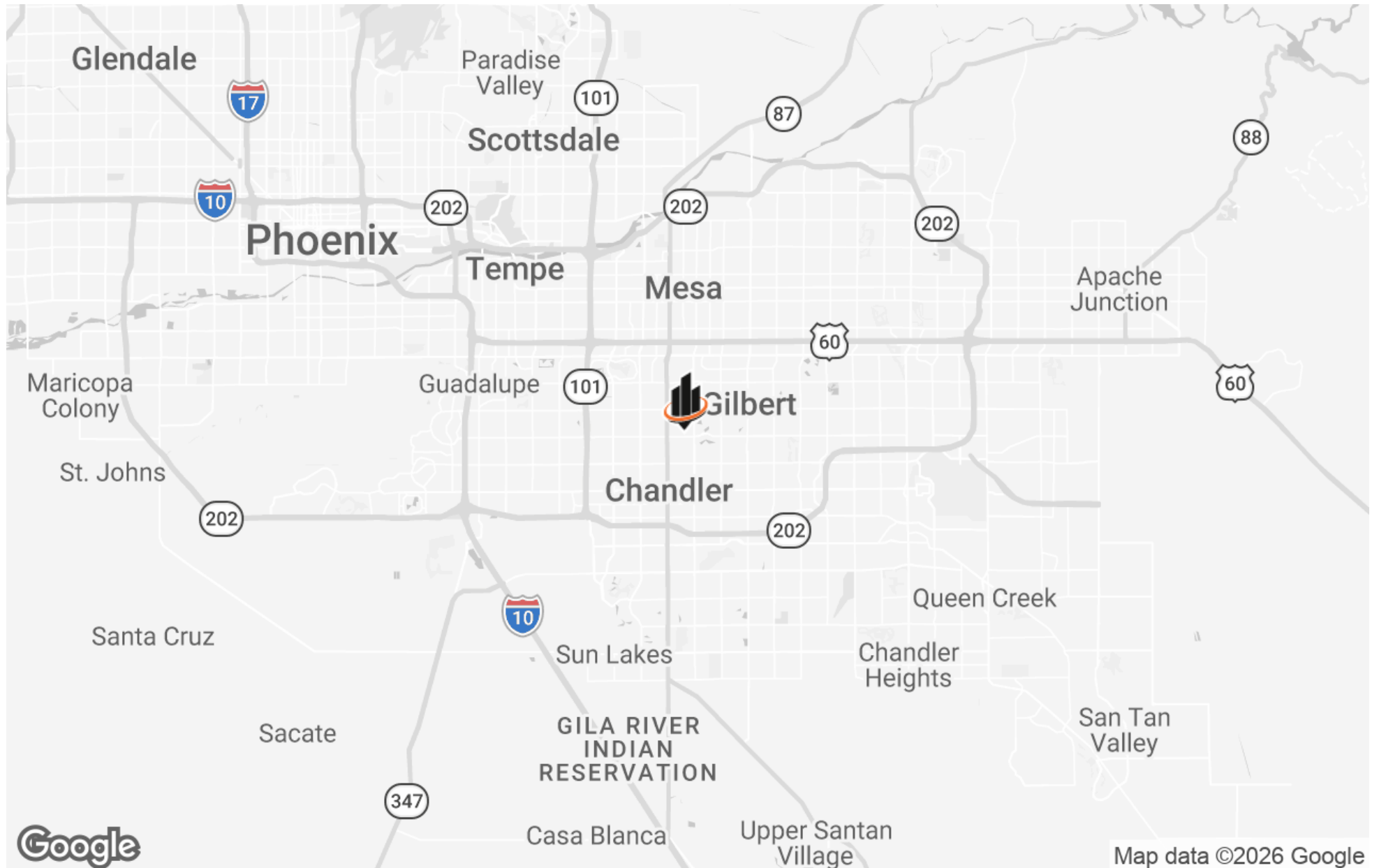
**3%
ANNUAL INCREASES**



LOCATION DESCRIPTION

The subject property is well located in Chandler, AZ S/SWC of Warner and McQueen Rds. This dynamic area offers an ideal mix of business and leisure, with a thriving tech industry and a rich cultural scene. Home to companies like Intel and PayPal, Chandler provides a robust ecosystem for office and commercial investment. Nearby, the Chandler Fashion Center and the Arizona Railway Museum offer recreational and historical outlets for employees and visitors. With its strategic location in the Phoenix metropolitan area, the property is surrounded by an abundance of dining, shopping, and entertainment options, making it an attractive destination for any office or office building investor. The property in close proximity to the Loop 101, San Tan Loop 202, and US 60 Freeways.

LOCATION MAP



AERIAL MAP



RENT ROLL

TENANT	UNIT SIZE	ESCALATION DATES	RENT PSF	MONTHLY	ANNUAL	LEASE START	LEASE END
Brian S. Page, D.O., LLC DBA Advanced Pain Management	1,406	Current	\$24.94	\$2,921.70	\$35,060.40	8/1/2024	1/31/2035
		8/2027	\$25.68	\$3,009.35	\$36,112.21		
		8/2028	\$26.45	\$3,099.63	\$37,195.56		
		8/2029	\$27.25	\$3,192.62	\$38,311.44		
		8/2030	\$28.07	\$3,288.40	\$39,460.80		
		8/2031	\$28.91	\$3,387.05	\$40,644.60		
		8/2032	\$29.78	\$3,488.66	\$41,863.92		
		8/2033	\$30.67	\$3,593.32	\$43,119.84		
		8/2034	\$31.59	\$3,701.12	\$44,413.44		
TOTALS/AVERAGES			\$28.15	\$3,297.98	\$356,182.21		



ADVANCED PAIN MANAGEMENT

Advanced Pain Management is an established Arizona healthcare provider with more than 15 years of experience and approximately 8 locations throughout Greater Phoenix and Tucson. Led by Dr. Vikramjeet “Vik” Saini, a dual board-certified physician in Physical Medicine & Rehabilitation and Interventional Pain Management, the practice provides a broad range of specialized treatments for acute and chronic pain. Its long operating history, multi-location platform, specialized service offering, and strong patient reputation have helped establish Advanced Pain Management as a recognized provider within the Arizona healthcare market.



LIFEKIND - PRIVATE EQUITY PARTNER

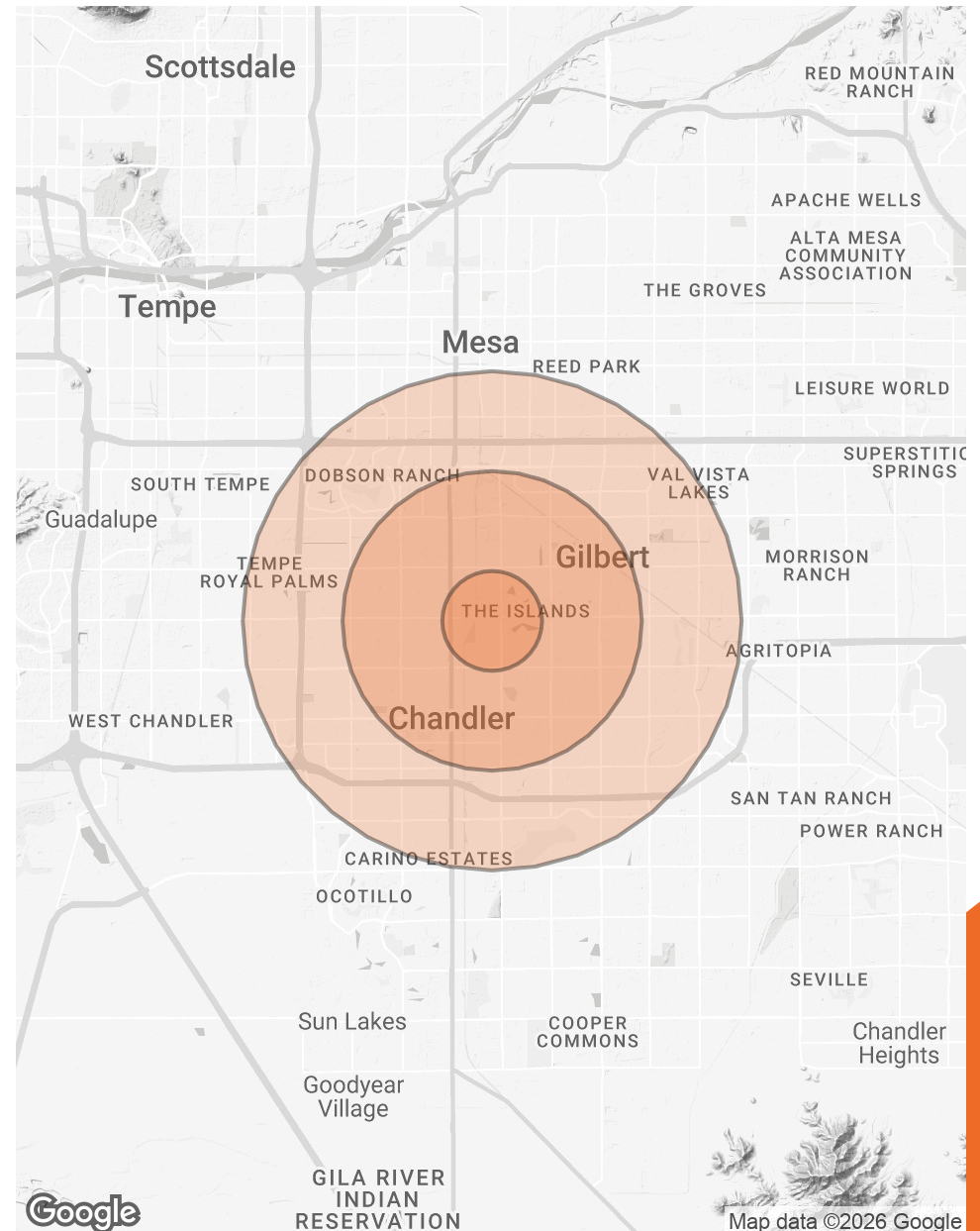
Lifekind Health is a privately held healthcare organization headquartered in Scottsdale, Arizona, specializing in comprehensive care for patients living with chronic pain. Founded in 2012, the company has developed an integrated, whole-person approach that combines multiple clinical disciplines to address complex musculoskeletal, neuropathic, post-surgical and chronic pain conditions. Lifekind reports a workforce of approximately 201-500 employees. Lifekind's specialized healthcare platform, established operating history and focus on the treatment of chronic and recurring medical conditions provide an attractive tenancy profile for net-lease investors.

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,817	143,016	363,388
AVERAGE AGE	37.9	37.4	36.5
AVERAGE AGE (MALE)	36	36.2	35.4
AVERAGE AGE (FEMALE)	39.9	38.4	37.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,745	54,622	138,924
# OF PERSONS PER HH	2.4	2.6	2.6
AVERAGE HH INCOME	\$119,396	\$111,253	\$114,309
AVERAGE HOUSE VALUE	\$429,004	\$422,246	\$440,980

2023 American Community Survey (ACS)



ADDITIONAL PORTFOLIO OFFERINGS



TUCSON - SAN RAFAEL MEDICAL CENTER

ADDRESS:	6560 E. Cardondelet Dr. #G, Tucson, AZ 85710
PRICE:	\$699,000
UNIT SIZE:	2,112 SF
PRICE/SF:	\$330/SF
CAP RATE:	6.50%



PHOENIX - CAMBRIDGE COURT

ADDRESS:	2701 N. 16th St. #111, Phoenix, AZ 85006
PRICE:	\$553,000
UNIT SIZE:	1,420 SF
PRICE/SF:	\$389/SF
CAP RATE:	6.50%



SURPRISE - STADIUM VILLAGE

ADDRESS:	14811 W. Bell Rd. #103, Surprise, AZ 85374
PRICE:	\$655,000
UNIT SIZE:	1,473 SF
PRICE/SF:	\$444/SF
CAP RATE:	6.25%

