Owner User | Development Opportunity

JAG CENTER
1427 N 3RD ST. PHOENIX, AZ 85004

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Property Information

PROPERTY SUMMARY

JAG CENTER

1427 N 3RD ST.
PHOENIX, AZ 85004

OFFERING SUMMARY	
SALE PRICE:	**$2,744,000** $201.71 PSF
BUILDING SIZE:	13,604 SF
APN:	111-37-042 | 111-37-045
CAP RATE | NOI:	**7.64%** | $209,568.00
LOT SIZE:	31,300 SF
ZONING:	DTC - TWNPK
MAX HEIGHT (DEVELOPABLE)	90'
DWELLING UNITS	125 Per/Ac
LOT COVERAGE	75% - 100%
PARKING:	3.97 / 1,000 | 54 Spots
2025 TAXES	$18,605.94

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HIGHLIGHTS

BUILDING INFORMATION	
BUILDING CLASS	C
TENANCY	Multiple
NUMBER OF FLOORS	2
YEAR BUILT	1974

PROPERTY HIGHLIGHTS

- Located within the Downtown Phoenix Market immediately adjacent the Midtown corridor
- Flexible lease termination structures provide near-term operational flexibility and long-term redevelopment optionality
- Opportunity for owner-users, investors, or developers seeking a covered land play in a rapidly evolving urban market
- DTC–Townsend Park zoning allows for a variety of higher-density residential, mixed-use, office, and adaptive reuse concepts
- Positioned within one of Phoenix's strongest urban growth corridors with continued investment and densification activity
- Surrounded by major employment, medical, educational, and entertainment demand drivers including the Phoenix Biomedical Campus and Roosevelt Row
- Existing improvements offer interim income potential while preserving future development and repositioning opportunities

LOCATION DESCRIPTION

Located in the Townsend Park district of Downtown Phoenix, just north of the deckpark tunnel, 1427 N 3rd Street offers a highly accessible location just south of McDowell Road and immediately adjacent to the Midtown corridor. The property provides excellent connectivity to Interstate 10, State Route 51, and Interstate 17, allowing convenient access throughout the Phoenix metro area, including Sky Harbor International Airport, Tempe, Scottsdale, and the Northwest Valley. The site also benefits from close proximity to the Valley Metro Light Rail system, enhancing accessibility for employees, visitors, and commuters.

The surrounding area is anchored by a strong mix of office, medical, educational, and governmental users, positioning the property for a variety of commercial uses. Nearby amenities and demand drivers include the Phoenix Biomedical Campus, Banner – University Medical Center Phoenix, Roosevelt Row, and Downtown Phoenix's expanding collection of restaurants, multifamily developments, and entertainment venues. The property's location within Downtown Phoenix zoning, combined with its proximity to Midtown amenities, creates a unique opportunity for owner-users, investors, or redevelopment-focused buyers seeking a central urban Phoenix location.

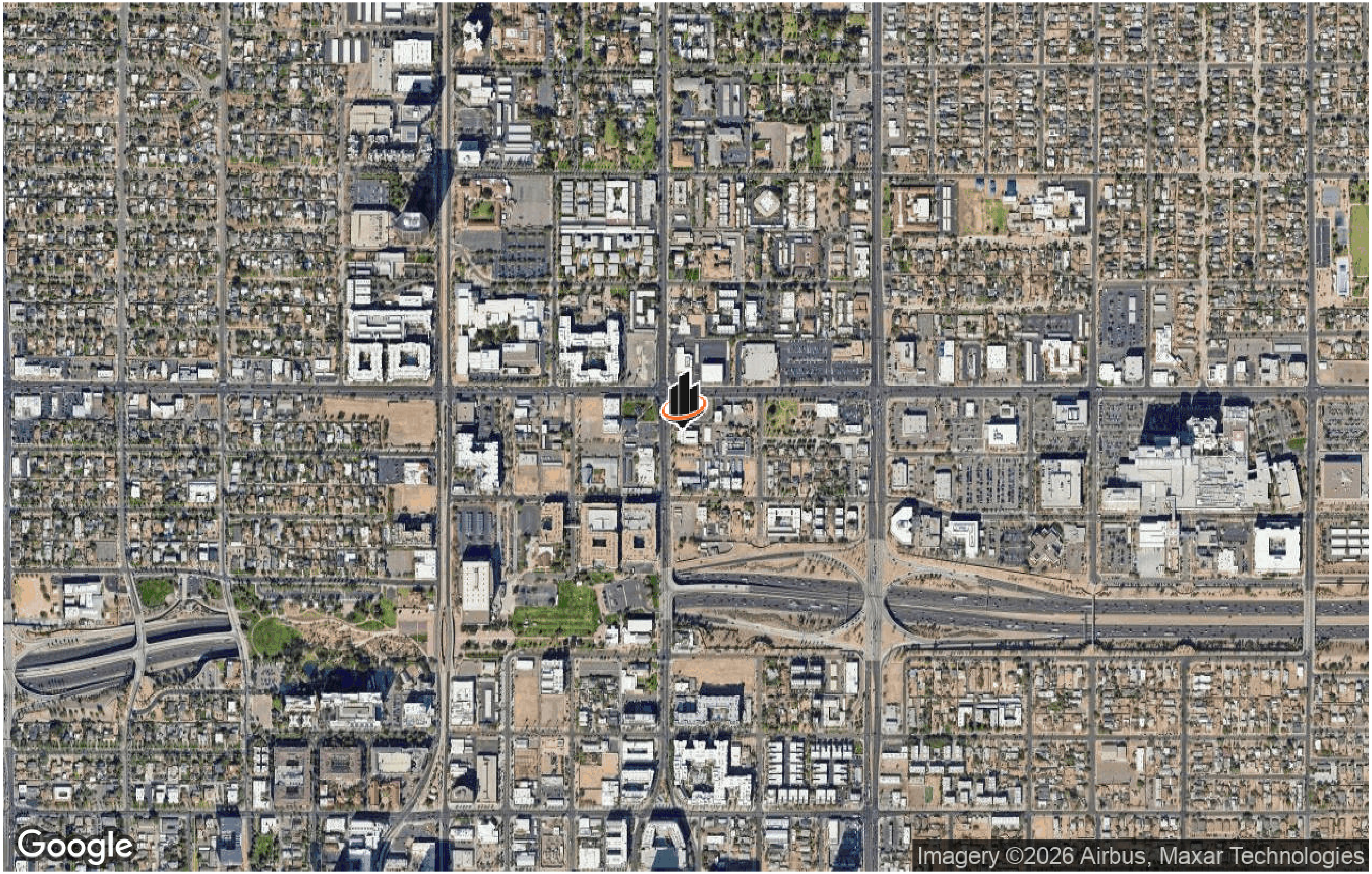
PROPERTY DESCRIPTION

1427 N 3rd Street presents a rare opportunity to acquire a strategically positioned urban infill asset within the Downtown Phoenix market, directly adjacent to the rapidly expanding Midtown corridor. The property offers investors a compelling blend of existing cash flow and long-term redevelopment potential in one of Phoenix's most active urban growth markets. Flexible lease termination structures create significant optionality for an owner-user, investor, or developer seeking to reposition the asset over time while maintaining interim income and downside protection.

The property's DTC-Townsend Park zoning provides a wide range of potential future development opportunities, including higher-density residential, mixed-use, office, and adaptive reuse concepts, subject to City of Phoenix development standards and approvals. City zoning standards for the district allow for increased urban intensity, pedestrian-oriented development, and a variety of building typologies consistent with the continued evolution of Downtown and midtown Phoenix. Whether viewed as a covered land play, long-term speculative investment, or future redevelopment opportunity, the asset offers a unique chance to capitalize on the continued densification and investment momentum occurring throughout the Downtown Phoenix market.


Interstate 10
3rd St.
McDowell Rd

AERIAL MAP

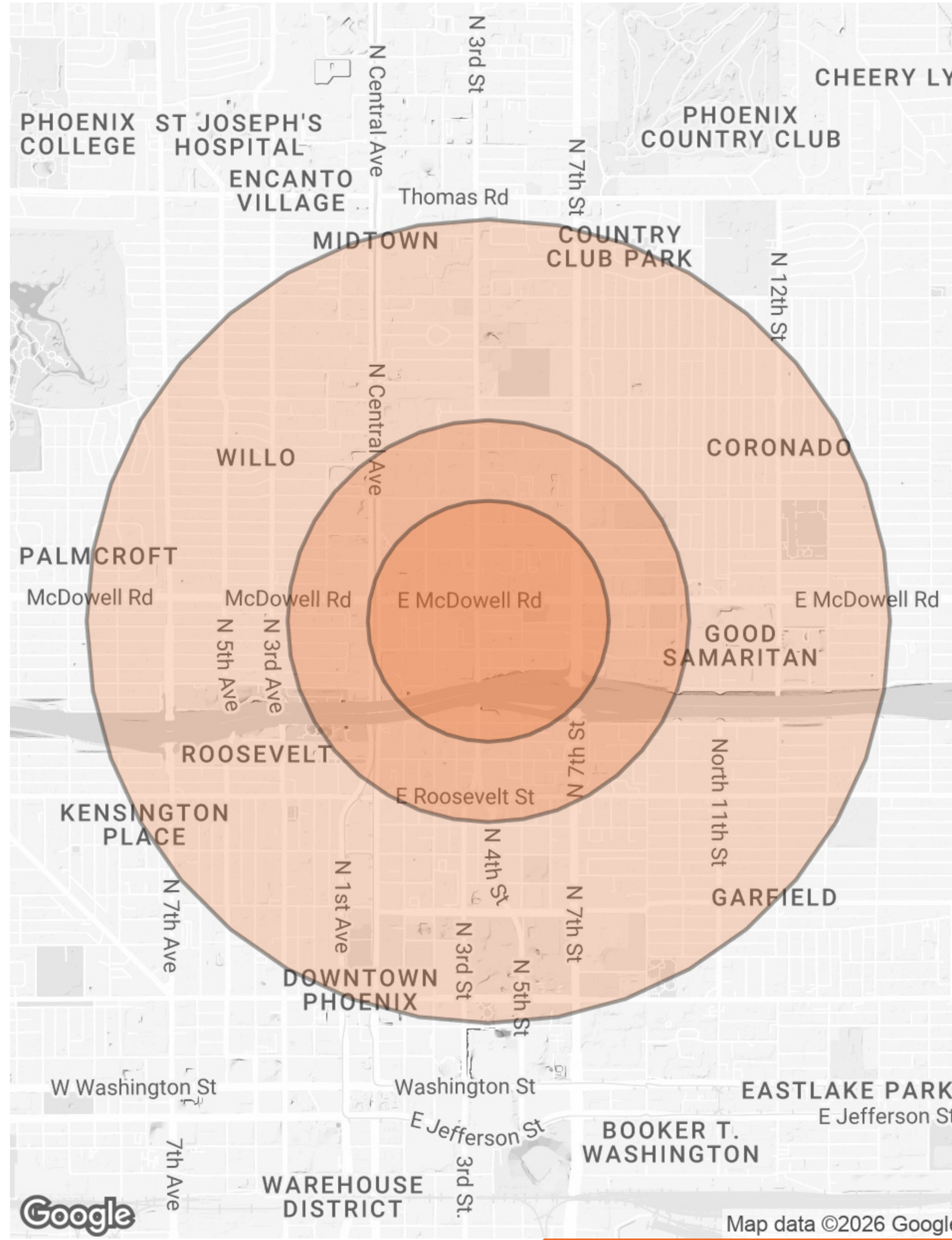


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,699	4,266	20,181
AVERAGE AGE	41	40	39
AVERAGE AGE (MALE)	41	40	39
AVERAGE AGE (FEMALE)	41	39	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,023	2,533	10,932
# OF PERSONS PER HH	1.7	1.7	1.8
AVERAGE HH INCOME	$100,534	$110,751	$96,574
AVERAGE HOUSE VALUE	$820,191	$759,137	$604,130

2020 American Community Survey (ACS)



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Financial Information

RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	ANNUAL RENT
100	Arcone Architect	1,404 SF	10.32%	$33,636
105	Ontax Consulting	1,404 SF	10.32%	$29,520
110	Latina Concept	959 SF	7.05%	$21,108
115	Emilio Cruz	501 SF	3.68%	$9,840
120	Jag Development	1,436 SF	10.56%	$31,584
125	Urbomo	1,066 SF	7.84%	$17,064
130	AZ Driving School	776 SF	5.70%	$15,084
135	Mariana Felix Boutique	686 SF	5.04%	$22,548
200	Frekuencia Alterna LLC	1,841 SF	13.53%	$34,812
205	Vacant	687 SF	5.05%	$13,212
210	Martha & Naye	844 SF	6.20%	$19,920
215	Martha & Naye	1,004 SF	7.38%	$19,920
220	Alas Conexion	996 SF	7.32%	$19,320
TOTALS		**13,604 SF**	**99.99%**	**$287,568**

NOTE: Landlord is in the process of signing leases with each tenant which would give at minimum of 12 months of guaranteed rent. These leases will also contain provisions allowing the leases to be canceled by providing 60 day notice to each tenant to vacate. Executed leases will be available for review upon successful opening of escrow. For all leases, including vacancies, landlord will guarantee that income for a period of twelve (12) months following the Close of Escrow.

INCOME & EXPENSES

INCOME SUMMARY	1427 N 3RD ST.
GROSS INCOME	**$287,568**

EXPENSES SUMMARY	1427 N 3RD ST.
ELECTRICAL	$38,400
SECURITY	$720
WASTE SERVICES	$2,400
WATER	$2,400
INSURANCE	$7,560
LANDSCAPING	$6,000
TAXES	$19,680
PEST CONTROL	$1,080
OPERATING EXPENSES	**$78,240**

NET OPERATING INCOME	**$209,328**

FINANCIAL SUMMARY

INVESTMENT OVERVIEW	1427 N 3RD ST.
PRICE	$2,744,000
PRICE PER SF	$202
PRICE PER UNIT	$211,077
CAP RATE	7.63%
CASH-ON-CASH RETURN (YR 1)	6.52%
TOTAL RETURN (YR 1)	$85,410
DEBT COVERAGE RATIO	1.35

OPERATING DATA	1427 N 3RD ST.
GROSS SCHEDULED INCOME	$287,568
TOTAL SCHEDULED INCOME	$287,568
GROSS INCOME	$287,568
OPERATING EXPENSES	$78,240
NET OPERATING INCOME	$209,328
PRE-TAX CASH FLOW	$53,695

FINANCING DATA	1427 N 3RD ST.
DOWN PAYMENT	$823,200
LOAN AMOUNT	$1,920,800

FINANCIAL SUMMARY

DEBT SERVICE	$155,633
DEBT SERVICE MONTHLY	$12,969
PRINCIPAL REDUCTION (YR 1)	$31,715

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