

OFFERING MEMORANDUM

± 171,129 SF Shopping
Center in Mesa, Arizona

Exclusively Listed By:

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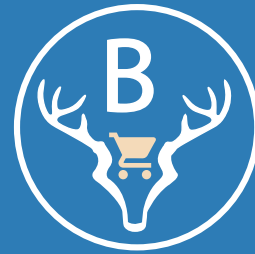
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BUCKHORN PLAZA

6016-6036 East Main Street - Mesa, Arizona 85205





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BUCKHORN PLAZA

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EXECUTIVE SUMMARY

THE VALUE

- Priced Well Below Replacement Cost at \$100.00 per Square Foot
 - 7.4% Existing CAP Rate & 8% CAP Rate at 95% Occupancy
 - Upside through Rents
- (Average Existing Rental Rate approximately \$8 NNN)

THE PROPERTY

- Fully Intact 16.7 Acre Site with No Outparcels
- 1,200 feet of Main Street Frontage
- 4 Freestanding Pad Buildings Included plus Multi-Tenant Pad Building

THE TENANTS

- 91.8% Leased Center with Strong Mix of Credit Tenants
- 50% Leased to Goodwill, Walgreen’s, Family Dollar and Dollar Tree

THE AREA

- Over \$111,000 Household Income within 5 Miles
- Established Trade Area – Median Age of 43.9

Property Address:	6016-6036 East Main Street Mesa, Arizona 85205
Offering Price:	\$17,112,900
Total GBA:	±171,129 SF
Price PSF:	\$100.00
Occupancy:	91.8%
Actual Cap Rate:	7.4%
Proforma Cap Rate:	8.0%
Land Area:	16.70 Acres (727,283 SF)
Year Built:	1975
Zoning Designation:	C-2, City of Mesa
Parcels/APN:	141-61-004B, 141-61-005A, 141-61-007E, 141-61-007K, 141-61-006A
Cross Streets:	Main Street and Recker Road
Property Address: (per Assessor’s Office)	6002, 6016, 6018, 6040, 6140 East Main Street Mesa, Arizona 85205

BUCKHORN PLAZA



Buckhorn Plaza is a well-maintained ±171,129 square foot center, anchored by multiple National Credit Tenants (all included in this offering). With 50% of the square footage leased to Goodwill, Walgreen's, Family Dollar, and Dollar Tree, the property has a current occupancy of 91.8%

At an acquisition price of \$100 per square foot, including 4 freestanding Pad buildings, Buckhorn Plaza is a great value and priced well below replacement cost. Buckhorn Plaza is a rare opportunity to purchase a fully intact 16.7 acre site with no outparcels split off.

With an average rental rate around \$8.50 per square foot, Buckhorn Plaza has significant upside in increasing the income beyond its already attractive year one CAP Rate to in excess of 8%.

Buckhorn Plaza benefits from its strong demographics with over 380,000 residents with a household income averaging over \$110,000 within 5 miles and the area is primed to continue its growth as it is in a 3 to 5 mile proximity to multiple major development and redevelopment areas.



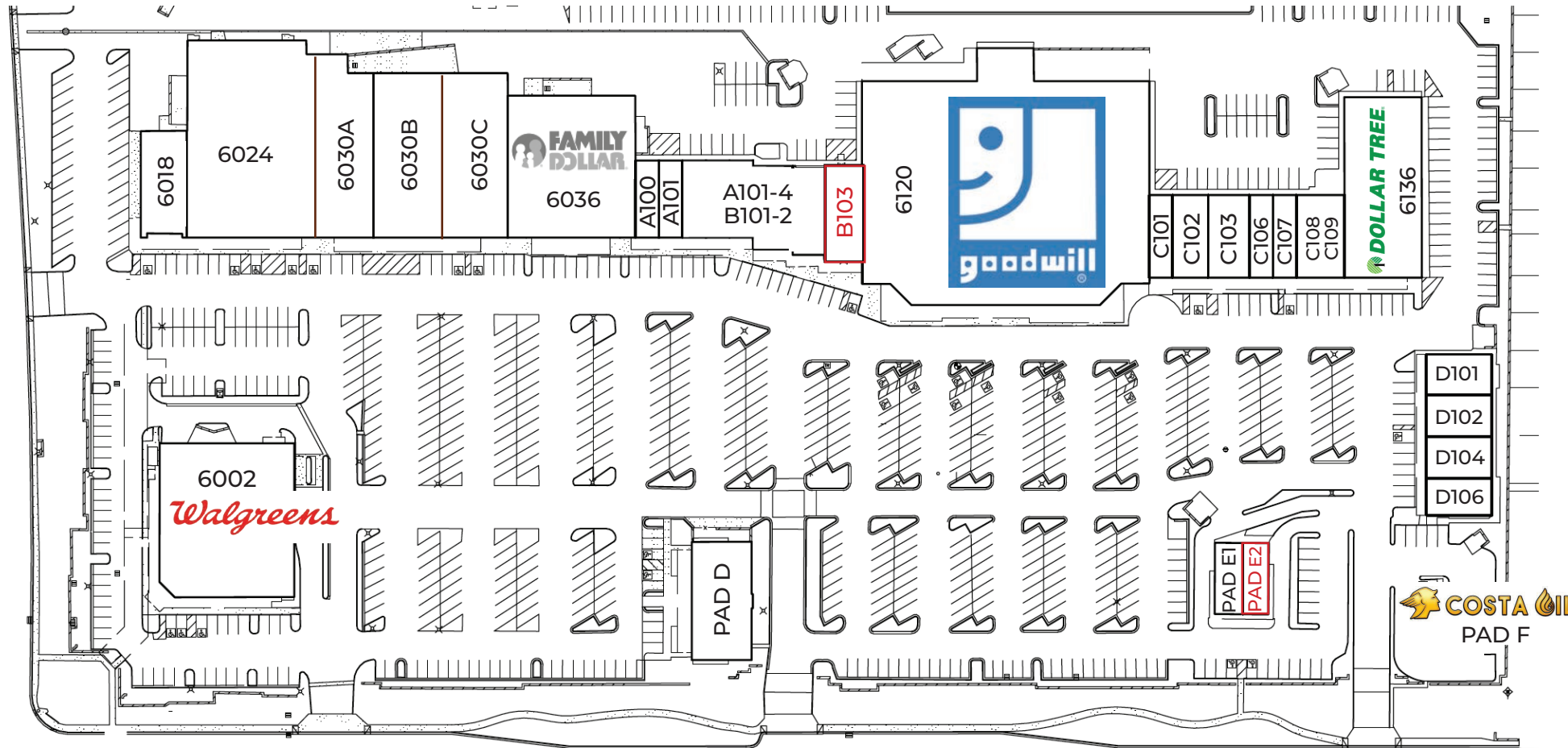
Anchored by these top retailers:



DOLLAR TREE

Walgreens





SUITE:	TENANT:	SIZE (SF)	SUITE:	TENANT:	SIZE (SF)	SUITE:	TENANT:	SIZE (SF)	SUITE:	TENANT:	SIZE (SF)
6002	Walgreens	14,560	6036	Family Dollar	13,050	C-101	AVAILABLE	1,045	C108 - C109	Cape Behavioral Health	2,786
6018	Custom Battery Cables	3,441	A-100	Mail Boxes, Etc.	1,132	C-102	Mesa/East Valley Road	2,097	D-101	Laundromat Near Me	2,000
6024	Desert Skies Distributing	16,741	A101-4-B101-2	A Thompson Boutique	9,612	C-103	Athoria Games	3,544	D-102	Fletcher Music Center	2,241
6030A	AVAILABLE	8,064	B-103	AVAILABLE	2,500	C-106	King Vape	1,015	D-104	A#1 Beauty Salon & Spa	1,955
6030B	Market Builder, Inc.	8,187	6120	Goodwill	47,430	C-107	AVAILABLE	1,050	D-106	Captain Ron's	1,374
6030 C	Guns 2 Ammo	7,938									



Thrift Store

goodwill.com

of Locations: 4,245

A network of more than 150 community-based, autonomous organizations in the United States and Canada with a presence in 12 other countries.



Dollar Store

dollartree.com

of Locations: 15,115

Founded in 1953, a discount variety store headquartered in Virginia with 15,115 stores throughout the 48 contiguous US states and Canada.



Dollar Store

familydollar.com

of Locations: 8,000+

Family Dollar Stores, Inc. is an American variety store chain. With over 8,000 locations in all states except Alaska and Hawaii,



Drug Store

walgreens.com

of Locations: 1

Founded in 1901, Walgreens is a leader in the drug store industry with over 8,689 in the United States and 3,989 locations in 5 different countries



Women's Clothing

alyjeanboutique.com

of Locations: 1

Women's clothing boutique and growing team of 8 and carries sizes Small - 3XL. Sells a variety of items including clothing, bath & body, jewelry, bags and snack/treats.



The UPS Store

Shipping & Packaging

ups.com

of Locations: ±50

Em quiatis et aut aut eost explacia voluptibust pra conserum eos alitatia issuntia vel iuscium re et que veritaercid maio volupta eaquatem vellaut essincia



Oil Change

mesa.costaoils.com

of Locations: 1

10-minute, stay-in-your-vehicle oil changes. affordable oil changes for those who value their time



Battery Cables

custombatteryables.com

of Locations: 1

Solves customer's cable problem from fixing a hard starting issue for a snow plow or providing good-looking cables for a show car.



Market Builder, Inc.

Marketing & Communication

mktbldr.com

of Locations: 1

Print & bindery, mailing of targeted direct marketing, emailing, sms, variable video and targeted digital ad placement.

El Metate Mexican Food

Mexican Food

elmetatemexicanfood.net

of Locations: 1

Classic Mexican street fare, including breakfast burritos from a strip-mall spot with a drive-thru.



Gaming Store

athoriagames.com

of Locations: 2

The best Gaming Community in Arizona. Customers can shop online or visit one of the 2 locations. The easiest way to connect with the gaming community.

Lauren at
#1 Beauty Spot

Beauty Salon

Not Available

of Locations: 1

2,000 SF Beauty and Hair Salon.

Cap'n Ron's
Fish and Chips

Fish & Chips Restaurant

Not Available

of Locations: 1

Quick Service Seafood Restaurant with Dine-In, Take-out and Delivery options.



13,966

Residential Units
in 1 Mile Radius

382,622

Daytime Population
in a 5 Mile Radius

\$111,766

Avg. Household Income
in a 5 Mile Radius



PROPERTY PHOTOS

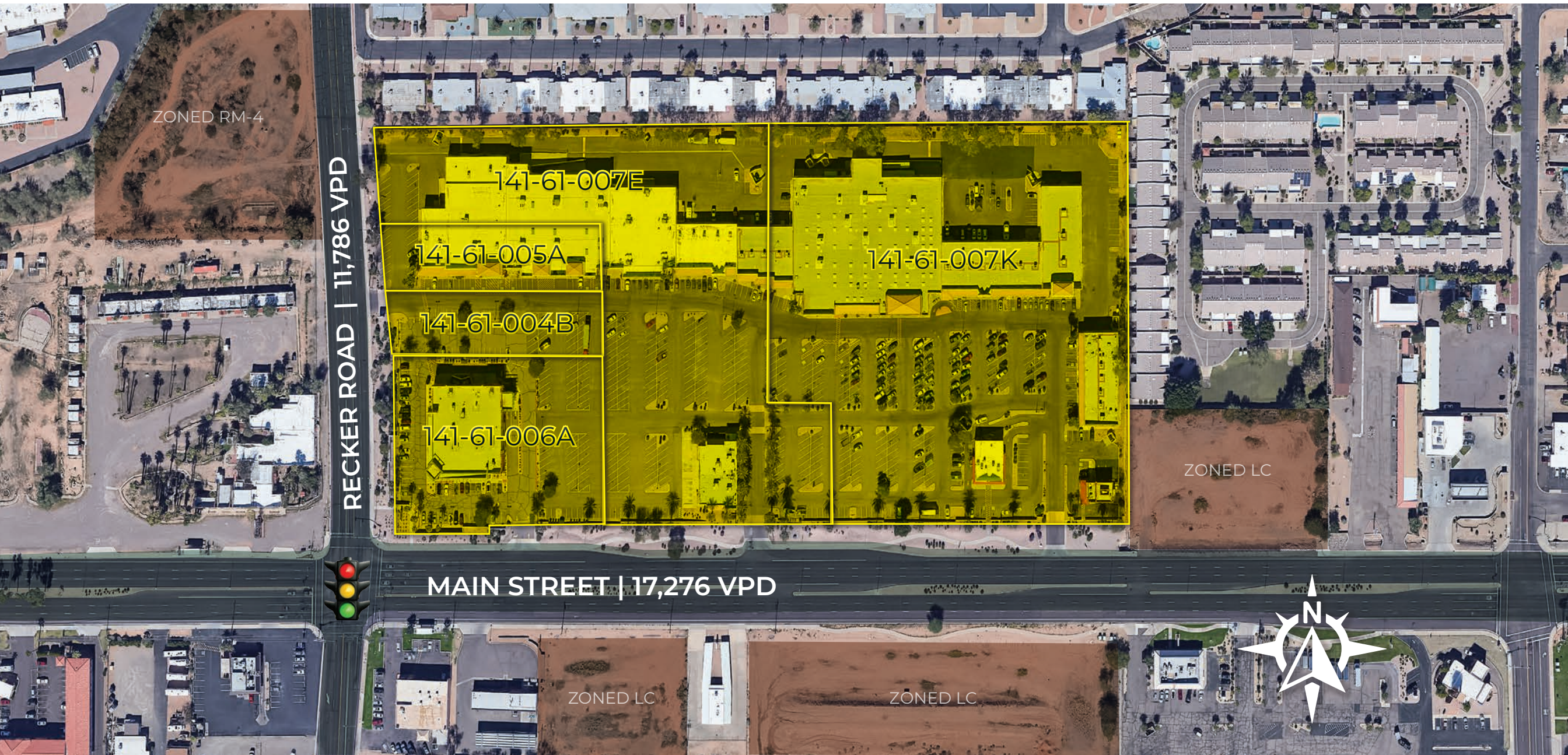




PARCEL INFORMATION

Parcel Numbers: 141-61-004B; 005A; 006A; 007E; 007K

Total Property Taxes (2023):
\$161,297.52





Area Overview



Mesa is a city just east of Phoenix in Arizona. Mesa Grande Cultural Park is home to a giant, centuries-old ceremonial mound, and artifacts of the ancient Hohokam people. The Arizona Museum of Natural History exhibits dinosaur skeletons and archaeological finds. The nearby i.d.e.a. Museum offers hands-on artistic and scientific exhibits for kids. Mesa Arts Center presents theater, musicals and contemporary art.

Mesa is the most populous city in the East Valley section of the Phoenix metropolitan area.

- Established Submarket located in the Heart of 4 Major Development and Redevelopment Corridors/Areas: Downtown & Main Street, Superstition Springs Freeway Corridor, Falcon Field, and Phoenix-Mesa Gateway (Eastmark)
- Mesa is the second-largest city in Arizona after Phoenix and Tucson, the 36th-largest city in the US, and the largest city that is not a county seat.
- Mesa is a vibrant and dynamic town that is home to numerous higher education facilities including the Polytechnic campus of Arizona State University.

Mesa, Arizona

With a population of more than 517,496 Mesa, Arizona is the 36th largest city in the United States and second largest in the Phoenix-Mesa metro area and is larger than Miami, Minneapolis, Atlanta and St. Louis. Mesa encompasses 138 square miles inside a 21-city region that has a population of 4.9 million people, and is projected to grow to 7.6 million by 2028.



MESA OFFERS:

- A diverse and sustainable economy that features a balance of base industries that create high quality jobs.
- An educated workforce.
- A partnership of government and industry that considers next generation technologies and products as economic opportunities.
- Business people who see Mesa as their home and the world as their marketplace.



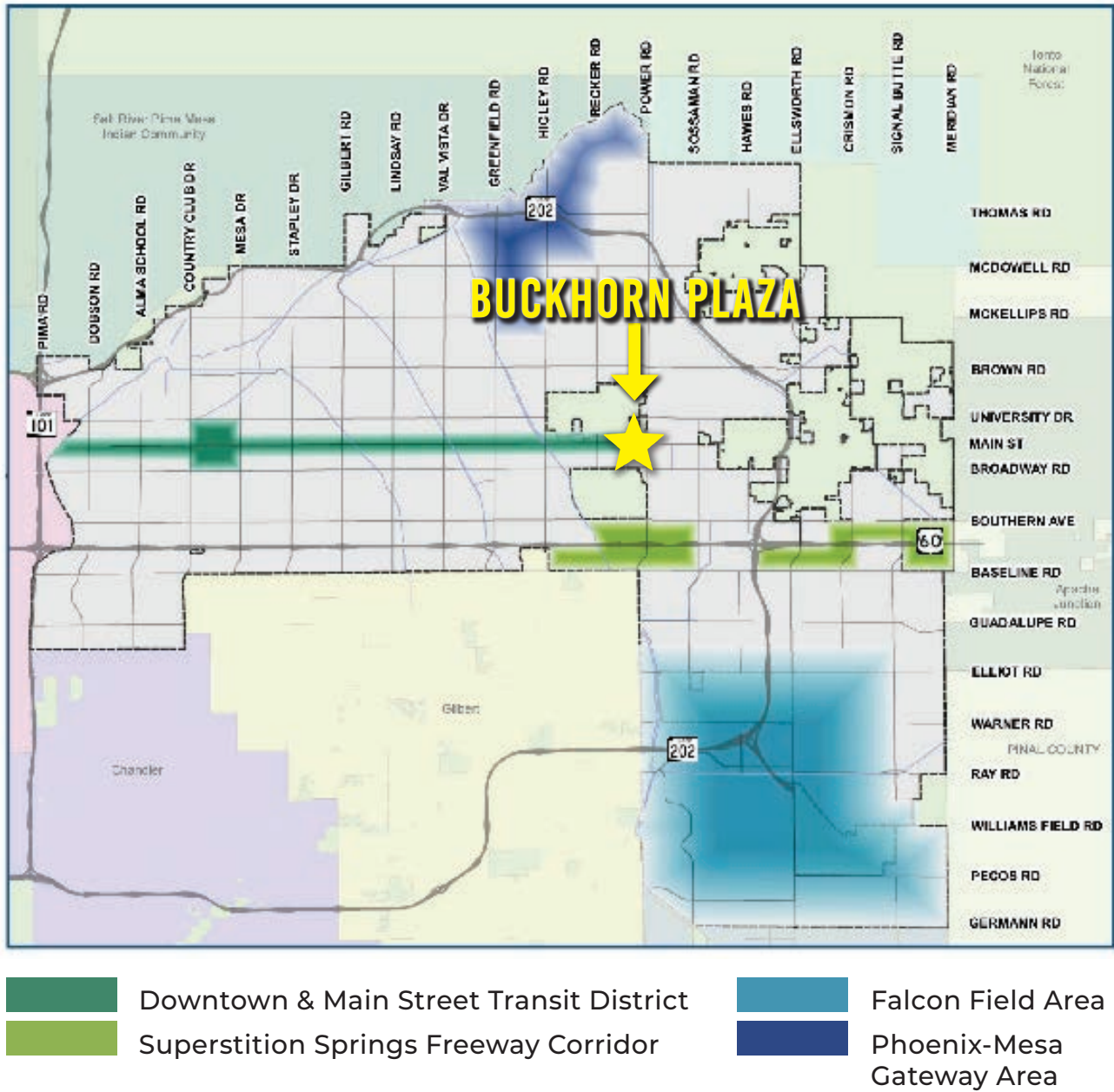
ABUNDANT, AFFORDABLE, HIGH-QUALITY WORKFORCE

Leading employers like Boeing and Banner Medical Centers benefit from Mesa’s well-educated workforce, more than 42.4% of which have an associate’s degree or higher. The Phoenix-Mesa MSA has more than 2.5 million workers, up 3.9% from 2022. (Source: ESRI)

As a right to work state, Arizona has one of the lowest unionization rates in the nation. Additionally, Arizona employers, on average, pay the 11th lowest unemployment insurance premium taxes. Whether focused on high-tech jobs, administrative operations, or customer service, Mesa and the Greater Phoenix area can meet all labor force needs.

Mesa’s strong economic development, along with the state’s pro-business ideology, has attracted a variety of industries including Healthcare, Education, Aerospace/Aviation and Technology.

The low risk of natural disaster ranks Phoenix-Mesa metro among the safest places in the US for high-tech companies to do business. A 2008 study by Sustain-Lane ranked Mesa as the safest place in the nation when considering natural disaster risks. In 2015, Apple revealed plans and selected Eastmark as a premier location for its \$2 billion Data and Global Operations Center. The 1.3 million square foot project was completed in August of 2018 and the building is 100 percent powered by clean solar energy. EdgeCore Data Campus is located within the Elliot Road Technology Corridor with an on-site substation designed to deliver 280 MW of utility power. The campus consists of 7 data centers utilizing 1.2 million square feet. EdgeCore selected Mesa because of the highly competitive power rates relative to southwestern US markets, along with the cost saving from Arizona’s data center tax incentive.



Demographics *1, 3, 5 Mile Radius of Buckhorn Plaza*

2025 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	17,823	155,603	382,622
Estimated Population:	13,966	120,636	311,145
2029 Proj. Residential Population:	14,115	122,880	313,231
Average Household Income:	\$82,936	\$95,891	\$111,766
Total Consumer Expenditure:	\$605.31 M	\$5.17 B	\$13.29 B
Median Age:	57.0	47.7	43.9
Average Household Size:	1.8	2.1	2.4
Housing Units:	8,267	62,666	145,097
Total Households:	7,291	55,197	129,244
Total Businesses:	449	4,592	11,303

5 Mile

Daytime
Population

382,622

5 Mile

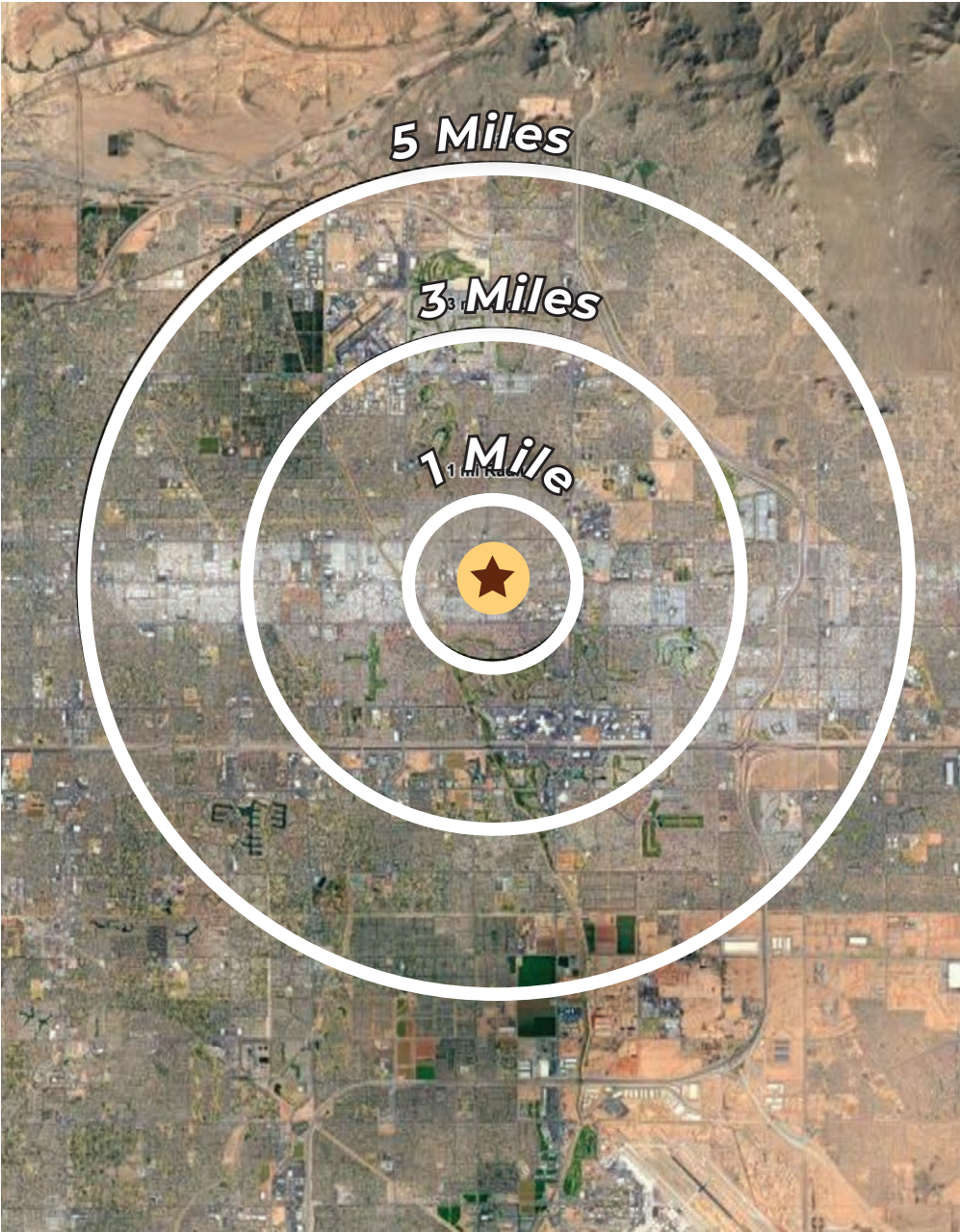
Avg.
Household Income

\$111,766

5 Mile

Median
Age

43.9



Rent Roll

Buckhorn Plaza Financials | 91.8% Occupancy

Tenant	Unit(s)	Occupancy Percent	Square Footage	Lease From	Lease To	Monthly Rent	Annualized Rent	Rent PSF	Next Rental Increase Date	Amount	Notes
Walgreens Store #7828	6002	8.51%	14,560	8/16/2006	8/31/2056	\$10,833	\$130,000	\$8.93	9/1/2026	\$11,916.67	Walgreens has right to terminate Ground Lease every 5 years whereby Building and Improvements will revert to Landlord
Custom Battery Cables	6018	2.01%	3,441	5/20/2022	5/31/2027	\$3,154	\$37,851	\$11.00	At Renewal		NNN Lease
Desert Skies Distributing LLC	6024	9.78%	16,741	10/21/2023	10/31/2031	\$7,333	\$88,000	\$5.26	Rental Increases Lease	per	Gross Lease
Available	6030A	4.71%	8,064			\$5,376	\$64,512	\$8.00			
Market Builder, Inc.	6030B	4.78%	8,187	2/1/2022	8/31/2026		\$0	\$0.00	9/1/2025	\$7,249.48	NNN Lease. Currently paying partial NNNs per Lease as Concession - Seller to credit Buyer at COE
Guns 2 Ammo	6030C	4.64%	7,938	8/17/2023	3/31/2034	\$5,292	\$63,504	\$8.00	9/1/2025	\$5,450.76	NNN Lease.
Family Dollar Inc. Store #32694	6036	7.63%	13,050	4/1/2021	1/31/2026	\$5,430	\$65,165	\$4.99			NNN Lease with CAPs. CAM Shortfall Estimated to be \$6,152.
Mail Boxes, Etc.	A-100	0.66%	1,132	12/1/2015	4/30/2026	\$1,321	\$15,848	\$14.00	At Renewal		NNN Lease.
A Thompson Boutique	A-101-104 B-101-102	5.62%	9,612	11/1/2020	1/31/2028	\$6,200	\$74,403	\$7.74	Rental Increases Lease	per	NNN Lease.
Available	B-103	1.46%	2,500			\$3,125	\$37,500	\$15.00			
Goodwill Industries Store #188	6120	27.72%	47,430	8/1/2010	7/31/2032	\$30,434	\$365,211	\$7.70	At Option Period		NNN Lease. Tenant pays some expenses direct. Shortfall estimated to be approximately \$0.01 psf
Dollar Tree (PENDING)	6136	5.82%	9,967	5 YEARS		\$5,399	\$64,786	\$6.50			

Rent Roll (Cont'd)

Buckhorn Plaza Financials | 91.8% Occupancy

Tenant	Unit(s)	Occupancy Percent	Square Footage	Lease From	Lease To	Monthly Rent	Annualized Rent	Rent PSF	Next Rental Increase Date	Amount	Notes
Laundromat Near Me	D-101	1.17%	2,000	2/2/2024	2/28/2035	\$1,333	\$16,000	\$8.00	3/1/2029	\$1,666.67	NNN Lease. In exchange for Tis, tenant has extended free rent period. Seller to credit Buyer at COE
Fletcher Music Center	D-102	1.31%	2,241	5/1/2023	4/30/2026	\$2,615	\$31,374	\$14.00	At Renewal		NNN Lease.
A#1 Beauty Salon & Spa	D-104	1.14%	1,955	9/12/2020	11/30/2031	\$3,020	\$36,246	\$18.54	12/1/2025	\$3,111.09	NNN Lease
Captain Ron's	D-106	0.80%	1,374	11/4/2019	5/31/2030	\$1,876	\$22,507	\$16.38	12/1/2025	\$1,931.84	NNN Lease
Available	C-101	0.61%	1,045			\$1,306	\$15,675	\$15.00			
Mesa/East Valley Road to Recovery	C-102	1.23%	2,097	5/15/2022	5/31/2027	\$2,595	\$31,146	\$14.85	6/1/2026	\$2,673.36	NNN Lease
Athoria Games	C-103	2.07%	3,544	2/1/2017	3/31/2027	\$2,903	\$34,838	\$9.83	4/1/2026	\$2,991.73	NNN Lease
King Vape	C-106	0.59%	1,015	2/16/2024	4/30/2027	\$1,184	\$14,210	\$14.00	At Renewal		NNN Lease
Available	C-107	0.61%	1,050			\$1,313	\$15,750	\$15.00			
Cape Behavioral Health LLC	C 108-109	1.63%	2,786	10/14/2022	1/31/2027	\$3,483	\$41,790	\$15.00	2/1/2026	\$3,586.98	NNN Lease
Costa Oil	PAD-F	0.98%	1,680	7/1/2019	2/28/2027	\$2,651	\$31,814	\$18.94	7/1/2026	\$2,730.72	NNN Lease
El Metate Mexican Food	PAD-E1	0.88%	1,500	4/1/2001	9/30/2027	\$3,690	\$44,282	\$29.52	10/1/2025	\$3,800.84	NNN Lease

Rent Roll (Cont'd)

Buckhorn Plaza Financials | 91.8% Occupancy

Tenant	Unit(s)	Occupancy Percent	Square Footage	Lease From	Lease To	Monthly Rent	Annualized Rent	Rent PSF	Next Rental Increase Date	Amount	Notes
Available	PAD-E2	0.71%	1,220			\$2,033	\$24,400	\$20.00			
Los Amigos Carniceria	PAD-D	2.92%	5,000	11/1/2023	4/30/2034	\$4,583	\$55,000	\$11.00	11/1/2025	\$4,791.67	NNN Lease
TOTALS			171,129			\$118,484	\$1,421,810	\$8.11			

TOTALS/AVERAGES	Square Footage	Occupancy	Monthly Rent	Annual Rent	Annual Rent PSF
Occupied Units	157,250	91.89%	\$105,331	\$1,263,973	\$8.04
Available Units	13,879	8.11%	\$13,153	\$157,837	\$11.37

All Units	171,129	100.00%	\$118,484	\$1,421,810	\$8.31
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Financial Projections

Buckhorn Plaza Financials | 91.8% Occupancy

Tenant	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Total
Walgreens	\$ 10,833	\$ 10,833	\$ 10,833	\$ 10,833	\$ 10,833	\$ 10,833	\$ 10,833	\$ 10,833	\$ 10,833	\$ 10,833	\$ 10,833	\$ 11,917	\$ 131,083
Custom Battery Cables	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,249	\$ 3,249	\$ 3,249	\$ 38,422
Desert Skies Distributing LLC	\$ 7,333	\$ 7,333	\$ 7,333	\$ 7,333	\$ 7,333	\$ 7,333	\$ 7,333	\$ 7,333	\$ 7,333	\$ 7,333	\$ 7,333	\$ 7,333	\$ 88,000
Available													\$ -
Market Builder, Inc.	\$ 7,249	\$ 7,249	\$ 7,249	\$ 7,249	\$ 7,249	\$ 7,249	\$ 7,249	\$ 7,249	\$ 7,249	\$ 7,249	\$ 7,249	\$ 7,249	\$ 86,994
Guns 2 Ammo	\$ 5,451	\$ 5,451	\$ 5,451	\$ 5,451	\$ 5,451	\$ 5,451	\$ 5,451	\$ 5,451	\$ 5,451	\$ 5,451	\$ 5,451	\$ 5,614	\$ 65,573
Family Dollar Inc.	\$ 5,430	\$ 5,430	\$ 5,430	\$ 5,430	\$ 5,430	\$ 5,430	\$ 5,430	\$ 5,430	\$ 5,430	\$ 5,430	\$ 5,430	\$ 5,430	\$ 65,165
Mail Boxes, Etc.	\$ 1,321	\$ 1,321	\$ 1,321	\$ 1,321	\$ 1,321	\$ 1,321	\$ 1,321	\$ 1,360	\$ 1,360	\$ 1,360	\$ 1,360	\$ 1,360	\$ 16,046
A Thompson Boutique	\$ 6,200	\$ 6,200	\$ 6,200	\$ 6,200	\$ 6,200	\$ 6,200	\$ 6,200	\$ 6,200	\$ 6,200	\$ 6,200	\$ 6,200	\$ 6,200	\$ 74,403
Available													\$ -
Goodwill Industries Store	\$ 30,434	\$ 30,434	\$ 30,434	\$ 30,434	\$ 30,434	\$ 30,434	\$ 30,434	\$ 30,434	\$ 30,434	\$ 30,434	\$ 30,434	\$ 30,434	\$ 365,211
Dollar Tree (PENDING)	\$ 5,399	\$ 5,399	\$ 5,399	\$ 5,399	\$ 5,399	\$ 5,399	\$ 5,399	\$ 5,399	\$ 5,399	\$ 5,399	\$ 5,399	\$ 5,399	\$ 64,786
Laundromat Near Me	\$ 1,333	\$ 1,333	\$ 1,333	\$ 1,333	\$ 1,333	\$ 1,333	\$ 1,333	\$ 1,333	\$ 1,333	\$ 1,333	\$ 1,333	\$ 1,333	\$ 16,000
Fletcher Music Center	\$ 2,615	\$ 2,615	\$ 2,615	\$ 2,615	\$ 2,615	\$ 2,615	\$ 2,615	\$ 2,708	\$ 2,708	\$ 2,708	\$ 2,708	\$ 2,708	\$ 23,717
A#1 Beauty Salon & Spa	\$ 3,020	\$ 3,020	\$ 3,111	\$ 3,111	\$ 3,111	\$ 3,111	\$ 3,111	\$ 3,111	\$ 3,111	\$ 3,111	\$ 3,111	\$ 3,111	\$ 37,152
Captain Ron's	\$ 1,875	\$ 1,875	\$ 1,932	\$ 1,932	\$ 1,932	\$ 1,932	\$ 1,932	\$ 1,932	\$ 1,932	\$ 1,932	\$ 1,932	\$ 1,932	\$ 23,069
Available													\$ -
Mesa/East Valley Road to Recovery	\$ 2,595	\$ 2,595	\$ 2,595	\$ 2,595	\$ 2,595	\$ 2,595	\$ 2,595	\$ 2,595	\$ 2,673	\$ 2,673	\$ 2,673	\$ 2,673	\$ 31,457
Athoria Games	\$ 2,903	\$ 2,903	\$ 2,903	\$ 2,903	\$ 2,903	\$ 2,903	\$ 2,992	\$ 2,992	\$ 2,992	\$ 2,992	\$ 2,992	\$ 2,992	\$ 35,369
King Vape	\$ 1,184	\$ 1,184	\$ 1,184	\$ 1,184	\$ 1,184	\$ 1,184	\$ 1,184	\$ 1,184	\$ 1,184	\$ 1,184	\$ 1,184	\$ 1,184	\$ 14,210
Available													\$ -
Cape Behavioral Health LLC	\$ 3,448	\$ 3,448	\$ 3,448	\$ 3,448	\$ 3,552	\$ 3,552	\$ 3,552	\$ 3,552	\$ 3,552	\$ 3,552	\$ 3,552	\$ 3,552	\$ 42,207
Costa Oil	\$ 2,651	\$ 2,651	\$ 2,651	\$ 2,651	\$ 2,651	\$ 2,651	\$ 2,651	\$ 2,731	\$ 2,731	\$ 2,731	\$ 2,731	\$ 2,731	\$ 32,212
El Metate Mexican Food	\$ 3,801	\$ 3,801	\$ 3,801	\$ 3,801	\$ 3,801	\$ 3,801	\$ 3,801	\$ 3,801	\$ 3,801	\$ 3,801	\$ 3,801	\$ 3,801	\$ 45,610
Available													\$ -
Los Amigos Carniceria	\$ 4,583	\$ 4,792	\$ 4,792	\$ 4,792	\$ 4,792	\$ 4,792	\$ 4,792	\$ 4,792	\$ 4,792	\$ 4,792	\$ 4,792	\$ 4,792	\$ 57,292
TOTALS	\$112,816	\$113,024	\$113,171	\$113,171	\$113,275	\$113,275	\$113,363	\$113,576	\$113,748	\$113,748	\$113,748	\$115,187	\$1,353,978

Income/Expenses

Buckhorn Plaza Financials 91.8% Occupancy				
INCOME/EXPENSE			Actual 91.8% Occupancy	ProForma 95% Occupancy
Revenues				
Base Rent			\$ 1,353,978	\$ 1,511,815
Expense Reimbursements			\$ 416,536	\$ 457,618
Less Vacancy			Actual	<u>\$ 98,472</u>
Total Projected Gross Revenue			\$ 1,770,514	\$ 1,870,961
2025 BUDGETED OPERATING EXPENSES	Electricity - Common Area	\$ 12,360	\$0.07 psf	
	Water/Sewer	\$ 7,500	\$0.04 psf	
	Trash Removal	\$ 39,600	\$0.23 psf	
	Janitorial Contract	\$ 21,600	\$0.13 psf	
	Janitorial Supplies	\$ 1,430	\$0.01 psf	
	Window Washing	\$ 740	\$0.00 psf	
	Power Wash	\$ 8,400	\$0.05 psf	
	Pressure Wash - Trash Enclosures	\$ 750	\$0.00 psf	
	Graffiti Removal	\$ 1,200	\$0.01 psf	
	Exterior Painting	\$ 6,000	\$0.04 psf	
	Electrical Repair	\$ 1,800	\$0.01 psf	
	Exterior Repair	\$ 4,050	\$0.02 psf	
	Backflow Testing	\$ 2,000	\$0.01 psf	
	Exterior Light Maintenance	\$ 540	\$0.00 psf	
	Extr Light Repairs & Supplies	\$ 2,640	\$0.02 psf	
	Fire Safety	\$ 1,200	\$0.01 psf	
	Plumbing Repair	\$ 2,800	\$0.02 psf	
	Roof Repair	\$ 8,400	\$0.05 psf	
	Parking Lot Maintenance	\$ 7,500	\$0.04 psf	
	Landscape Contract	\$ 20,400	\$0.12 psf	
	Landscape Supplies	\$ 2,600	\$0.02 psf	
	Tree Trim	\$ 5,000	\$0.03 psf	
	Landscape Repairs	\$ 2,520	\$0.01 psf	
	Lot Sweep	\$ 10,800	\$0.06 psf	
	Pest Control Contract	\$ 1,020	\$0.01 psf	
	Pest Control - Other	\$ 880	\$0.01 psf	
	Security Service	\$ 14,460	\$0.08 psf	
	Security & Fire Monitoring (Metro)	\$ 2,940	\$0.02 psf	
	Fire Alarm - Repair	\$ 6,000	\$0.04 psf	
	Fire Alarm - Monitoring & Testing	\$ 2,400	\$0.01 psf	
	CAM Locksmith	\$ 500	\$0.00 psf	
	Signage	\$ 3,000	\$0.02 psf	
	Management Fee	\$ 72,000	\$0.42 psf	
	Insurance	\$ 69,909	\$0.41 psf	
	Property Taxes	\$ 161,485	<u>\$0.24 psf</u>	
	Total Operating Expense		\$ 506,424	\$2.96 psf
Total Operating Expenses			\$ 506,424	\$ 506,424
Projected Net Operating Income			\$ 1,264,090	\$ 1,364,537
Offering Price:		\$17,112,900 \$100.00 psf	7.4% CAP Rate	8.0% CAP Rate

BUCKHORN PLAZA

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