



OFFICES AT RAINTREE CENTER

100% leased office investment opportunity

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EXECUTIVE SUMMARY

Kidder Mathews is pleased to present Offices at Raintree Center in Scottsdale, Arizona.

THE OFFERING

Multi-Tenant office investment opportunity at owner/user price 100% leased with income. Ideally located within Class-A Raintree Office Park featuring unmatched

freeway access and nearby amenities. This fee-simple single-story building includes central common area restrooms, kitchen, and conference room for tenant(s) use along with prominent building signage. Immediate access to the

Loop-101 freeway and all nearby retail and restaurant amenities. Notable nearby amenities include the Scottsdale Quarter, Kierland Commons, Scottsdale Airpark, and the Fairmont Scottsdale Princess Resort, home of the Waste Management Phoenix Open.

PROPERTY OVERVIEW

Address	8950 E Raintree Drive, Scottsdale, AZ 85269
Building Size	7,477 SF
Sale Price	\$1,574,000 (\$210/SF)
Cap Rate	6.5%
Year Built	1999
APN	217-15-950
Parking	Ample
Zoning	I-1, City of Scottsdale



PROPERTY HIGHLIGHTS

GARDEN-STYLE office building located one block east of Loop-101/Raintree Freeway Interchange

LUSH landscaping

CC&R'S were created for maximum value preservation

EXCELLENT services located nearby including all restaurants, shops, and hotels located within the North Scottsdale Corridor



TENANT SUMMARY



Sun West Mortgage Company, Inc. is licensed nationwide and is a full service, mortgage banker established in 1980. The company's excellent service and fast turn-time has made Sun West a multi-billion dollar national originator. As a result, Sun West is a leader in offering a diverse set of products with low rates and excellent pricing. Sun West is a HUD-approved mortgagee (FHA & HECM), VA LAPP approved, USDA lender, Fannie Mae and Freddie Mac Seller Servicer and Ginnie Mae Issuer. Sun West is a national leader in HMBS, residential, and commercial securitization.

WWW.SWMC.COM

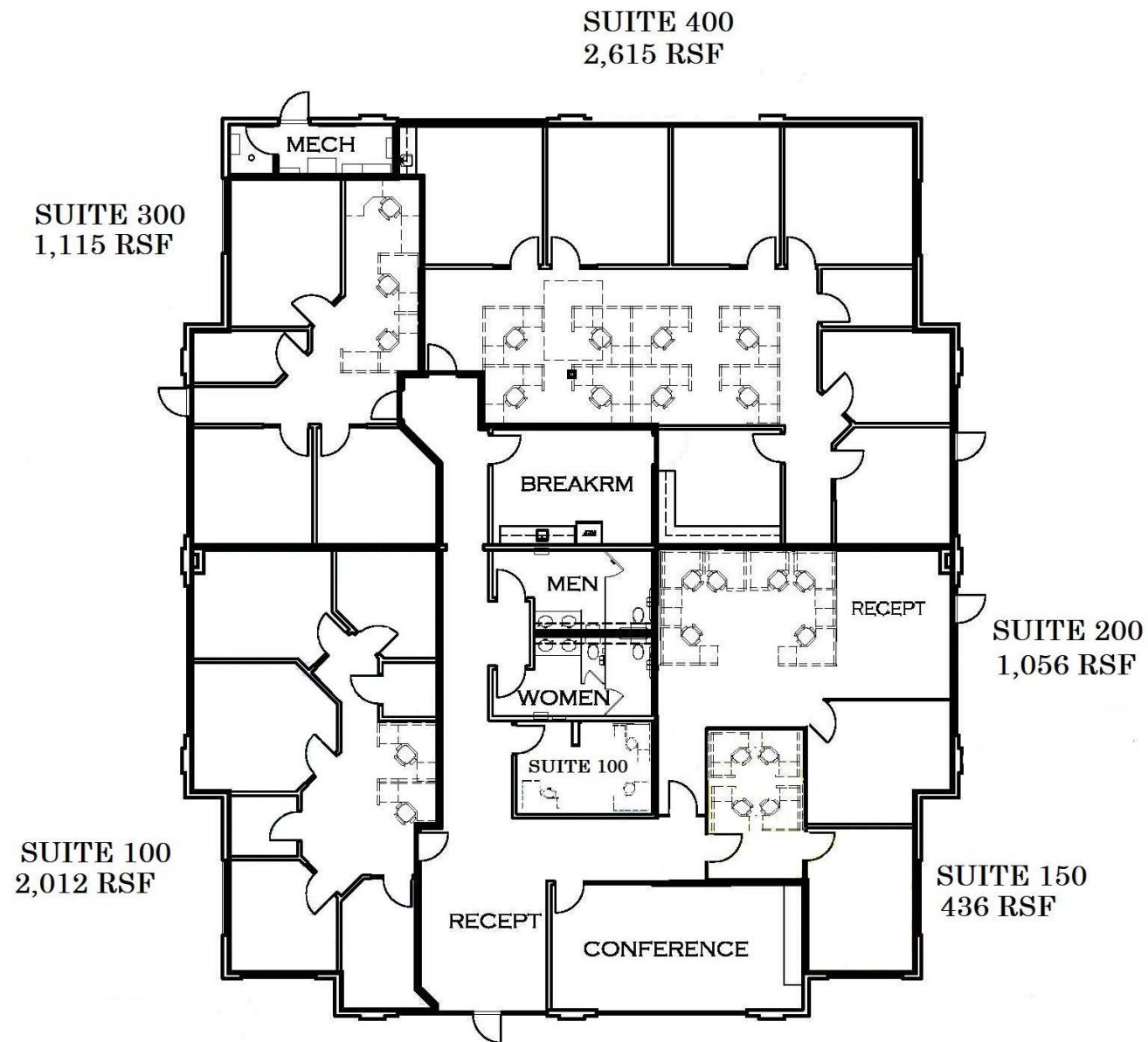


Seneca Insurance Company is a Specialty Property and Casualty Insurance company with thirteen offices across the U.S. Through its two underwriting companies, one an admitted carrier in all 50 states and the other a surplus lines company, Seneca offers a wide variety of commercial Insurance products to address unique circumstances, niche markets and specialized coverage needs. Seneca Insurance Company, Inc. is part of the Crum & Forster Group.

WWW.CFINS.COM/SENECA



FLOOR PLAN



FINANCIAL ANALYSIS – PROFIT AND LOSS

INCOME

Tenant	Annual
Sun West Mortgage	\$73,584
Sun West Mortgage Suite 300	\$23,415
Seneca Insurance Company	\$60,145
Parking Rental	\$1,500
Total Income	\$158,644

EXPENSES

Association	\$10,552
Insurance	\$1,534
Alarm/Security System	\$1,177
Janitorial	\$10,378
Electricity	\$16,761
Pest Control	\$320
Water	\$1,038
Plants	\$1,764
Property Taxes (2018)	\$12,446
Total Operating Expenses	\$55,969

Net Operating Income	\$102,675
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Cap Rate	6.5%
Sale Price	\$1,574,000
PPSF	\$210



RENT ROLL

Suite #	Tenant	Original Sign Date	Lease From	Lease to	Suite SF	Rent PSF Full Service	Est Monthly Rent	Est Annual Rent	Parking Fees
100-150-200	SUN WEST MORTGAGE	6/1/2009	03/01/2019 02/01/2020	02/01/2020 01/31/2021	3,504	\$21.00 \$21.50	\$6,132 \$6,278	\$73,584 \$75,336	3 Spaces @ \$25.00/ea per month
300	SUN WEST MORTGAGE	4/1/2019	04/01/2019 02/01/2020	02/01/2020 12/31/2020 01/31/2021	1,115	\$21.00 \$21.50 \$ 0.00	\$1,951.25 \$1,997.71 \$ 0.00	\$23,415 \$23,973 \$ 0.00	1 Space @ \$25.00/ea
400	SENECA INSURANCE COMPANY*	2,400	11/01/2017 04/01/2019	10/31/2020	2,615	\$23.00	\$5,012.08	\$60,145	3 Spaces Included 1 Space @ \$50.00

*Seneca Insurance Company is under the umbrella name Crum & Forster



The map displays the following locations and features:

- TPC Scottsdale**: A golf course located in the upper left quadrant.
- Westworld of Scottsdale**: A residential and office area in the upper right quadrant.
- The Promenade**: A shopping center located in the center-left, featuring logos for UPS, In-N-Out, Lowe's, Trader Joe's, Old Navy, OfficeMax, Walgreens, Ulta, and World Market.
- Scottsdale Airport**: Located in the lower left quadrant.
- Offices at Raintree Center**: A commercial area located in the lower right quadrant, near E Raintree Dr.
- Major Roads**: E Frank Lloyd Wright Blvd, Loop 101, and N Thompson Peak Pkwy.
- Retail Stores**: Various logos are scattered across the map, including Target, TJ Maxx, Costco, and others.

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