

MEDICAL/COUNSELING

Litchfield Park, Arizona

- Medical/Counseling space – 2500 sf
- Leased to March 1, 2027
- Brand New with significant TI \$\$\$
- High-quality build out
- Excellent tenant with 8 Valley Locations
- Ground Lease thru 2066



FOR SALE

**7.01%
Cap**

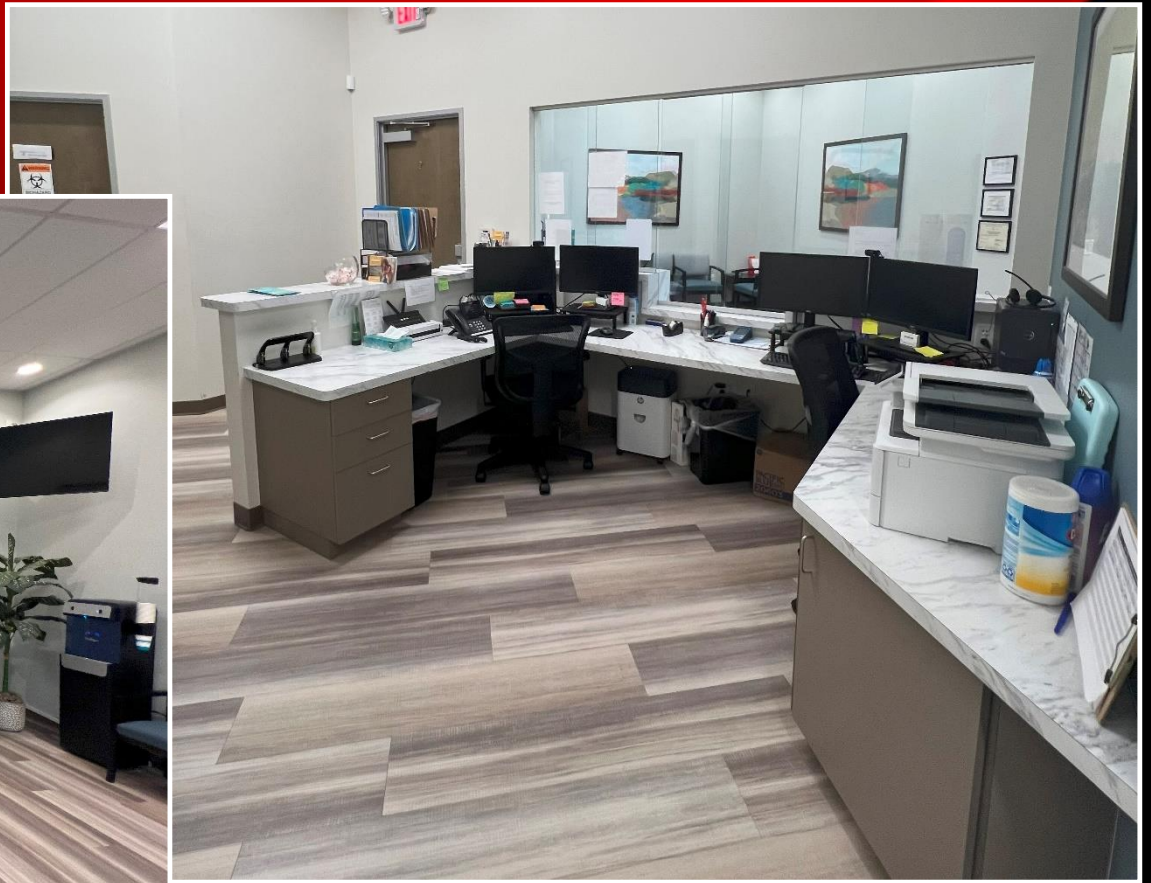
13331 W. Indian School Rd., Litchfield, AZ

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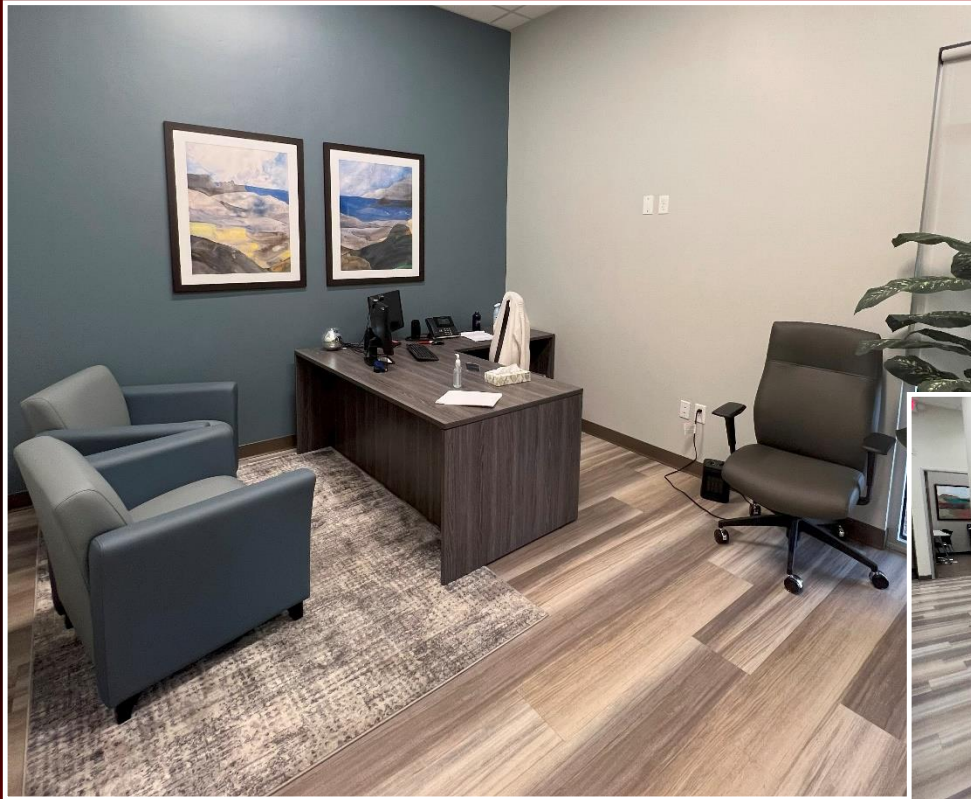
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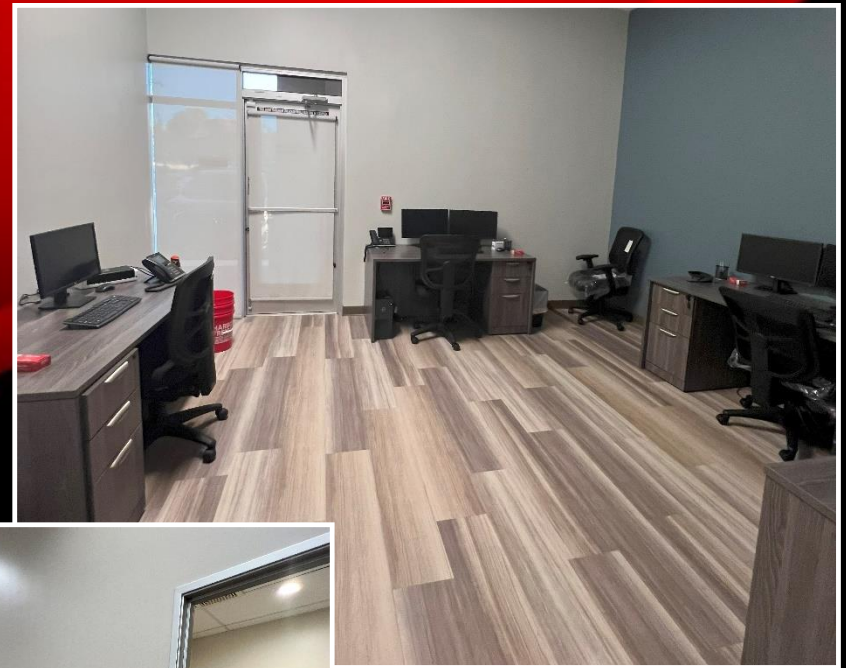
\$875,000



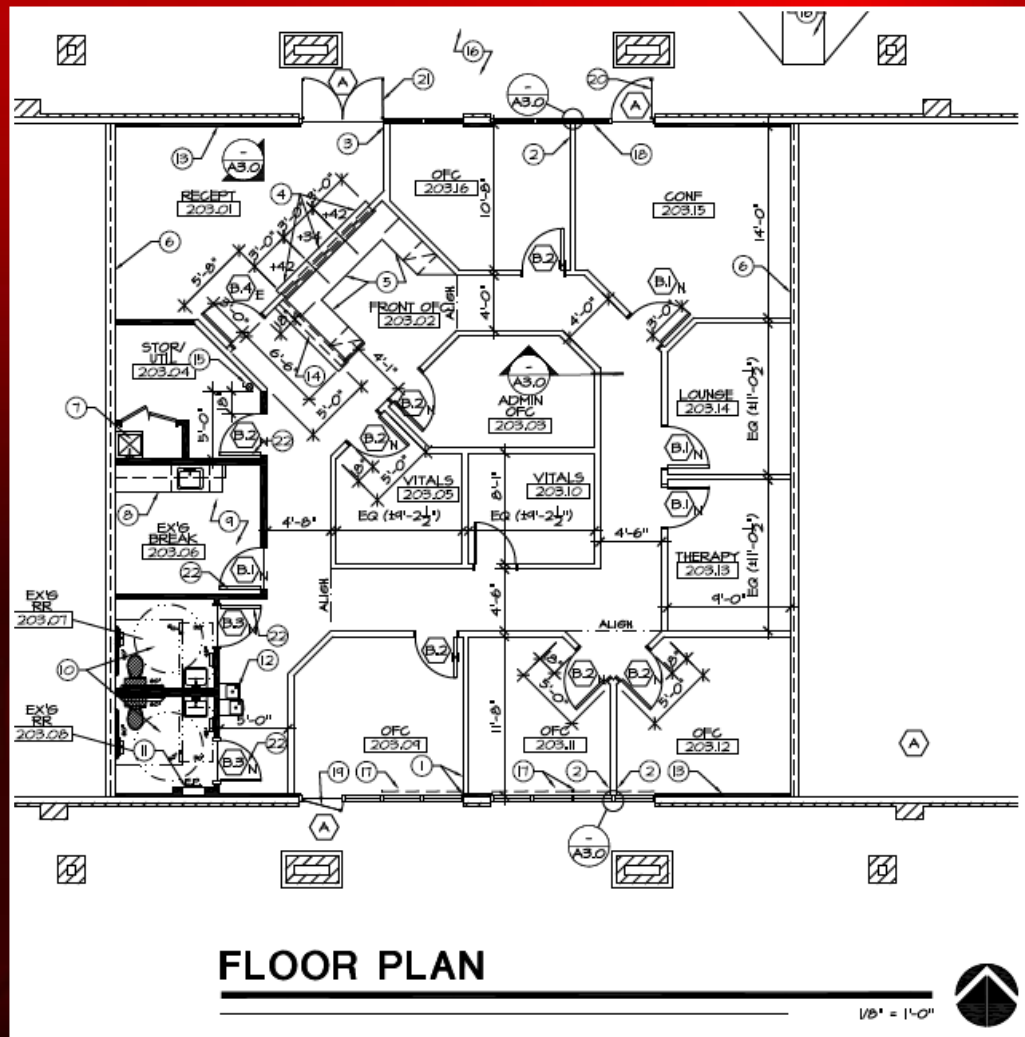


100% leased Medical Office/Counseling space for sale with quality tenant (8 valley locations). Leased to March 1, 2027, with a solid 7.01% CAP and annual 3% bumps. Super clean with high-end TI's, this gorgeous office has a luxurious lobby entrance and waiting area, along with a totally modern office. It is located in a high traffic area - only a couple miles from the I-10, the 101, and the 303 freeways.





FLOOR PLAN



FINANCIALS

Financials				
13331 W. Indian School				
		1.1.24 - 12.31.24	1.1.25 - 12.31.25	1.1.26 - 12.31.26
Monthly Income				
Base Rent		\$5,525.52	\$5,691.29	\$5,862.02
Management Fee		\$211.32	\$216.21	\$221.19
Reimbursed Income				
Rental Tax (TPT)		\$216.11	\$220.33	\$224.73
CAM	\$838.61			
Insurance	\$200.20			
Property Taxes	\$455.69			
Subtotal	\$1,494.50	\$1,710.61	\$1,714.83	\$1,719.23
Total		\$7,447.45	\$7,622.33	\$7,802.44
Monthly Expenses				
Land Lease		\$469.00	\$469.00	\$469.00
Reserves (HOA)		\$156.00	\$156.00	\$156.00
Reimbursed Expenses				
Rental Tax (TPT)		\$216.11	\$211.97	\$216.11
CAM	\$838.61			
Insurance	\$200.20			
Property Taxes	\$455.69			
Subtotal	\$1,494.50	\$1,710.61	\$1,706.47	\$1,710.61
Total		\$2,335.61	\$2,331.47	\$2,335.61
Monthly NOI		\$5,111.84	\$5,290.86	\$5,466.83
Annual NOI		\$61,342.08	\$63,490.32	\$65,601.96

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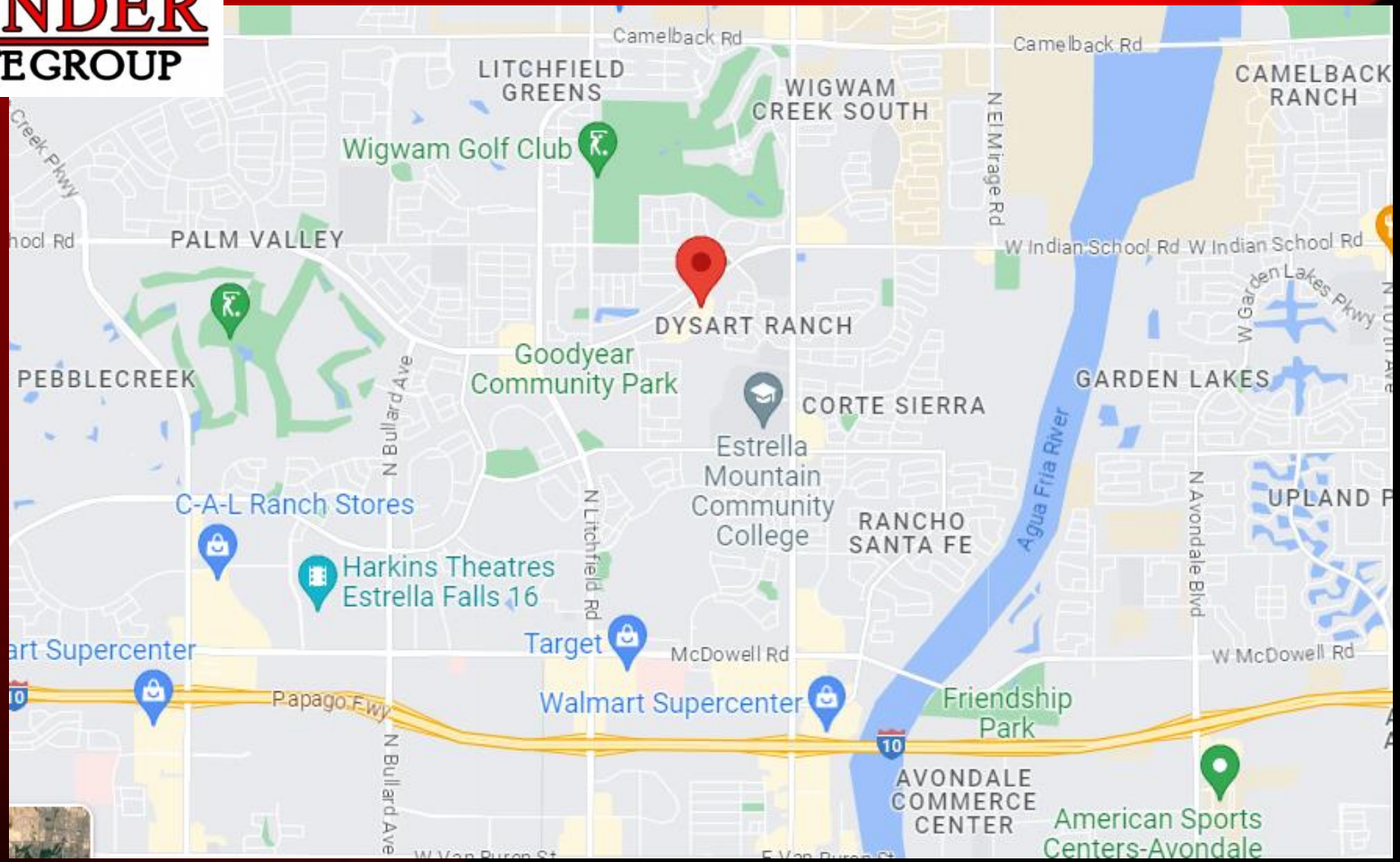




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