

Investment Sale *664 W. Warner Road*

Tempe, AZ | 85284

±11,047 SF | \$1,450,000



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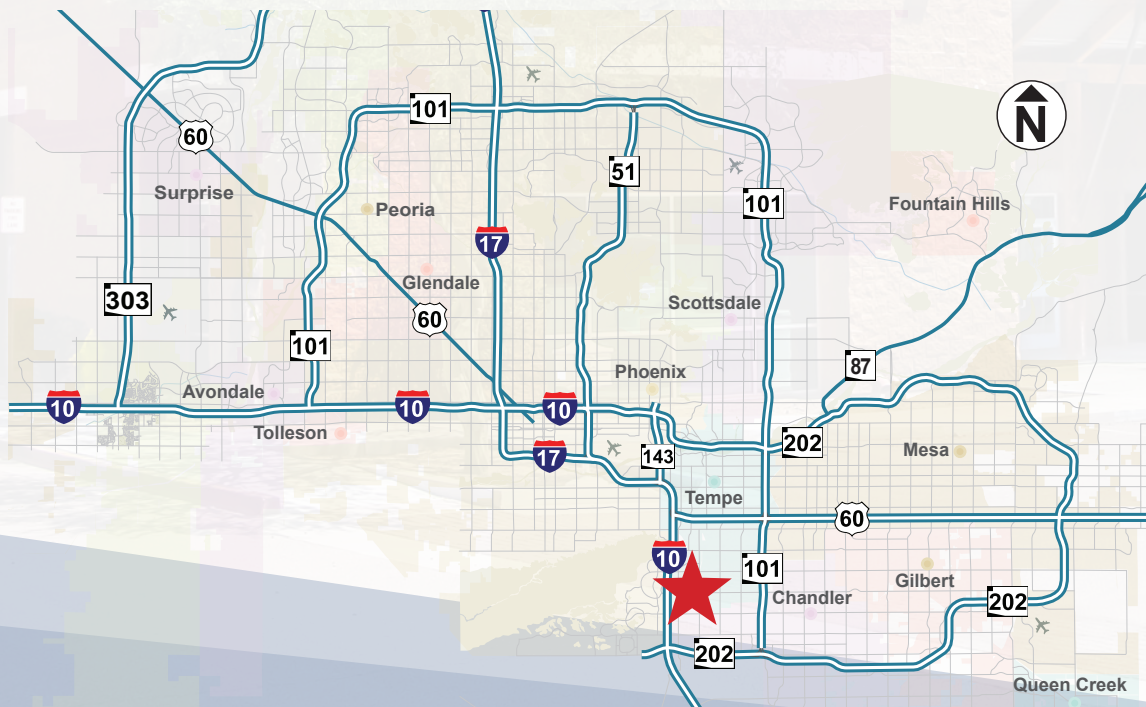
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Executive Summary

MyHome Services is dedicated to providing quality services to homeowners. They help homeowners save time by connecting them with local leaders while ensuring they receive the finest amenities in the industry. MyHome Services provides a wide range of services (logos below). Some of these include: home automations and security, water treatments and R/O systems, window replacements and covering, kitchen and bath remodel, flooring and garage organizational systems, pest control, landscape, and solar energy.



<https://myhomeservices.com>

Tenant Overview

Tenant	RSF	% Project	Original Lease Commencement Date	Lease Expiration Date	Rent/SF	Type of Lease	Monthly Rent	Annual Increases	Annual NNN Expenses/SF	Total Annual Rent
MyHome Services LLC	±11,047 SF	100%	February 1, 2018	January 31, 2022	\$0.815	NNN	\$9,000.00	5%	\$3.09 (Includes CAM's R.E. Tax & Property Insurance)	\$108,000.00



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Property Summary

Address	664 W Warner Rd Tempe, AZ 85284
Square Feet	±11,047 SF (Inclusive of Mezzanine)
Mezzanine Square Feet	±757 SF
Occupancy	100%
Tenant	MyHome Services LLC
Approx. Parcel Size	±0.70 Acres
Clear Height	20'
Year Built	2005
HVAC	100% AIR CONDITIONED
Loading	2 Drive Ins (12' x 16') & (10' x 10')
Power	1,200 Amps/120-208 Volts/3 Phase
Parking Spaces	±39 (3.5/1,000 RSF)
Offering Price	\$1,450,000.00
Capitalization Rate	7.5%



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Aerial View



SALE PRICE: \$1,450,000

±11,047 SF Available with Mezzanine

±2,800 SF Secured Yard

Large Bullpen and Creative Space

2 Roll Up Doors (12' x 16') (10' x 10')

100% A/C'd Warehouse

20' Clear Height

Fire Suppression Sprinklers

Fluorescent Lighting

1,200 AMPS | 120-208 V | 3 Phase

Easy Access to Interstate 10 Freeway



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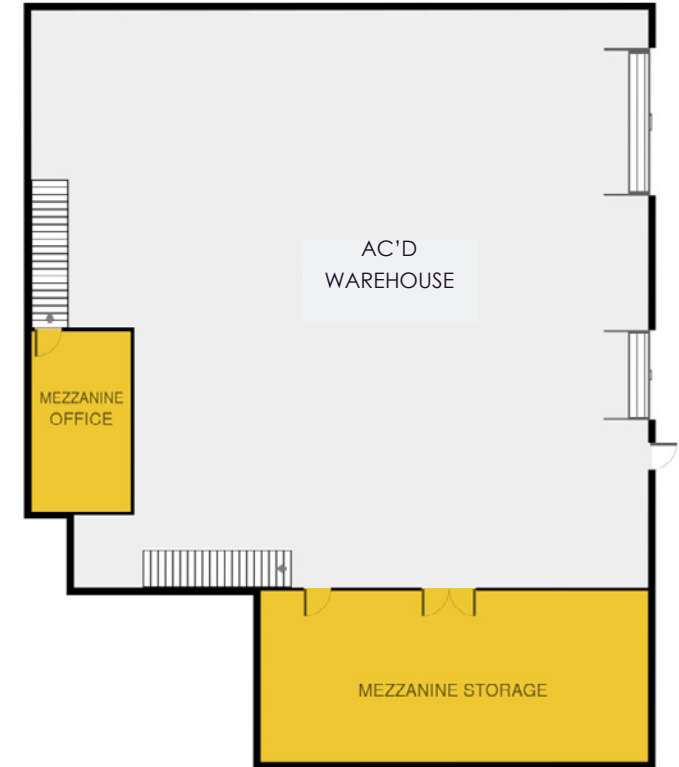
- ±11,047 SF Available
- 7 Offices
- 1 Break Room
- 2 conference rooms
- 1 Reception Area
- Mezzanine Space
- Creative Space
- 4 Restrooms

GROUND FLOOR



Note: All scale, characteristics, dimensions and square footages indicated are approximate. Actual dimensions are to be field-verified.

MEZZANINE AREA (±757 SF)



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Interior Photos



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Exterior Photos



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Area Map



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