

SINGLE TENANT NET LEASED INVESTMENT



THE VILLAGES AT TROON

10045 E. DYNAMITE BLVD | SCOTTSDALE, ARIZONA 85261

Office Condo Suite with
High-End Custom Class A
Finishes

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INVESTMENT HIGHLIGHTS

Single Tenant Net Leased Investment

This exceptional investment opportunity is secured by a 5-year sale-leaseback at a **6.25% cap rate**, offering stability and strong returns. Located within the prestigious Village at Troon North, the property spans **17.2 acres**, featuring lush landscaping, **535 parking spaces**, and excellent frontage with convenient ingress and egress on Dynamite Boulevard. Surrounded by world-class amenities, including Troon North and Estancia Golf Clubs, this prime site is perfectly positioned for upscale commercial office-condo projects and high-end retail tenants under the current zoning and master plan.



OFFERING SUMMARY

Sale Price:	\$2,165,440 (\$320 PSF)		
NOI:	\$135,340		
Lease Term:	5 year lease commencing upon the COE with (1) 5 year option		
Year	Monthly Base Rent	Annual Rent	Rent PSF
Year 1	\$ 11,278.33	\$ 135,340.00	\$ 20.00
Year 2	\$ 11,616.68	\$ 139,400.20	\$ 20.60
Year 3	\$ 11,965.18	\$ 143,582.21	\$ 21.22
Year 4	\$ 12,324.14	\$ 147,889.67	\$ 21.85
Year 5	\$ 12,693.86	\$ 152,326.36	\$ 22.51

BUILDING SUMMARY

Building F (Contiguous):	<ul style="list-style-type: none"> • Unit 205 2,294 SF • Unit 210 1,453 SF • Unit 215 1,511 SF • Unit 220 1,509 SF
Suite Number:	200F
Condo Size:	± 6,767 SF
Parking Ratio:	4/1000 SF
Zoning:	C-2, City of Scottsdale
Cross Streets:	East Dynamite Boulevard & North Pima Road

COMPANY HIGHLIGHTS:

- **ESTABLISHED EXPERTISE**

With years of experience in residential construction, Regional Custom Home Builder specializes in crafting single-family homes that combine functionality, luxury, and lasting value.

- **CUSTOMIZABLE SOLUTIONS**

The company offers a wide array of customizable home designs, allowing clients to create spaces that perfectly match their lifestyle and preferences.

- **LOCAL FOCUS**

Operating primarily in Arizona, Regional Custom Home Builder has an intimate understanding of the local market, environment, and building requirements, ensuring every home is designed to thrive in the region.

- **SUSTAINABILITY COMMITMENT**

By integrating energy-efficient features and sustainable building practices, Regional Custom Home Builder is dedicated to environmentally friendly development.

- **AWARD-WINNING SERVICE**

Recognized for their exceptional customer service, the team works closely with clients from concept to completion, ensuring a seamless and enjoyable building experience.

Renowned for delivering exceptional homes tailored to meet the unique needs of their clients.

Founded on the principles of quality craftsmanship, personalized service, and innovative design, the company has built a reputation as a trusted partner in creating dream homes throughout the Southwest.

ACCOLADES AND AWARDS:

Regional Custom Home Builder, based in Scottsdale, Arizona, has received several accolades that underscore its commitment to quality and design excellence:

Best of Houzz Design Awards (2022):

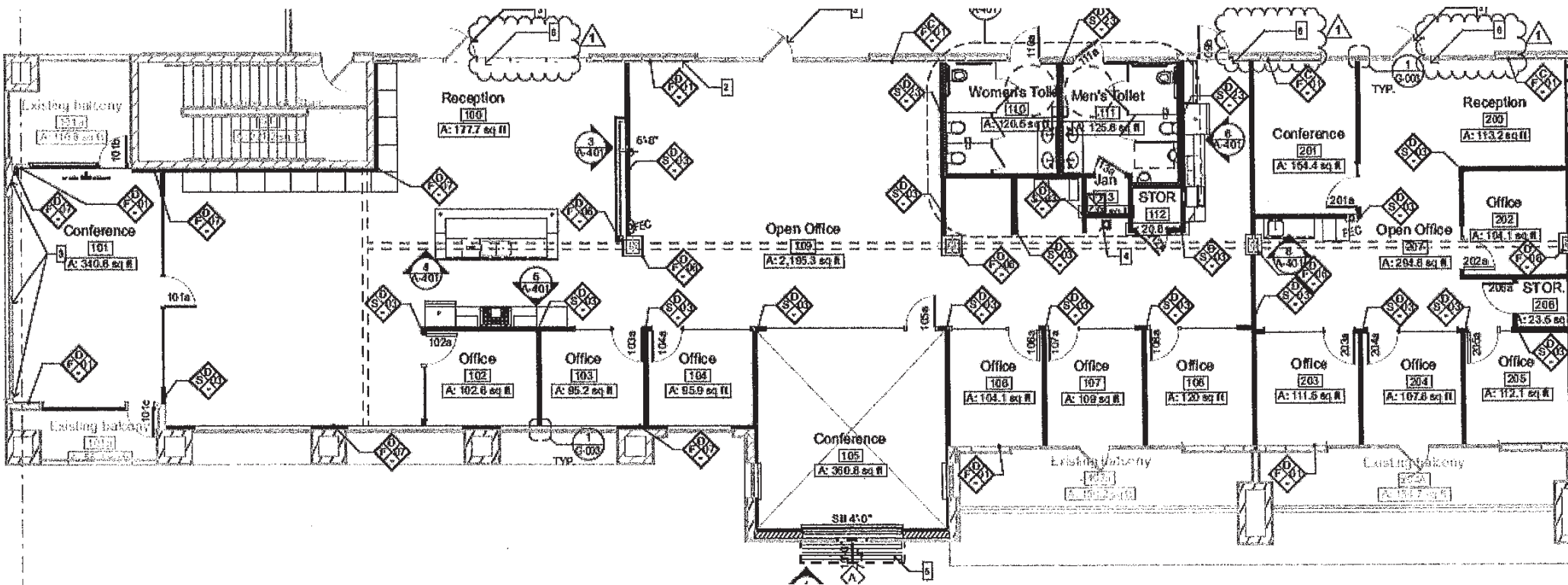
The company was honored with two awards in the Design category for Best Bedroom Design and Best Basement Design, recognizing the popularity and appeal of their work among the Houzz community.

Recognition in Industry Publications:

Regional Custom Home Builder has been featured in reputable industry sources, highlighting their prominence in the homebuilding sector.

FLOOR PLAN

SUITE 200F | HIGH-END CUSTOM CLASS A FINISHES



INTERIOR PHOTOS



NEARBY AMENITIES

LOCATED JUST MINUTES AWAY FROM THESE GREAT AMENITIES



DESERT RIDGE MARKET PLACE



THE PROMENADE



KIERLAND COMMONS



WESTWORLD SCOTTSDALE

Scottsdale Airport



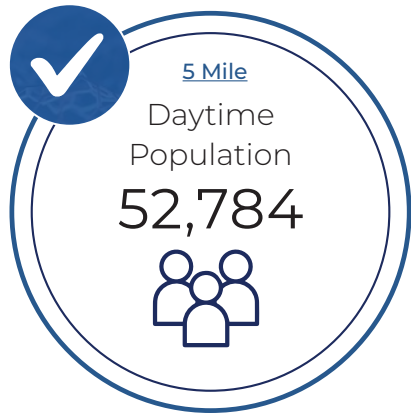
PROPERTY PHOTOS

THE ESTANCIA GOLF CLUB

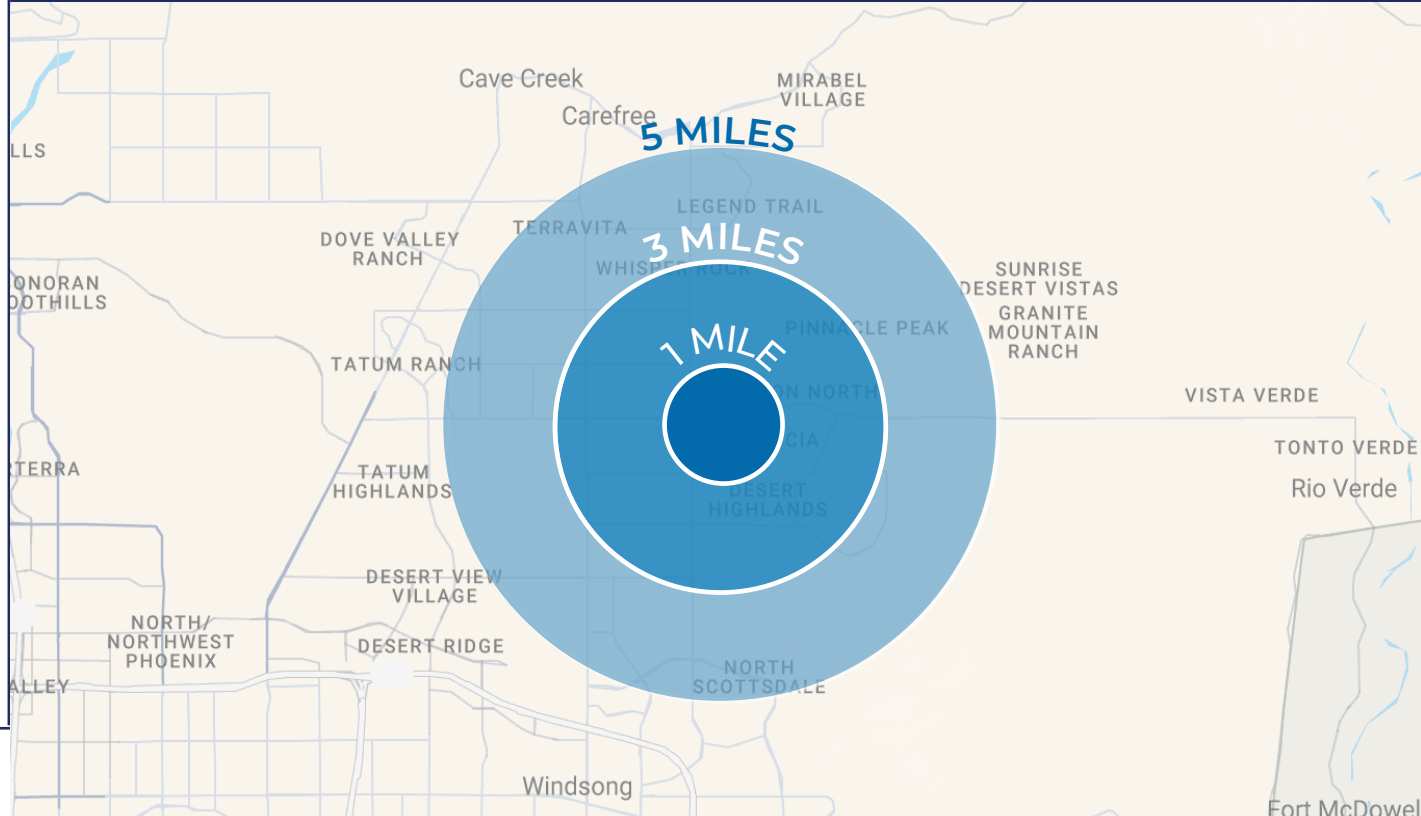


DYNAMITE BLVD

DEMOGRAPHICS



2022 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	3,420	14,713	52,784
Residential Population:	2,547	11,601	39,187
2029 Proj. Residential Population:	2,582	12,310	40,655
Average Household Income:	\$321,280	\$291,935	\$259,536
Total Household Expenditures:	\$190.92 M	\$834.3 M	2.59 B
Median Age:	62.0	60.4	56.6
Average Household Size:	1.9	2.0	2.2
Housing Units:	1,549	6,464	19,879
Total Households:	1,337	5,664	17,672
Total Businesses:	186	729	2,901



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