

LEGACY PLAZA

150 & 160 DRY CREEK RD., SEDONA, AZ 86336

FOR SALE \$1,399,000

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COMMERCIAL
INVESTMENTS



EXCLUSIVELY OFFERED BY DA VINCI REALTY, LLC

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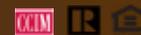
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PROPERTY PROFILE



PROPERTY LOCATION

Property is located just north of Hwy 89A on the east side of Dry Creek Rd. and is surrounded by high end homes, condominiums, and Canyon Trails Cowboy Church.



PROPERTY DESCRIPTION

8,884 sq. ft. office complex consisting of 2 custom built buildings on 1.3 acres nestled in the beautiful red rocks of Sedona. Subject property is 95% occupied with 2 long term tenants. Building "A" located at 150 Dry Creek Rd. is approximately 2,980 sq. ft. on one level and is occupied by Merit Technology. Building "B", located at 160 Dry Creek Rd. is approximately 5,904 sq. ft. is split level and is occupied by Shrader & Martinez Construction. There are 35 parking spaces. Great opportunity investment and 1031 exchange potential. 8.13% Cap Rate.



INFORMATION

ADDRESS	150 & 160 Dry Creek Rd., Sedona, AZ 86336
PRICE	\$1,399,000
TERMS	Cash, New Loan, Submit
CAP RATE	8.13%
OCCUPANCY	95%
PRICE PER SQ.FT	\$157.47
LOT SIZE	1.3 Acres
BUILDING SIZE	8,884 sq. ft.
TAXES FOR 2014	\$20,648.16
PARKING SPACES	35 (17 on site plus 18 shared in a cross agreement with neighboring church property)
ZONING	T-2
PARCEL NUMBER	408-02-245A
PROPERTY TYPE	Office Professional
COUNTY	Yavapai
CONSTRUCTION	Custom built, two buildings, one level and split level, stucco & stone.
YEAR BUILT	2004

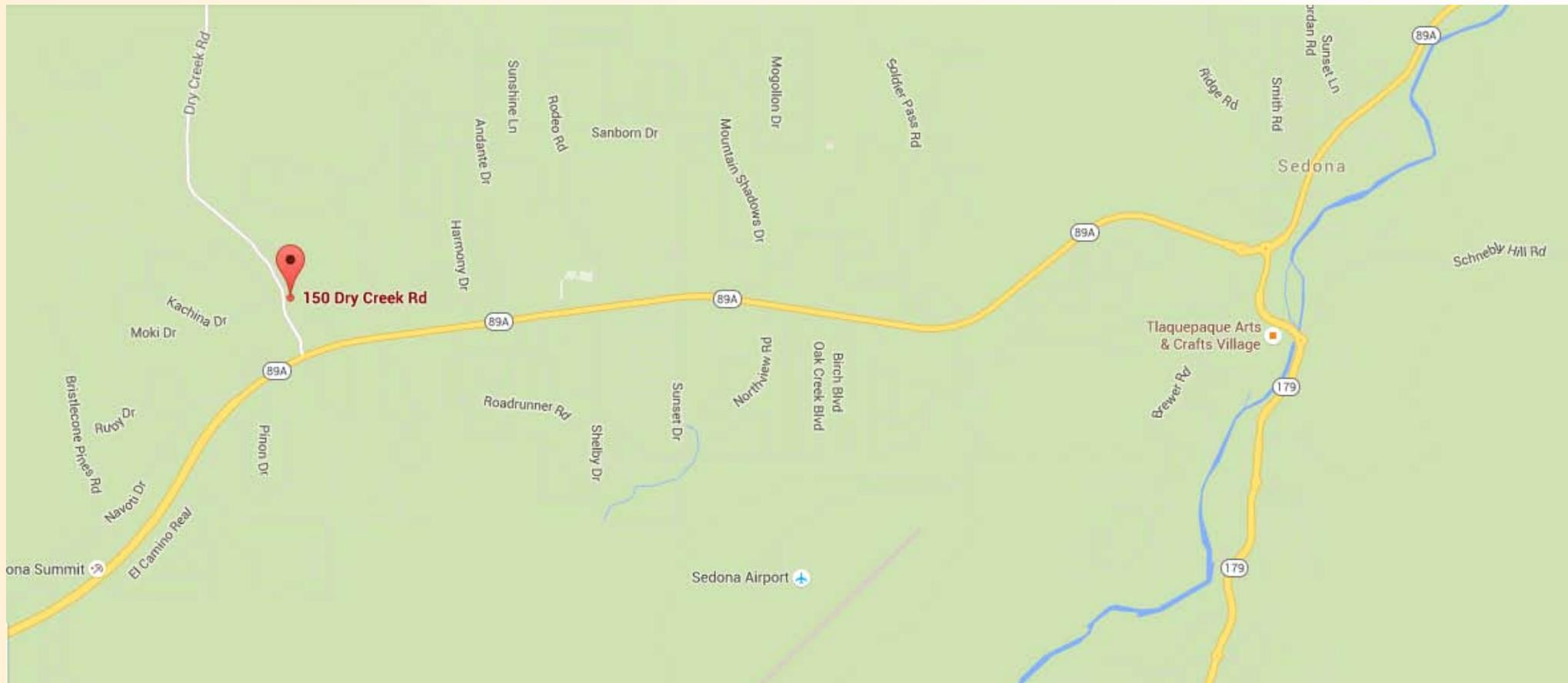


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LOCATION



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AERIAL MAP



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PARCEL VIEW



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COMMERCIAL INVESTMENTS

PROFORMA & RENT ROLL

Legacy Plaza 10-Aug-15
150 Dry Creek Road

Total Price: \$1,399,000

First Lien: \$0
Second Lien: _____
Total Debt: \$0

Down Payment: \$1,399,000 (100% down)

Building Size: 8,884 sq. ft. (\$157.47 / sq. ft.)
Constructed in: 2004 (15.69% site coverage)
Land Area: 1.30 acres (\$24.71 / sq.ft. land)
Parking: 35 spaces (1 space / 254 sq. ft.)
Base Rental Income: \$9,810.20 per month, or \$117,722 per year
Other Income: \$6,625.00 per month, or \$79,500 per year
Vacancy Factor: 5% (currently 95% occupied)
Operating Expenses: \$6,137.90 per month, or \$73,655 per year
Debt Service: \$0.00 per month, or \$0 per year

STABILIZED PROFORMA

Annual Rental Income	\$117,722	
\$1.10 /mo. \$13.25 /yr.		
Other Income:	79,500	40.31% of gross income
\$0.75 /mo. \$8.95 /yr.	-----	
Scheduled Gross Income:	\$197,222	7.09 times gross income
\$1.85 /mo. \$22.20 /yr.		
Less Vacancy Factor:	(9,861)	5.00% vacancy factor

Effective Gross Income:	\$187,361	
Less Operating Expenses:	(73,655)	62.57% of gross income
\$0.69 /mo. \$8.29 /yr.	-----	
Net Operating Income:	\$113,706	8.13% capitalization rate
\$1.07 /mo. \$12.80 /yr.		
Less Debt Service:	0	0.00 K debt constant

Pretax Cash Flow:	\$113,706	8.13% pretax return on equity

RENT ROLL

Suite #	Tenant Name	Size	Rent P.S.F.	Base Rent	NNN Expenses	Lease Expires
B	Shrader Martinez Construction	5,332	1.20	\$6,421	\$2,666	12/31/2017
A	Merit Technology	2,030	1.10	\$2,233	\$1,015	6/30/2018
A	Vacant	462	2.50	\$1,156	\$231	
C	Common Area	1,060	\$0.00	\$0.00	\$0.00	
**	Utility Reconciliation				2,713	
Totals:			8,884	\$1.10	\$9,810	\$6,625

Notes: All Leases are complete NNN. All Expenses are passed through to the tenants.
Utility Reconciliation; Landlord pays all utilities upfront and is reimbursed at annual reconciliation. **This can be changed per the lease.

EXPENSE BREAKDOWN

Expense Item	Monthly	Annual	Notes
Property Taxes	\$1,557	\$18,679	
Insurance	\$195	\$2,339	
Total Utilities	\$2,713	\$32,556	
Janitorial Expense	\$150	\$1,800	
Professional Fees	\$52	\$625	
Repairs & Maintenance	\$682	\$8,187	
Property Management	\$789	\$9,468	
Totals:	\$6,138	\$73,655	



ECONOMIC PROFILE

Legacy Plaza
150 Dry Creek Rd, Sedona, Arizona, 86336
Rings: 5, 10, 15 mile radii

Prepared by Esri
Latitude: 34.86369
Longitude: -111.81687

	5 miles	10 miles	15 miles
Population			
2000 Population	11,350	17,983	36,778
2010 Population	11,113	18,547	40,338
2015 Population	11,361	19,009	41,084
2020 Population	11,680	19,611	42,140
2000-2010 Annual Rate	-0.21%	0.31%	0.93%
2010-2015 Annual Rate	0.42%	0.47%	0.35%
2015-2020 Annual Rate	0.56%	0.63%	0.51%
2015 Male Population	47.0%	46.6%	47.5%
2015 Female Population	53.0%	53.4%	52.5%
2015 Median Age	58.5	59.1	53.6

In the identified area, the current year population is 41,084. In 2010, the Census count in the area was 40,338. The rate of change since 2010 was 0.35% annually. The five-year projection for the population in the area is 42,140 representing a change of 0.51% annually from 2015 to 2020. Currently, the population is 47.5% male and 52.5% female.

Median Age

The median age in this area is 58.5, compared to U.S. median age of 37.9.

Race and Ethnicity

	5 miles	10 miles	15 miles
2015 White Alone	89.4%	90.0%	86.1%
2015 Black Alone	0.7%	0.8%	0.9%
2015 American Indian/Alaska Native Alone	0.6%	0.7%	1.6%
2015 Asian Alone	2.1%	2.0%	1.4%
2015 Pacific Islander Alone	0.1%	0.1%	0.1%
2015 Other Race	5.2%	4.4%	7.3%
2015 Two or More Races	1.9%	2.1%	2.6%
2015 Hispanic Origin (Any Race)	14.0%	12.5%	17.6%

Persons of Hispanic origin represent 17.6% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 47.3 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

	5 miles	10 miles	15 miles
2000 Households	5,476	8,669	16,336
2010 Households	5,535	9,273	18,670
2015 Total Households	5,712	9,607	19,195
2020 Total Households	5,889	9,952	19,759
2000-2010 Annual Rate	0.11%	0.68%	1.34%
2010-2015 Annual Rate	0.60%	0.68%	0.53%
2015-2020 Annual Rate	0.61%	0.71%	0.58%
2015 Average Household Size	1.99	1.96	2.12

The household count in this area has changed from 18,670 in 2010 to 19,195 in the current year, a change of 0.53% annually. The five-year projection of households is 19,759, a change of 0.58% annually from the current year total. Average household size is currently 2.12, compared to 2.14 in the year 2010. The number of families in the current year is 10,865 in the specified area.

	5 miles	10 miles	15 miles
Median Household Income			
2015 Median Household Income	\$50,709	\$51,065	\$43,786
2020 Median Household Income	\$58,656	\$58,877	\$51,671
2015-2020 Annual Rate	2.95%	2.89%	3.37%
Average Household Income			
2015 Average Household Income	\$70,393	\$70,310	\$59,636
2020 Average Household Income	\$83,094	\$82,764	\$69,584
2015-2020 Annual Rate	3.37%	3.32%	3.13%
Per Capita Income			
2015 Per Capita Income	\$35,581	\$35,671	\$27,938
2020 Per Capita Income	\$42,117	\$42,134	\$32,701
2015-2020 Annual Rate	3.43%	3.39%	3.20%

Households by Income

Current median household income is \$43,786 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$51,671 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$59,636 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$69,584 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$27,938 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$32,701 in five years, compared to \$32,501 for all U.S. households

Housing

	5 miles	10 miles	15 miles
2000 Total Housing Units	6,297	10,407	21,318
2000 Owner Occupied Housing Units	4,008	6,261	11,246
2000 Renter Occupied Housing Units	1,468	2,408	5,090
2000 Vacant Housing Units	821	1,738	4,982
2010 Total Housing Units	7,111	12,286	25,742
2010 Owner Occupied Housing Units	3,864	6,409	12,020
2010 Renter Occupied Housing Units	1,671	2,864	6,650
2010 Vacant Housing Units	1,576	3,013	7,072
2015 Total Housing Units	7,361	12,759	26,618
2015 Owner Occupied Housing Units	3,784	6,296	11,723
2015 Renter Occupied Housing Units	1,928	3,311	7,472
2015 Vacant Housing Units	1,649	3,152	7,423
2020 Total Housing Units	7,627	13,292	27,545
2020 Owner Occupied Housing Units	3,888	6,494	12,098
2020 Renter Occupied Housing Units	2,001	3,458	7,660
2020 Vacant Housing Units	1,738	3,340	7,786

Currently, 44.0% of the 26,618 housing units in the area are owner occupied; 28.1%, renter occupied; and 27.9% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 25,742 housing units in the area - 46.7% owner occupied, 25.8% renter occupied, and 27.5% vacant. The annual rate of change in housing units since 2010 is 1.50%. Median home value in the area is \$253,562, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 4.49% annually to \$315,867.

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COMMUNITY PROFILE

SEDONA, ARIZONA

Located two hours north of Phoenix, and 30 miles south of Flagstaff, at 4,350 feet, Sedona's mild four-season climate and high desert terrain assure good year-round weather for retirees, vacationers and outdoor enthusiasts. Part of Sedona includes Oak Creek Canyon, a spectacular 16-mile gorge with streams and waterfalls between sheer rock walls, beckons hikers, campers and fishermen. It has been termed as one of the eight most scenic drives in America that many visit on their way to the Grand Canyon; 113 miles to the north. The famous old ghost town of Jerome is 28 miles to the west and the excitement of Las Vegas is a four hour drive away.

Sedona has approximately four million tourists per year; drawn by the magnificent scenery of Sedona and the outdoor activities available. Tourism is the largest sector of Sedona's economy.

Since the turn of the millennium, the Verde Valley has seen the birth of five vineyards and wineries in the bucolic communities of Page Springs and Cornville; located just west of Sedona by less than 15 miles. These wineries are producing handcrafted, limited production wines in both white and red varieties as well as library wines and multi-grape bottlings. Several have been applauded by wine critics and have won national awards. In Sedona, plans are under way to develop the vineyard community of Bella Terra on Oak Creek on Upper Red Rock Loop Rd. The year round population of Sedona is approximately 10,000 (census 2010). The average age is 50 years old. Sedona has almost 19 square miles, 51% of which are owned by private land owners, while the rest of Sedona is surrounded by 1.8 million acres of national forest land. Residents and visitors have instant access to recreational activities. Trails for hiking and biking, along with a number of jeep tracks, weave among the bristling forest of red rock pinnacles, spires, buttes and domes. The art and mystical beauty of Sedona are prominent; while the near "perfect" weather make Sedona an attractive place to visit or reside by many.

