

GOODWILL

12043 NORTH REEMS ROAD, SURPRISE, ARIZONA



OFFERING MEMORANDUM

Marcus & Millichap



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Executive Summary

12043 North Reems Road, Surprise, AZ 85379

FINANCIAL SUMMARY

Price	\$6,285,000
Cap Rate	5.85%
Building Size	22,986 SF
Net Cash Flow	5.85% \$367,680
Year Built	2020
Lot Size	2.42 Acres

LEASE SUMMARY

Lease Type	Double-Net (NN) Lease
Tenant	Goodwill of Central and Northern Arizona
Guarantor	Corporate
Roof & Structure	Landlord Responsible
Lease Commencement Date	October 26, 2020
Lease Expiration Date	October 27, 2035
Lease Term	15 Years
Rental Increases	\$1/PSF Every 5 Years
Renewal Options	2, 5 Year Options

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
1 - 5	\$367,680.00	5.85%
6 - 10	\$390,666.00	6.22%
11 - 15	\$413,652.00	6.58%
Options	Annual Rent	Cap Rate
Option 1	\$436,638.00	6.95%
Option 2	\$459,624.00	7.31%

Base Rent	\$367,680
Net Operating Income	\$367,680
Total Return	5.85% \$367,680

MARLEY PARK
MASTER-PLANNED
COMMUNITY

CHASE

10,465 CPD
W CACTUS RD



KOHL'S



10,845 CPD
N REEMS RD

Property Description



INVESTMENT HIGHLIGHTS

- » **New 15-Year Corporate Lease with Goodwill of Central & Northern Arizona (96 Locations) - 2020 Build**
- » Rental Increases Every 5 Years
- » **183,326 Residents within a 5-Mile Radius - Phoenix MSA**
- » Rapidly Growing Surprise Trade Area - Households & Population Projected to Increase 14-17% within a 1-Mile Radius by 2025
- » **Outparcel to Kohl's**
- » 21,300+ Cars/Day at the Intersection of North Reems Road and West Warner Road
- » **Average Household Income Exceeds \$102,000 in Immediate Area**
- » Adjacent to the Marley Park Master-Planned Community, and Close Proximity to the Nearby Communities of Sterling Grove, Prasada, etc.



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2025 Projection	15,288	68,822	198,266
2020 Estimate	13,083	61,927	183,326
Growth 2020 – 2025	16.85%	11.13%	8.15%

Households

2025 Projection	4,551	21,811	70,138
2020 Estimate	3,966	19,740	65,014
Growth 2020 – 2025	14.76%	10.49%	7.88%

Income

2020 Est. Average Household Income	\$102,887	\$89,617	\$81,059
2020 Est. Median Household Income	\$83,144	\$77,147	\$66,735
2020 Est. Per Capita Income	\$31,216	\$28,595	\$28,844



Tenant Overview



Goodwill

Company

Rockville, Maryland

Headquarters

3,300+

Locations

www.goodwill.org

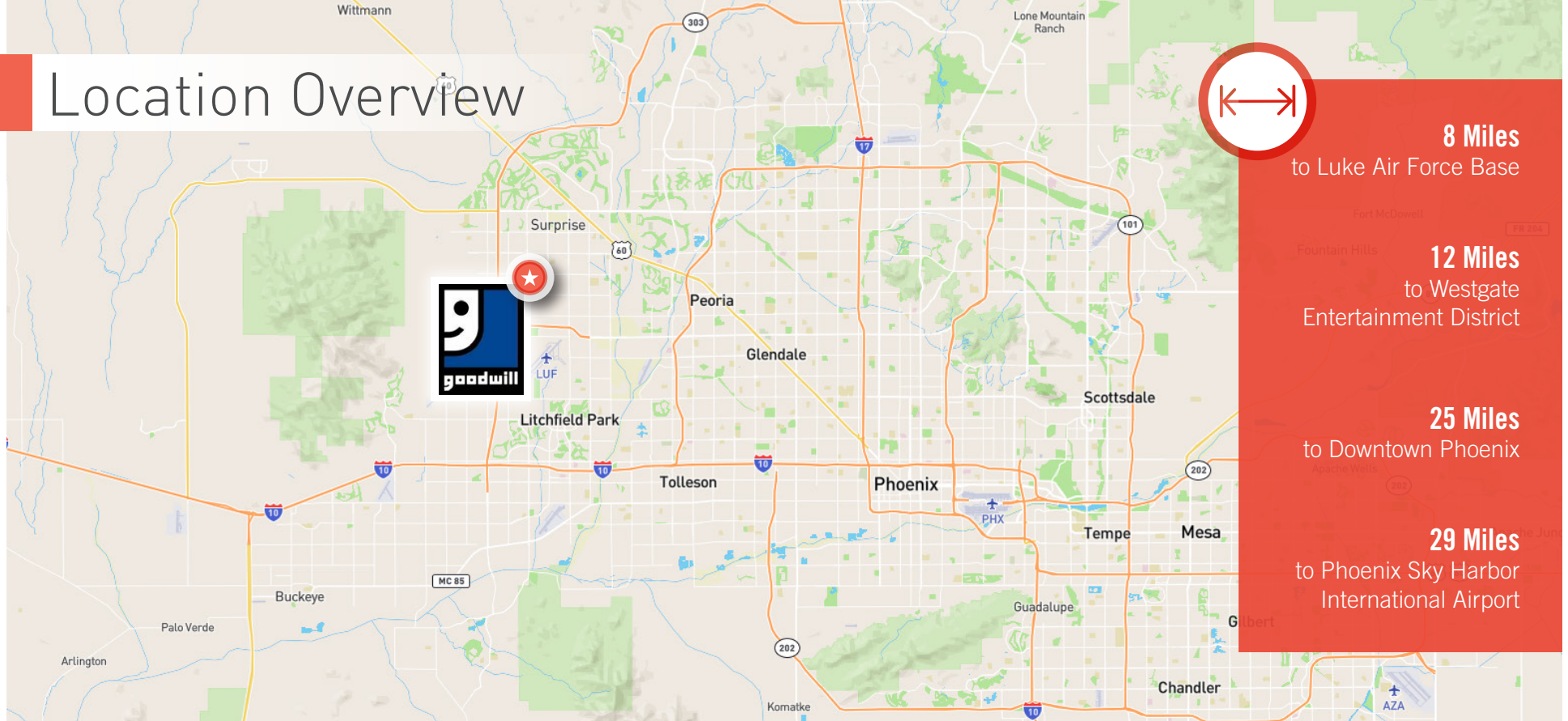
Website

Goodwill is an American nonprofit organization that provides job training, employment placement services, and other community-based programs – all funded by Goodwill's massive network of retail thrift stores. Founded in 1902, Goodwill is headquartered in Rockville, Maryland and has a presence in 14 countries, including the U.S. and Canada. In the U.S., there are over 3,300 Goodwill retail stores. In 2018, Goodwill served more than 35 million people worldwide and helped more than 242,000 people find careers.

Goodwill of Central and Northern Arizona is deeply rooted in the local community and positively impacts Arizonans every day. Working as a catalyst for positive change, they take a neighborly approach through their local Goodwill locations where one can drop off their unneeded items. Founded in 1947, Goodwill of Central and Northern Arizona currently provides no-cost career services to community members across Arizona who require assistance connecting to jobs and landing meaningful employment. Every year, they serve their communities by providing them with the knowledge, skills, and confidence they need to achieve self-sufficiency for themselves and their families.



Location Overview



Surprise, Arizona is located just 28 miles northwest of downtown Phoenix. The City of Surprise sits at the foot of the White Tank Mountains and is currently home to over 100,000 residents. The City of Surprise offers an assortment of amenities. Located in the center of Surprise is the Surprise stadium. The stadium hosts spring training games for the Texas Rangers and the Kansas City Royals. The stadium also has 15 practice baseball fields which are utilized also by Parks and Recreation for the Cal Ripkin Youth Baseball program.

Directly across from the stadium is the Surprise Community Park. The Park includes an urban fishing lake which features an accessible dock. There are also basketball courts, tennis and racquetball complex and a rubberized baseball field. Surprise also offers the Hollyhock Community Pool and the Surprise

Aquatics Center. Both city pools feature zero depth play areas for small children as well as slides, diving areas and lap swimming areas.

Other features that The City of Surprise has to offer are 7 golf courses, 14 city maintained parks, 4 recreation centers and 2 public libraries. The City of Surprise offers organized sports teams for youth, teens and adults. Sports such as baseball, basketball, soccer and volleyball are just a few of the many sports available through the City of Surprise. Surprise is also located near the White Tank Regional Park which is a good location for hiking and picnics.

The City of Surprise is just a short drive away from the State Farm Stadium and Gila River Arena, home to the Phoenix Cardinals and the Phoenix Coyotes.

[exclusively listed by]

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