

# NORTHBRIDGE CAPITAL MARKETS

## Confidential Offering Memorandum

DATA ROOM

BROKER OM

Cactus Ridge Shops

Offering Memorandum / broker-controlled data-room... OM v7.3 | Best-and-final package | Buyer diligen...

6942 Mesa Blvd, Phoenix, AZ | Small-Bay Industrial | Phoenix MSA

Purchase Price

**\$20,500,000.00**

T12 NOI

**\$1,599,765.61**

Total RSF

**104,500.00**

Occupancy

**89.50%**

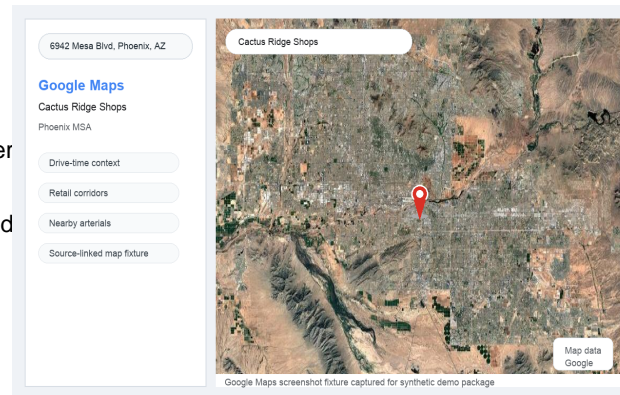
## Executive Summary

## Google Maps Trade Area

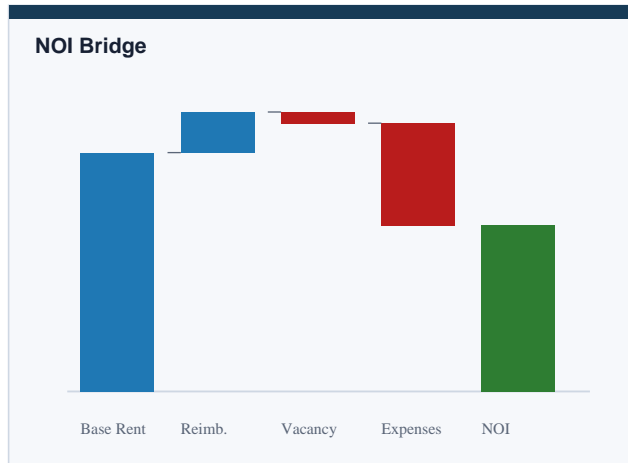
## Investment Highlights

- Diversified small-bay industrial tenant roster with 12 leases.
- Broker pro forma NOI indication shown separately from seller
- Lease trade-out opportunity of 8.80%.
- Seller states roof, parking and facade work should be verified

Broker Notes	SIGNAL
Data Room	Rent roll + T12 available
Tours	By appointment
Offers	Best and final requested



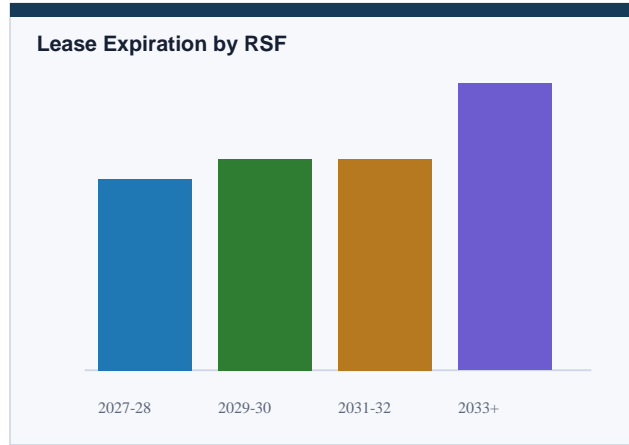
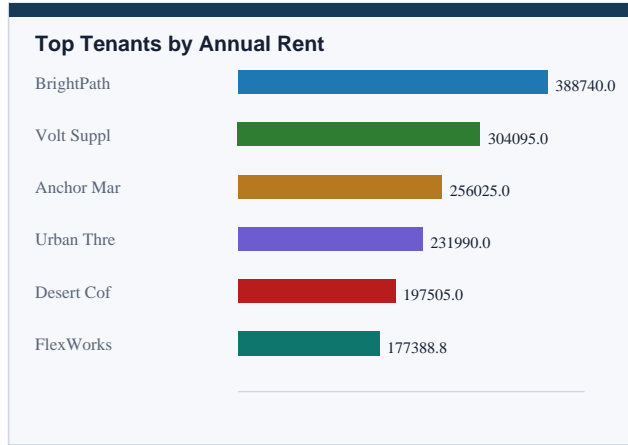
## Financial Snapshot



Presented Metrics	SIGNAL
Asking Price	\$20,500,000.00
Seller T12 NOI	\$1,599,765.61
Broker NOI	\$1,641,359.52
Occupancy	89.50%

Data Room	SIGNAL
Rent Roll	Posted
T12	Posted
Leases	Selected excerpts
Third-party	Buyer to verify

## Tenant Mix and Rollover



Tenant	Suite	RSF	Rent PSF	Lease End
Anchor Market	100	7,315.00	\$35.00	2033-12-30
Mesa Fitness	110	4,702.50	\$35.00	2029-09-30
Palm Dental	120	7,315.00	\$18.50	2028-12-30
Desert Coffee	130	9,405.00	\$21.00	2032-09-30
Sunwest Pet	140	4,702.50	\$18.50	2033-12-30
Casa Verde	150	5,747.50	\$24.25	2034-03-30
QuickCare	160	4,702.50	\$27.50	2030-03-30
FlexWorks	170	7,315.00	\$24.25	2033-09-30
Volt Supply	180	12,540.00	\$24.25	2032-03-30
Harvest Grill	190	4,702.50	\$18.50	2034-03-30

## Broker Disclosures and Data Room Index

Folder	Posted Item	Broker Note
01 Financials	T12 and rent roll	Seller-provided; buyer to verify
02 Leases	Executed leases and amendments	Estoppels not included
03 Site	Roof and parking notes	No contractor bid in folder
04 Closing	Title/zoning ordering info	Buyer counsel to confirm

### Diligence Status

**ESA**

REC review; PII Yes

**PCA**

Good to Fair

**Title**

Survey deletion

**Zoning**

CUP confirmation

01 Subject Cactus Ridge Shops / Phoenix MSA

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02 Pricing reference: \$20,500,000.00; seller NOI bridge ties to T12 package.

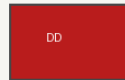
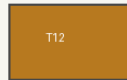
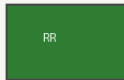
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03 Redacted tenant sales notes and tour feedback withheld from public OM excerpt

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04 Market comp notes received from broker call sheet buyer to verify before IC.

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source note 1: Subject Cactus Ridge Shops / Phoenix MSA

source note 2: Pricing reference: \$20,500,000.00; seller NOI bridge ties to T12 package.

source note 3: Redacted tenant sales notes and tour feedback withheld from public OM excerpt

source note 4: Market comp notes received from broker call sheet buyer to verify before IC.

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