

# INVESTMENT OFFERING EMPIRE BUILDING

## 830 N. 43RD AVENUE PHOENIX, ARIZONA

FOR SALE



### FEATURES:

- Offering Price: \$3,995,000
- Cap Rate: 8.0%
- Lease Term: Five and a half (5.5) years
- Building: 55,167 SF
- Land Area: 7.51 acres



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**DISCLAIMER**

Lee & Associates Arizona (“Agent”) has been engaged as the exclusive agent for the sale of 830 N. 43<sup>rd</sup> Avenue, Phoenix, Arizona (the “Property”) by the owner of the Property, Empire Tenant-In-Common Group (“Seller”).

The property is being offered for sale in an “as-is, where-is” condition, and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

This Offering Memorandum was prepared by Agent on behalf of Seller and is confidential and furnished to prospective purchasers of the property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Offering Memorandum is intended solely to facilitate the prospective purchaser’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable but no representation or warranty, express or implied, is being made by Agent of Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein or any additional information supplied by Seller or Agent.

The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written purchase and sale agreement has been fully executed and delivered and any and all conditions to the Seller’s obligations thereunder have been fully satisfied or waived.

Prospective purchasers shall be responsible for their costs and expenses of investigating the Property.

***I. INVESTMENT SUMMARY***

***II. BUILDING INFORMATION***

***III. PHOTOS AND AERIAL MAPS***

***IV. PROPERTY TAX INFORMATION***

***V. EMPIRE CORPORATE BACKGROUND***

# *INVESTMENT SUMMARY*

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## INVESTMENT SUMMARY

### Overview

Empire Southwest engaged Sun State Builders to construct the referenced facility fourteen years ago. Effective January 1<sup>st</sup> of this year, the original fifteen-year lease term was renegotiated to a market rate and extended for seven years. This facility is utilized for sales and services of Caterpillar equipment and Mitsubishi trucks. The prominent location of the building just south of the I-10 freeway at the main entrance to the 43<sup>rd</sup> Avenue Distribution Center is ideal for sales, service and parts support. The 7.5-acre site is fully enclosed with a masonry wall. The large yard area is shared with Empire Power Systems that occupies an adjacent building and has controlled access.

<b>Lease Term:</b>	Seven (7) years
<b>Lease Commencement:</b>	January 1, 2011
<b>Option to Renew:</b>	Two (2) options for five years each.
<b>Right of First Refusal:</b>	Purchase option
<b>Lease Format:</b>	Triple Net
<b>Rental Schedule:</b>	1/1/11 to 12/31/11: \$26,000.00/Month 1/1/12 to 12/31/12: \$26,650.00/Month 1/1/13 to 12/31/13: \$27,316.25/Month 1/1/14 to 12/31/14: \$27,999.16/Month 1/1/15 to 12/31/15: \$28,699.14/Month 1/1/16 to 12/31/16: \$29,416.62/Month 1/1/17 to 12/31/17: \$30,152.04/Month 1/1/18 to 2/28/18: \$30,905.84/Month
<b>Building Size:</b>	55,167 square feet
<b>Office Area:</b>	19,512 square feet (includes 7,000 SF mezzanine)
<b>Parcel Size:</b>	7.5 Acres
<b>Triple Net Income (2012):</b>	\$319,800
<b>Capitalization Rate:</b>	8.0%
<b>Sales Price:</b>	\$3,995,000.00
<b>Contact Information:</b>	David T. Johnson, P.C. / Jerry Marrell Lee & Associates Arizona 3200 E. Camelback Rd., Ste. 100 Phoenix, AZ 85018 (602) 956-7777 <a href="mailto:djohnson@leearizona.com">djohnson@leearizona.com</a> / <a href="mailto:jmarrell@leearizona.com">jmarrell@leearizona.com</a>

# ***BUILDING INFORMATION***

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**BUILDING INFORMATION**

<b>Tax Parcel Numbers:</b>	103-34-009A3 & B2
<b>2011 Property Taxes:</b>	\$110,822.66
<b>Rentable Square Feet:</b>	55,167 SF
<b>Office Area:</b>	19,512 SF
<b>Warehouse:</b>	9,000 SF
<b>Maintenance:</b>	26,655 SF
<b>Land Area:</b>	7.51 Acres (327,135.6 SF)
<b>Year of Construction:</b>	1996
<b>Type of Construction:</b>	Concrete Tilt
<b>Clear Height:</b>	20' minimum
<b>Parking:</b>	77 Total, including 43 covered
<b>Loading Doors:</b>	(2) 12' x 12'; (1) 10' x 10'; (25) 14' x 16' with electric lifts; (1) 8' x 12'
<b>Truckwell:</b>	Double-wide with load leveler
<b>Roof System:</b>	Panelized (4-ply) built-up; Steel roof structure for maintenance section
<b>Fire Sprinklers:</b>	Class three ordinary hazard
<b>Restrooms:</b>	Six locations with (11) water closets, (10) lavs and (5) urinals (shower in truckers lounge)
<b>Electrical:</b>	1,200 Amps of 277/480 Volt, three-phase power
<b>Air Conditioning:</b>	78 tons for office (2) 21,000 CFM coolers for warehouse (6) 21,000 CFM coolers for maintenance
<b>Heaters:</b>	(8) 150,000 BTU infra-red tube, gas heaters

# *PHOTOS AND AERIAL MAPS*

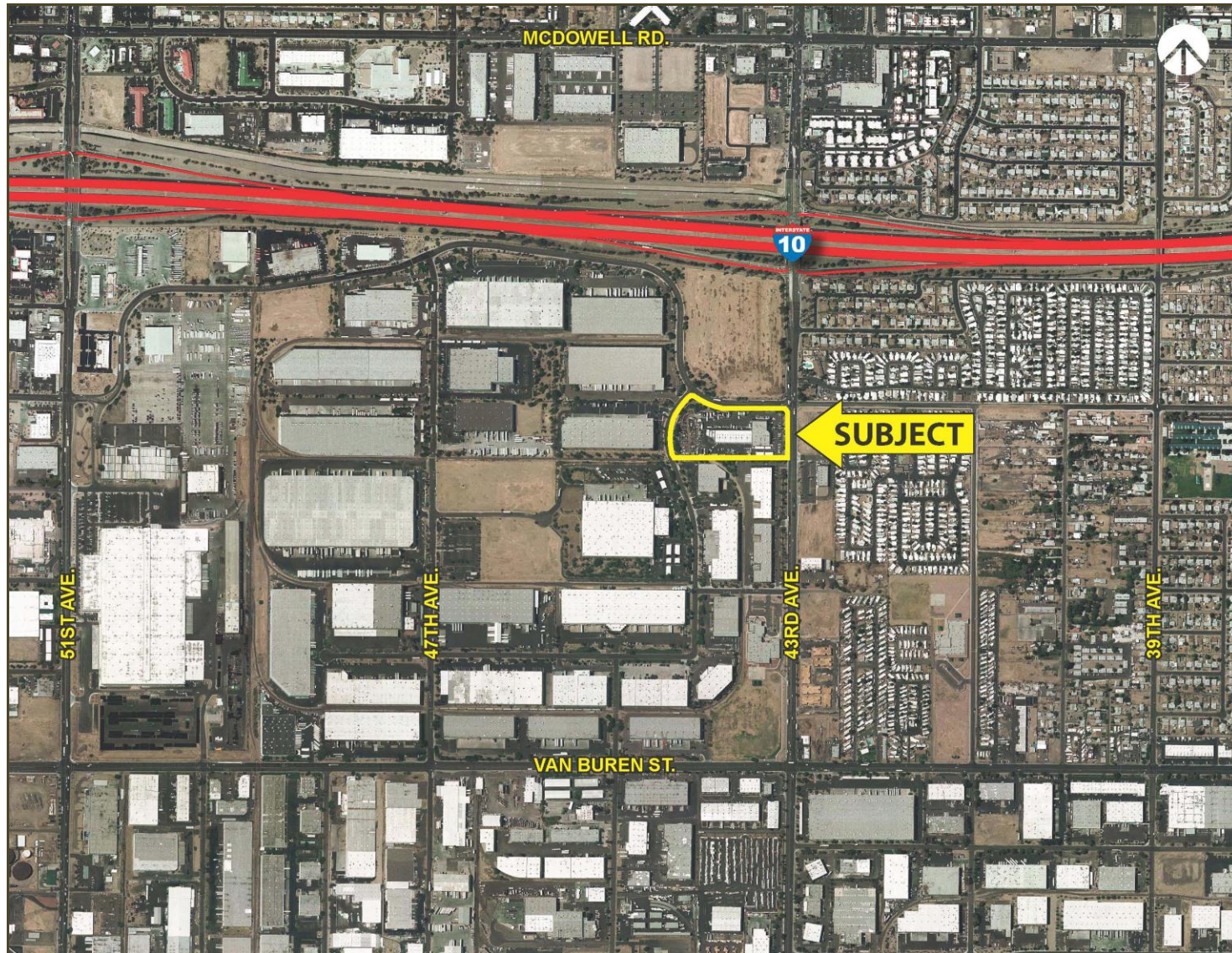
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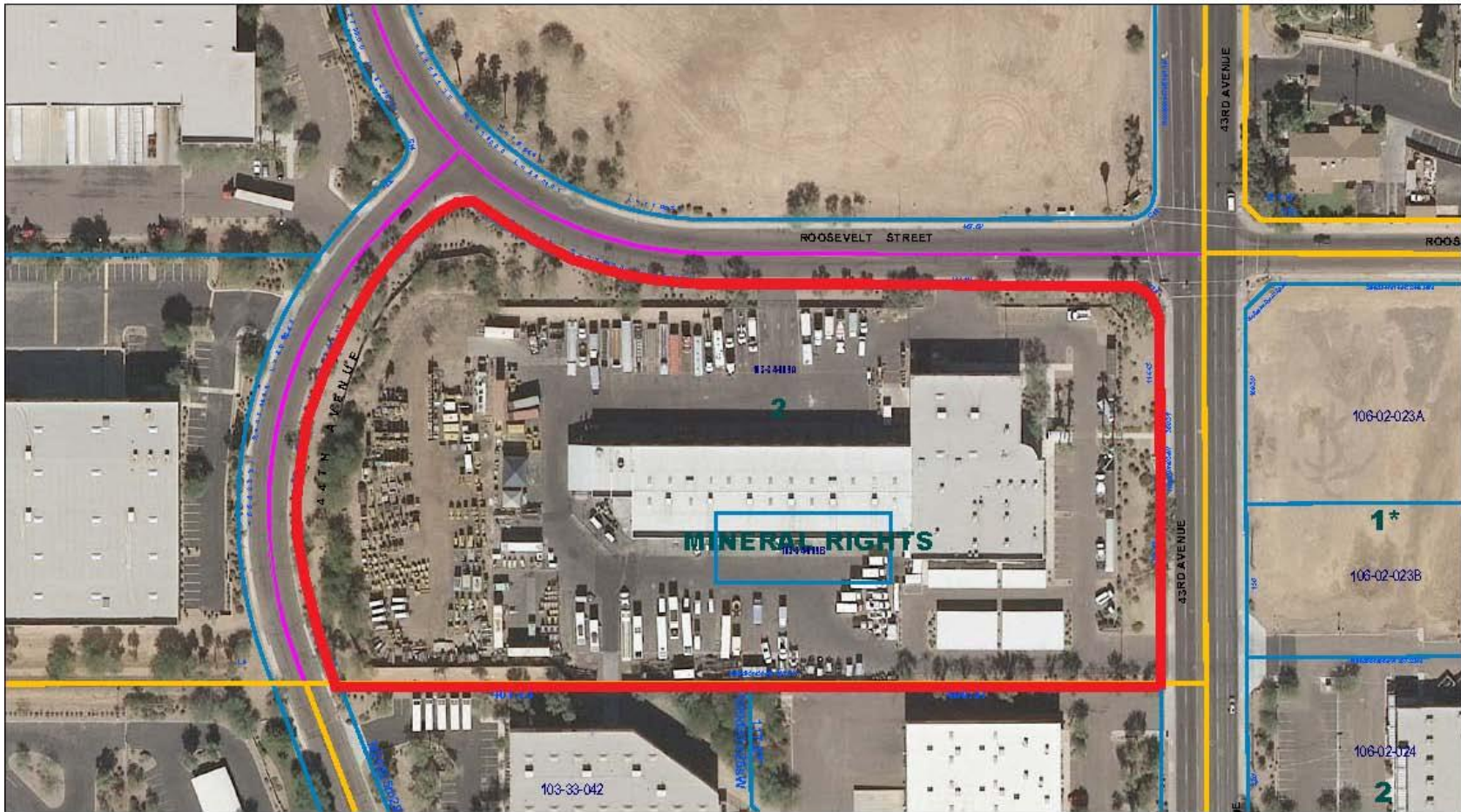












# *PROPERTY TAX INFORMATION*

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<a href="#">Tax Bill</a>	<a href="#">Tax Summary</a>	<a href="#">Pay Online!</a>	<a href="#">Valuations</a>	<a href="#">Home</a>
<a href="#">Address</a>	<a href="#">Update Address</a>	<a href="#">Activities</a>	<a href="#">Tax Receipt</a>	<a href="#">New Parcel</a>

<b>Tax Summary - Parcel 103-34-009A 3</b>	
<b>Total Due</b>	<b>\$55,405.00</b>



Click on the year to go to tax detail.

Click on the amount due for a tax stub printout.



Tax Year	Status	Assessed Tax	Tax Paid	Amount Due
<a href="#">2011</a>	Open	\$110,810.00	\$55,405.00	<a href="#">\$55,405.00</a>
<a href="#">2010</a>	Paid	\$114,228.28	\$114,228.28	<a href="#">\$0.00</a>
<a href="#">2009</a>	Paid	\$112,712.70	\$112,712.70	<a href="#">\$0.00</a>
<a href="#">2008</a>	Paid	\$90,775.60	\$90,775.60	<a href="#">\$0.00</a>
<a href="#">2007</a>	Paid	\$97,147.48	\$97,147.48	<a href="#">\$0.00</a>
<a href="#">2006</a>	Paid	\$93,327.40	\$93,327.40	<a href="#">\$0.00</a>
<a href="#">2005</a>	Paid	\$94,473.02	\$94,473.02	<a href="#">\$0.00</a>
<a href="#">2004</a>	Paid	\$79,786.36	\$79,786.36	<a href="#">\$0.00</a>
<a href="#">2003</a>	Paid	\$73,241.50	\$73,241.50	<a href="#">\$0.00</a>
<a href="#">2002</a>	Paid	\$76,394.44	\$76,394.44	<a href="#">\$0.00</a>
<a href="#">2001</a>	Paid	\$79,249.72	\$79,249.72	<a href="#">\$0.00</a>
<a href="#">2000</a>	Paid	\$90,002.54	\$90,002.54	<a href="#">\$0.00</a>
<a href="#">1999</a>	Paid	\$94,857.00	\$94,857.00	<a href="#">\$0.00</a>
<a href="#">1998</a>	Paid	\$5,036.14	\$5,036.14	<a href="#">\$0.00</a>
<a href="#">1997</a>	Paid	\$4,582.16	\$4,582.16	<a href="#">\$0.00</a>
<a href="#">1996</a>	Paid	\$4,363.40	\$4,363.40	<a href="#">\$0.00</a>
<b>Total Due</b>				<b>\$55,405.00</b>

Please call (602) 506-8511 for any questions concerning the Amount Due.

[\\*Most Recent Mailing](#) [Tax Bill](#) [New Parcel](#) [Treasurer's Home Page](#) [Current Assessed Value](#) [Parcel Map](#)

\*Note – [Adobe Reader 7.0](#) or higher required.



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<b>Tax Summary - Parcel 103-34-009B 2</b>	
<b>Total Due</b>	<b>\$0.00</b>



Click on the year to go to tax detail.

Click on the amount due for a tax stub printout.



Tax Year	Status	Assessed Tax	Tax Paid	Amount Due
<a href="#">2011</a>	Paid	\$12.66	\$12.66	<a href="#">\$0.00</a>
<a href="#">2010</a>	Paid	\$11.54	\$11.54	<a href="#">\$0.00</a>
<a href="#">2009</a>	Paid	\$11.76	\$11.76	<a href="#">\$0.00</a>
<a href="#">2008</a>	Paid	\$11.18	\$11.18	<a href="#">\$0.00</a>
<a href="#">2007</a>	Paid	\$12.26	\$12.26	<a href="#">\$0.00</a>
<a href="#">2006</a>	Paid	\$13.34	\$13.34	<a href="#">\$0.00</a>
<a href="#">2005</a>	Paid	\$14.26	\$14.26	<a href="#">\$0.00</a>
<a href="#">2004</a>	Paid	\$13.80	\$13.80	<a href="#">\$0.00</a>
<a href="#">2003</a>	Paid	\$12.66	\$12.66	<a href="#">\$0.00</a>
<a href="#">2002</a>	Paid	\$12.76	\$12.76	<a href="#">\$0.00</a>
<a href="#">2001</a>	Paid	\$4.00	\$4.00	<a href="#">\$0.00</a>
<a href="#">2000</a>	Paid	\$7.92	\$7.92	<a href="#">\$0.00</a>
<a href="#">1999</a>	Paid	\$8.96	\$8.96	<a href="#">\$0.00</a>
<a href="#">1998</a>	Paid	\$9.66	\$9.66	<a href="#">\$0.00</a>
<a href="#">1997</a>	Paid	\$8.76	\$8.76	<a href="#">\$0.00</a>
<a href="#">1996</a>	Paid	\$8.28	\$8.28	<a href="#">\$0.00</a>
<b>Total Due</b>				<b>\$0.00</b>

Please call (602) 506-8511 for any questions concerning the Amount Due.

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# *EMPIRE CORPORATE BACKGROUND*

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## EMPIRE CORPORATE BACKGROUND

Empire Southwest is a family owned business founded in 1950 as Empire Machinery, an Eastern Oregon Caterpillar and John Deere dealership. When founder Jack Whiteman was awarded Caterpillar's Arizona territory in 1959, the company relocated and began building partnerships with Arizona's construction and mining industries that endure today.



In the decades that followed, Arizona's booming economy and a culture based on integrity and customer service fueled steady growth for Empire. A willingness to diversify and respond to customer needs led the company to establish additional support services, and eventually there were five divisions operating under the corporate name Empire Southwest: Machinery, Power Systems, Hydraulic Service, Precision Machining and Transport.



John O. Whiteman succeeded his father as CEO in the mid-1990s. Under John's leadership, Empire focused on customer service, encouraged community involvement among its employees, established the official Corporate Values and celebrated its 50th anniversary.

Third-generation Chairman and CEO Jeffrey S. Whiteman took the company reins in early 2002. He led the company through the economic uncertainties following 9/11, instituted the 6 Sigma process improvement model, and looked for new ways to support customer businesses. He formed an alliance with Trimble technology dealer Sitech Southwest, expanded the company's agriculture focus, launched a truck and trailer dealership, and directed the creation of a renewable energies group.

Empire now ranks among the top Caterpillar dealers in the world. The company has more than 1200 employees in a territory that includes the state of Arizona, southeastern California and portions of northern Mexico. Employees share a comprehensive benefits package, family friendly leadership, and pride at being part of one of the Southwest's most respected companies.