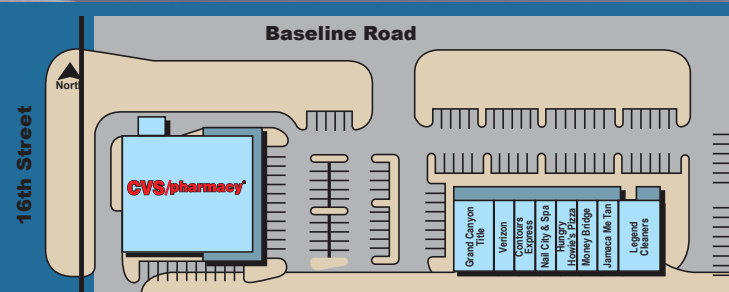


CVS PLAZA

At South Mountain

SEC Corner Baseline Rd. and 16TH St.
Phoenix, Arizona



Property Details:

CVS Plaza at South Mountain is a newly constructed 27,813 square foot retail shopping center located in the heart of Phoenix, Arizona. The property consists of a 13,813 square foot CVS Pharmacy on a twenty (20) year lease and 14,000 square feet of retail shops. The retail shop building is currently divided into nine different suites ranging in size from 1,400 square feet to 2,800 square feet. The tenant mix in the shops is excellent, consisting primarily of destination tenants including a dry cleaner, pizza parlor, tanning salon, nail salon and a title agency. The majority of these tenant leases contain annual rental increases all of the leases call for full NNN reimbursements. CVS Plaza at South Mountain offers prospective investors the rare opportunity of combining the long term stability of a long term credit tenant lease with the upside offered by small shops tenants. With the new construction, great rent roll and the ability to recover almost all expenses, the new owners of this property will acquire a great asset with increasing cash flows that demands little property management.

Property Highlights:

Property Type: Neighborhood Shopping Center
Building Area: 27,813 SF
Year Built: 2005
Occupancy: 100%
NOI: \$555,161
Price: \$8,800,000
Cap Rate: 6.31%

More Information:



W.M. GRACE COMPANIES

Direct: 602-956-8254
Email: info@wmgraceco.com

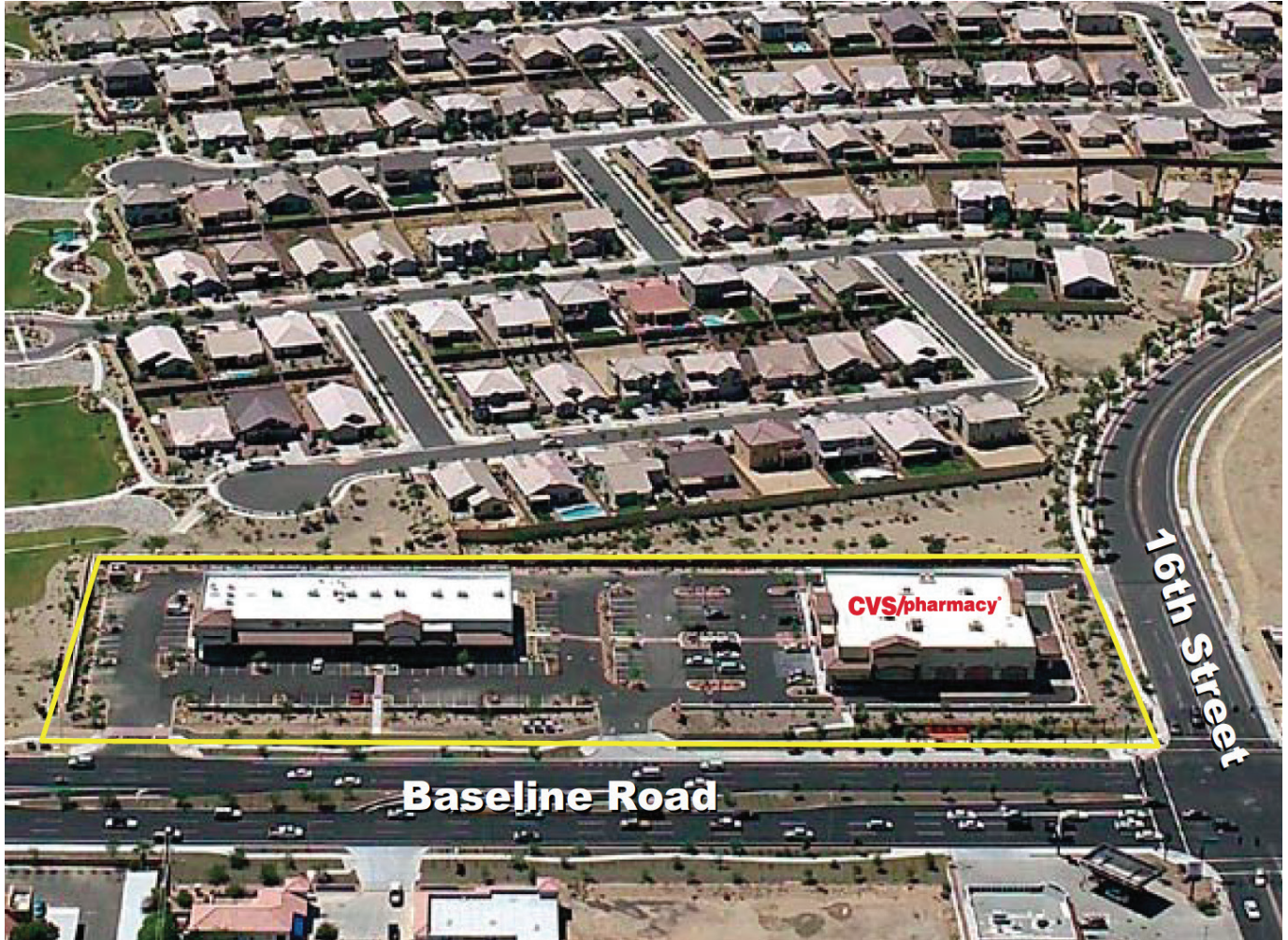
7575 N. 16th St., Suite #1, Phoenix, AZ 85020

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

CVS PLAZA

At South Mountain

SEC Corner Baseline Rd. and 16TH St.
Phoenix, Arizona



W.M. GRACE COMPANIES

Direct: 602-956-8254
Email: info@wmgraceco.com

7575 N. 16th St., Suite #1, Phoenix, AZ 85020

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.