

PROPERTY REPORT

736 N Country Club Dr, Mesa, AZ 85201



Presented by

John Payne | Designated Broker, Realtor, Auctioneer

Arizona Real Estate License: BR527355000



Office: (480) 422-6800 | Mobile: (602) 315-4104 | Fax: (480) 422-6800

Main: john@UnitedCountryAZ.com

Office: www.UnitedCountryAZ.com | Office: www.HouseofPayneTeam.com

United Country Real Estate - Arizona Property & Auction

3364 E. Williams Field Road, Suite 103
Gilbert, AZ 85295

736 N Country Club Dr, Mesa, AZ 85201

Expired

* Expired: 12/1/2017
 * CIE/MLS Listing 5640207: 7/31/2017

Lease Price
\$2,400

Expired Date: 12/1/2017
Listing ID: 5640207

Last Leased Price
\$320,000

Leased Date: 6/29/2016

Property Facts	Public Facts	Listing Facts
Property Type	Office	Office
Property Subtype	Commercial Office (General)	Office
Number of Buildings	2	-
Number of Units	2	-
Number of Stories	2	2 Story
Building Area (sq ft)	11,418	11,418
Lot Size	10,193 sq ft	10,193 sq ft
Lot Dimensions	10193 SF	-
Year Built	1987	1987
Roofing	-	Built Up
Heating	-	Electric, Heat Pump
Cooling	-	Central Air Conditioning
Garage (spaces)	0	-
Construction	-	Block

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.



Tenant Data – Total Tenants Found: 5

Tenant / Contact	Suite/ Unit	Move-in Date	Type of Business	Business Start Date
EAST MESA PHYSICAL THERAPY & REHAB SPECIALISTS LLC —	#104	—	Doctors & Medical Services	2/19/2003
MESA OUTPATIENT CLINIC LLC —	—	—	Medical Bldg/Offices	11/19/2020
MMDC CHURCH OF GOD IN CHRIST INC WALTER HENTON,OFFICER	—	—	Religious, Church, Worship	11/2/2010
OCYC LLC —	—	—	—	2/18/2022
VZK PROPERTIES LLC KERRY ZANG,OFFICER	—	—	Property Management Or Ownership	6/18/1998

Extended Property Facts

Structure Details

Ceiling Height	8.1 Feet to 10 Feet
Roofing	Built Up
Levels Features	2 Story
Construction Features	Block
Parking Features	Free, Private Parking
Total Parking Spaces	20

Property Features

Construction Features	Block
Roof Features	Built Up
General	Monument Sign
Fence	Block
Ceiling Height	8.1 Feet to 10 Feet
Cooling	Central Air Conditioning
Floor	Carpet, Concrete
Heating	Electric, Heat Pump
General	Monument Sign
Parking Spaces Total	20
Building Sq. Ft.	11,418 sq ft

Interior Details

1st Floor	8337 sq ft
Total Area	10517 sq ft
Building Perimeter	334 sq ft

Exterior Details

Lot Size - Square Feet	10193 sq ft
Lot Size - Acres	0.234 ac
Neighborhood Code	006

Location Details

Directions to Property	South of 8th Street and North of University Drive, on West Side of North Country Club Drive
Cross Streets	Country Club & 8th Street
Trade Area	Findley Acres
Zoning	C-2

Listing Facts and Details

Listing Details

Listing ID: 5640207

Listing Source: Arizona Regional Multiple Listing Service, Inc. (ARMLS)

Original List Price: \$2,400

Original List Date: 7/31/2017

Listing Agreement Type: Exclusive Agency(EA)

Showing Instructions: Lister Perm Req'd, Lockbox - ARMLS, Vacant

Owner Paid Features: Common Area Maintenance, Exterior Maint, Fire Insurance-Bldg, Management Fee, Property Taxes

Tenant Paid Features: Contents Insurance, Electric, Janitorial, Liability Insurance, Sewer, Trash, Water

Lease Option: No

Lease Price: \$2,400

Utilities: Srp

Details:

Three units 101, 103 and 201 available around 2460, 2619 and 2350 SF. Unit 201 is above 101 and can be combined, both facing Country Club. Rent for less than \$12/sf gross and negotiable, tenant pays utilities. Unit 103 was a medical office with entrance waiting room, front reception room and over 10 small offices. Unit 101 and 201 have big open entrance area plus 3 to 4 big offices. Each unit has separate bathroom. Great option for office, school, training facility, call center etc. Easy to show.

Legal:

SEC/TWN/RNG/MER:SEC 16 TWN 1N RNG 5E FINDLEY ACRES MCR 17/26 PT LOT 1 S 100F N 390F EX E 22F MAP REF:MB 1726

Business Details

Owner Paid Features: Common Area Maintenance, Exterior Maint, Fire Insurance-Bldg, Management Fee, Property Taxes

Tenant Paid Features: Contents Insurance, Electric, Janitorial, Liability Insurance, Sewer, Trash, Water

Price Change History

Change Date	Description	New List Price	% Change
12/1/2017	Expired	—	—
7/31/2017	Active	—	—

Public Facts

Owner Information

Owner Name GOLDENWAY INVESTMENT & MANAGEMEN

Mailing Address 1730 W Emelita Ave APT 1025 Mesa AZ 85202-3123

Vesting Company/Corporation

Multi-Parcel Address 04013135-24-043

Multi-Parcel ID Owner & Address 04013135-24-043

Number of Tenants 5

Avg. Time Tenants in Business 4,675

Legal Description

APN 135-24-043

FIPS Parcel Number 04013135-24-043

Census Tract 040134211.022000

Abbreviated Description SEC/TWN/RNG/MER:SEC 16 TWN 1N RNG 5E FINDLEY ACRES MCR 17/26 PT LOT 1 S 100F N 390F EX E 22F MAP REF:MB 1726

City/Municipality/Township Mesa, AZ 85201

General Use Multi-Tenant Offices

Overall Use	OFFICE BUILDINGS
Multi Parcel Property	Yes

Assessed Values

Date	Improvements	Land	Total	Tax
2023	\$133,773	\$17,680	\$151,453	—
2022	\$122,706	\$12,924	\$135,630	\$10,505
2021	\$104,544	\$12,924	\$117,468	\$10,937
2020	\$92,070	\$8,856	\$100,926	\$10,794
2019	\$74,250	\$8,946	\$83,196	\$10,085
2018	\$134,478	\$8,406	\$142,884	\$12,496
2017	\$141,624	\$7,776	\$149,400	\$12,123
2016	\$119,754	\$6,948	\$126,702	\$11,898
2015	\$110,963	\$6,457	\$117,420	\$11,494
2014	—	—	—	\$11,205
2013	\$85,786	\$5,381	\$91,167	\$11,133
2012	\$138,348	\$7,800	\$146,148	\$13,611
2011	\$143,778	\$10,200	\$153,978	\$16,325
2010	\$221,312	\$13,650	\$234,962	\$19,754
2009	\$36,550	\$7,830	\$44,380	—
2008	—	—	—	—

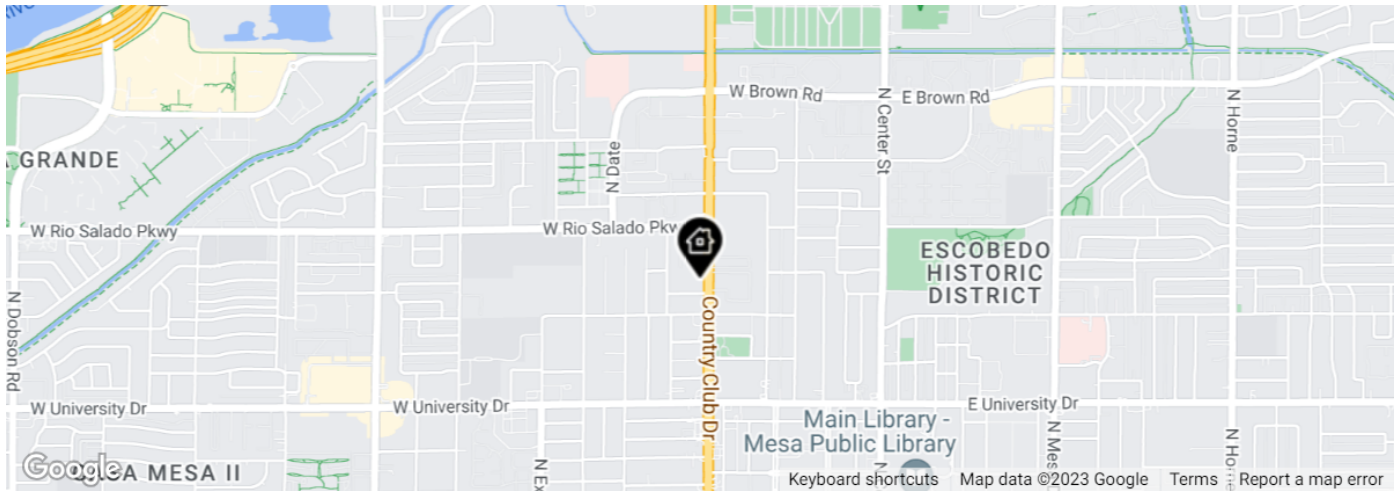
Deed Records

Recording Date	6/29/2016
Document Type	Cash Sale Deed
Sales Price	\$320,000
Sales Price Code	From recorded Affidavit of Value or Verified.
Buyer Name	GOLDENWAY INVESTMENT & MANAGEMENT LLC
Buyer ID	Limited Liability Company
Seller Name	WESTERN ALLIANCE BANK
Seller ID	Corporation
Document #	2016-0454066
Contract Date	6/24/2016

Financial Details

Adjusted Prop. Value	\$890,900
Est. Prop Change Current Owner	24%
Default History	PRIOR DEFAULT, PRIOR OWNER
New Applicant Underwriting Score	38
Property Use Reliability Score	38
Property Use Risk Score	C
Financial Risk Score	38
Local Area Credit Risk Score	D
Special Risk Characteristics	TENANTS IN BUSINESS OVER 10 YRS ON AVG - LOWER RISK

Maps



Legend:  Subject Property

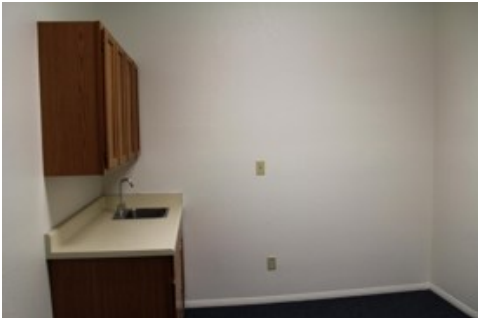


Legend:  Subject Property

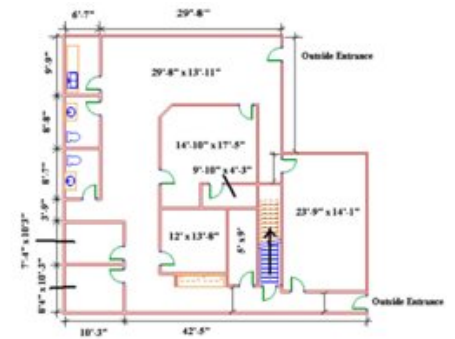
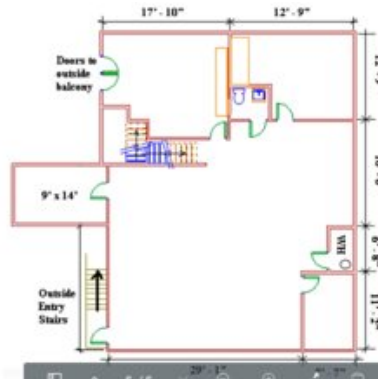
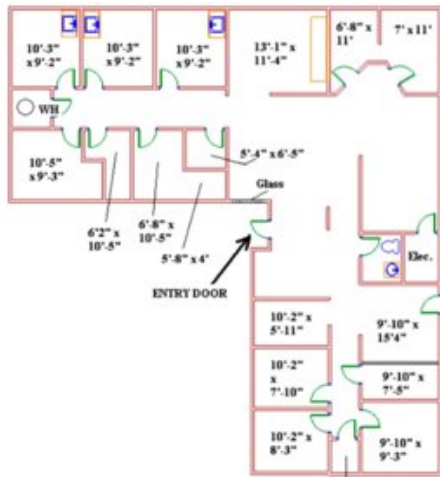


Legend:  Subject Property

Property Photos

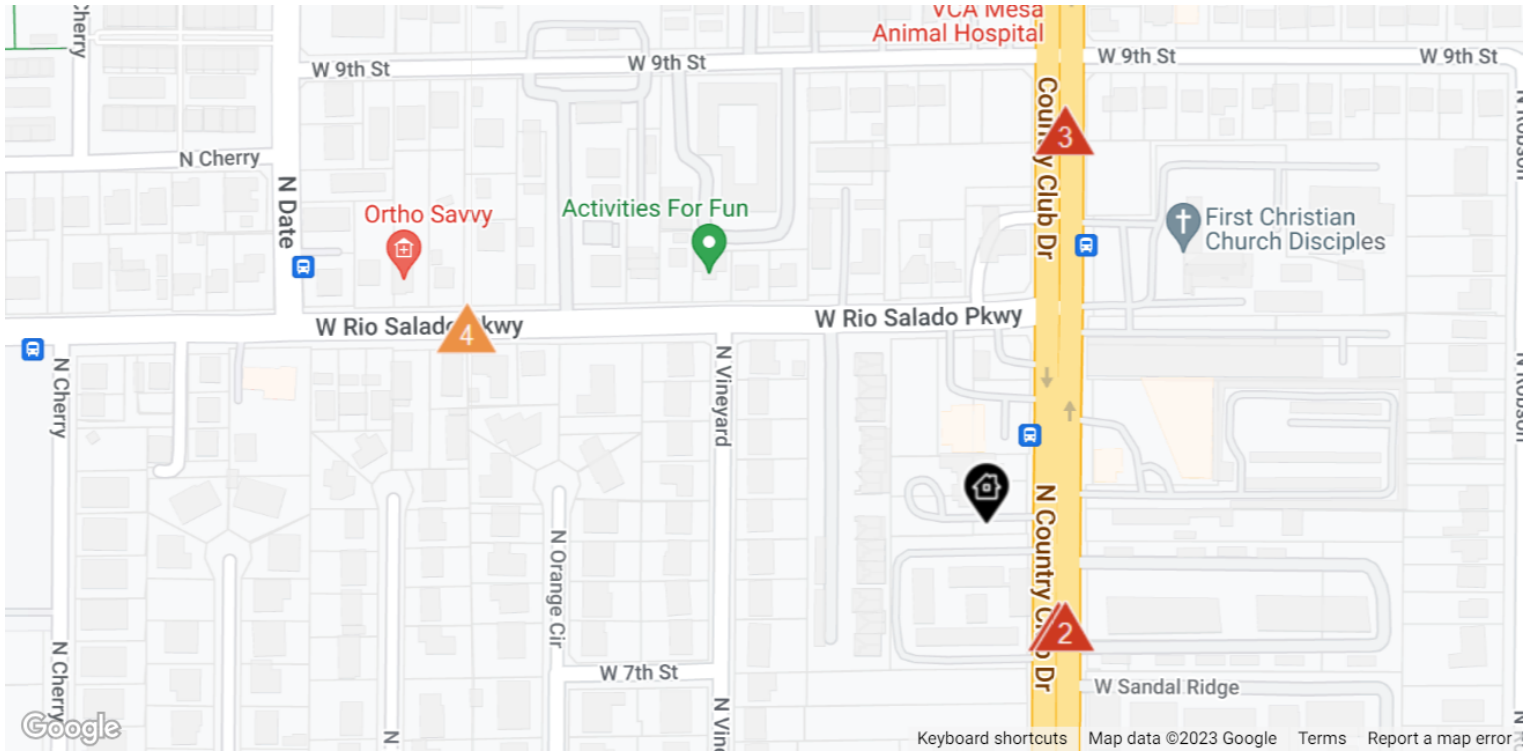


Historical Photos





Traffic Counts



Daily Traffic Counts: Up 6,000 / day 6,001 – 15,000 15,001 – 30,000 30,001 – 50,000 50,001 – 100,000 Over 100,000 / day

1

28,805

2022 Est. daily traffic counts

Street: N Country Club Dr
Cross: W Sandal Ridge
Cross Dir: S
Dist: 0.02 miles

Historical counts

Year	Count	Type
2015	<div>▲</div> 25,200	AWDT
2014	<div>▲</div> 28,109	ADT
2010	<div>▲</div> 32,100	AWDT
2008	<div>▲</div> 36,000	ADT

2

26,307

2022 Est. daily traffic counts

Street: North Country Club Drive
Cross: W Sandal Ridge
Cross Dir: S
Dist: 0.02 miles

Historical counts

Year	Count	Type
2018	<div>▲</div> 26,507	AADT

3

23,652

2022 Est. daily traffic counts

Street: North Country Club Drive
Cross: W 9th St
Cross Dir: N
Dist: 0.03 miles

Historical counts

Year	Count	Type
2018	<div>▲</div> 23,832	AADT

4

7,583

2022 Est. daily traffic counts

Street: West Rio Salado Parkway
Cross: N Date
Cross Dir: W
Dist: 0.06 miles

Historical counts

Year	Count	Type
2018	<div>▲</div> 7,600	AADT

5

8,181

2022 Est. daily traffic counts

Street: W 8th St
Cross: N Date
Cross Dir: W
Dist: 0.06 miles

Historical counts

Year	Count	Type
2014	<div>▲</div> 7,331	ADT
2010	<div>▲</div> 9,300	AWDT
2008	<div>▲</div> 8,500	ADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>



Pinnacle Title & Escrow Arizona



Contact:
Carol Paolo, Senior Escrow Officer
carol.paolo@pinnacletitleaz.com

Office: (480) 885-0644
Fax: (480) 887-0612

108 S. Arizona Avenue
Suite 200
Chandler, AZ 85225

<https://pinnacletitleaz.com>

The Starks Team



Contact:
Ken Starks, Manager, Mortgage Depart.
ken@thestarksteam.com

Office: (480) 400-5626
Mobile: (714) 328-4475
Fax: (888) 575-8445

NMLS# 173595
1530 E. Williams Field Rd
Suite 105
Gilberg, AZ 85295
www.thestarksteam.com

NOTE: This communication is provided to you for informational purposes only and should not be relied upon by you. The real estate firm identified on this report is not a mortgage lender and so you should contact the mortgage company identified above directly to learn more about its mortgage products and your eligibility for such products.