

FULLY LEASED INVESTMENT

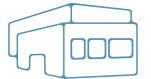
HANGAR

at

GATEWAY



6355 & 6419 S. SOSSAMAN ROAD | MESA | AZ 85212



**THREE (3)
BUILDINGS**



**47,105
TOTAL SF**



**LOCATED IN
MESA GATEWAY**



EXCLUSIVE LISTING AGENT:

STEVE BODEMAN

Executive VP/Principal

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MESA GATEWAY

TABLE OF CONTENTS

03	DISCLAIMER	04	EXECUTIVE SUMMARY
06	PROPERTY HIGHLIGHTS	07	AERIAL
08	PROPERTY SITE PLAN	09	RENT & EXPENSES
10	PROPERTY PHOTOS	16	LOCATION
18	COMPARABLES	19	DEMOGRAPHICS

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DISCLAIMER

DAUM Commercial Real Estate Services has been retained as the exclusive advisor and broker regarding the investment opportunity of 6355 & 6419 S. SOSSAMAN ROAD | Mesa | AZ 85212 (the "Property").

This Offering Memorandum has been prepared by DAUM for use by a limited number of parties and does not purport to provide a completely accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire.

All projections have been developed by DAUM, and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the DAUM or the Owner and, therefore, are subject to variation. No representation is made by DAUM or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, DAUM, Owner and Owner's employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, DAUM, Owner, and Owner's employees disclaim any and all liability for representations and warranties, expressed or implied, contained in, or omission from, this Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. This Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors. Owner and DAUM each expressly reserve the right, at their sole discretion, to

reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner's obligations thereunder have been satisfied or waived. DAUM is not authorized to make any representations or agreements on behalf of Owner.

This Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the "Contents"), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or DAUM, (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or DAUM, and (v) to return it to DAUM immediately upon request of DAUM or Owner.

If you have no further interest in the Property, please return this Offering Memorandum forthwith.

DAUM COMMERCIAL REAL ESTATE SERVICES
1702 E Highland Ave # 120, Phoenix, AZ 85016



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6355 & 6419 S. SOSSAMAN ROAD | MESA | AZ 85212

\$8,900,000

OFFERING PRICE

\$188.94

PRICE PER SF

47,105 SF

TOTAL SF | 3 BLDGS.

167,176 SF

TOTAL LOT SIZE

7.4%

CAP RATE

\$658,738

NOI

The offered Property is the only available total structural masonry and steel office-hangar on Phoenix-Mesa Gateway Airport (Gateway Airport) which has been designated reliever airport to Sky Harbor International serving metropolitan Phoenix. (Sky Harbor currently serves 46 million passengers annually and Gateway Airport is picking up its overrun demand and is developing similarly as have Houston's Hobby Airport, Dallas' Love Field, LAX, Burbank and Orange County Airports. The offered Property is comprised of three concrete masonry buildings totaling 47,105 square feet and provides multiple NFPA Type II fire-safe, fire suppression, secure aircraft hangars and office suites which can be used privately for light business

jets as well as for service bays for most military aircraft as well as other civilian repair and maintenance operations. The current tenant occupies the four hangar bays and adjacent offices and is a qualified U.S. government aviation contractor providing air combat services to the U.S. military and allies and has been the sole occupant since 2007. Additionally, the offered Property includes the nationally recognized auto body repair facility, Caliber Collision. Other aircraft properties are under construction on the airport but cannot offer secure, custom, compact and efficient hangar space for the individual light business jet user. The offered Property is located on the main throughway of the airport and has signature visibility and

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high traffic counts and easy access. Replacement cost is much higher than the offering price and the equivalent rental rate is significantly more attractive than comparable facilities. All building systems are routinely maintained in strict conformance with all codes and standards and are fully compliant for the most stringent aviation uses. Parking count exceeds zoning standards. The Property is 100% occupied.

The Property is offered at \$8,900,000 (\$188.94 per square foot). The Net Operating Income (NOI) is \$658,738. The total buildings square footage is 47,105 square feet and the lot area is 167,176 square feet (3.83 acres) and is under ground lease from the airport (as are all privately owned facilities located on Gateway Airport). The Property occupies the end of the South Ramp of the Airport in clear view of the new \$30 million Air Traffic Control Tower and has direct access to each of the three runways. Gateway has three main runways and capacity to land and service the largest aircraft in the world, the Antonov 225. The current hangar tenant uses the smaller version Antonov 124 to import its fleet of military F-16 fighter jets. The total runway length at Gateway exceeds that of Sky Harbor. Currently, the major scheduled airline is Allegiant Airlines headquartered in

Las Vegas, Nevada. Several new carriers have added Gateway Airport to its schedule as a prime destination and compete for available gates. The airport is soliciting developers for a new billion dollar terminal and related commercial development on the airport's east side adjacent to the expanding Eastmark development. Eastmark is the former 5,000 acre General Motors Proving Grounds and is now the jewel of metro Phoenix residential and corporate expansion. The hundreds of square miles farther to the east is tagged Superstition Vistas (named for the legendary bounding Superstition Mountains).

The Property is currently 100% occupied and the tenants request advance notice for tour. Visitors must be accompanied by a tenant representative for property and airport security regulations. The listing brokers will arrange and accompany interested buyers and are available most any time. The listing brokers are accepting Letters of Interest/Intent and prefer direct personal contact.

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HANGAR at **GATEWAY**
 Phoenix-Mesa Gateway Airport

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Three (3) Buildings
 Totaling 47,105 SF
 Type II hangar rating
 (NFPA 409)



167,176 SF
 (3.83 acres) Lot Size



76 Parking Spaces
 (13 covered)



Uses:
 Aircraft hangars (4) and separate adjacent office suites; Auto body repair facility



Building Construction

- Concrete masonry exteriors
- Glass entry areas
- Steel roof structure and decking
- Urethane foam roofing



Fire Suppression System
 Foam & Water
 (NFPA 409)



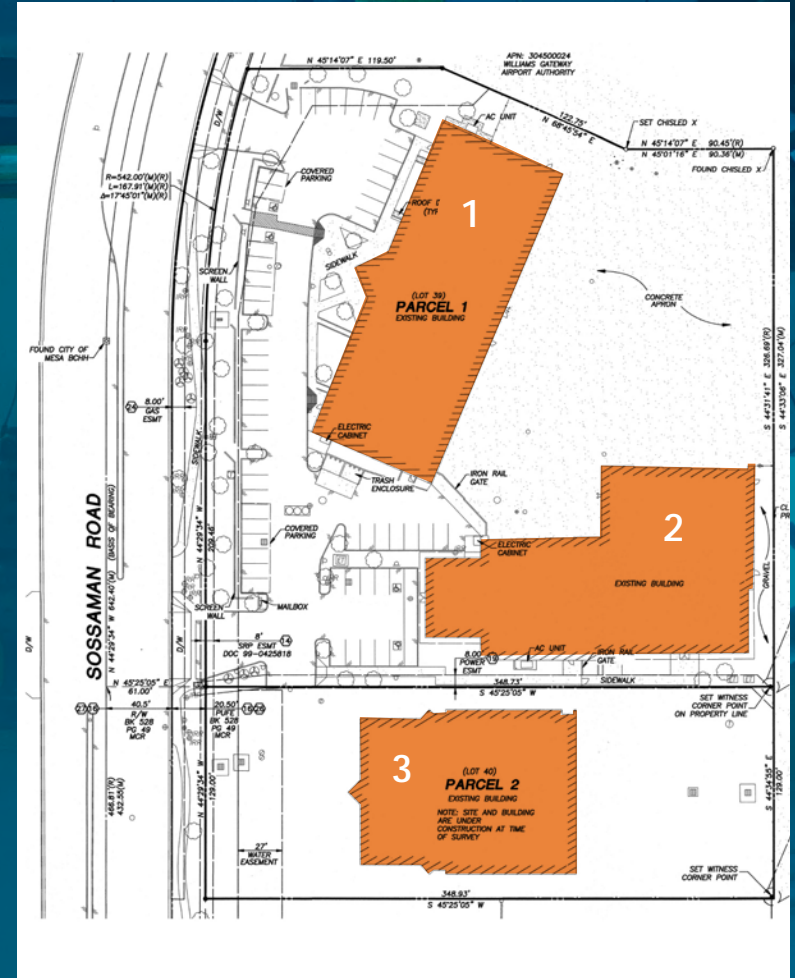
Hangars:
 20'x70' electric hangar doors (5 sections)



70'x80'
 Typical Hangar Sizes



Offices:
 Steel stud; carpet and ceramic tile; multiple restroom locations; suspended ceilings; air conditioned; kitchen/break area; shower and dressing areas; mezzanine offices in hangar; modular offices in some areas



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Phoenix-Mesa
Gateway
Airport

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SUBJECT PROPERTY

1

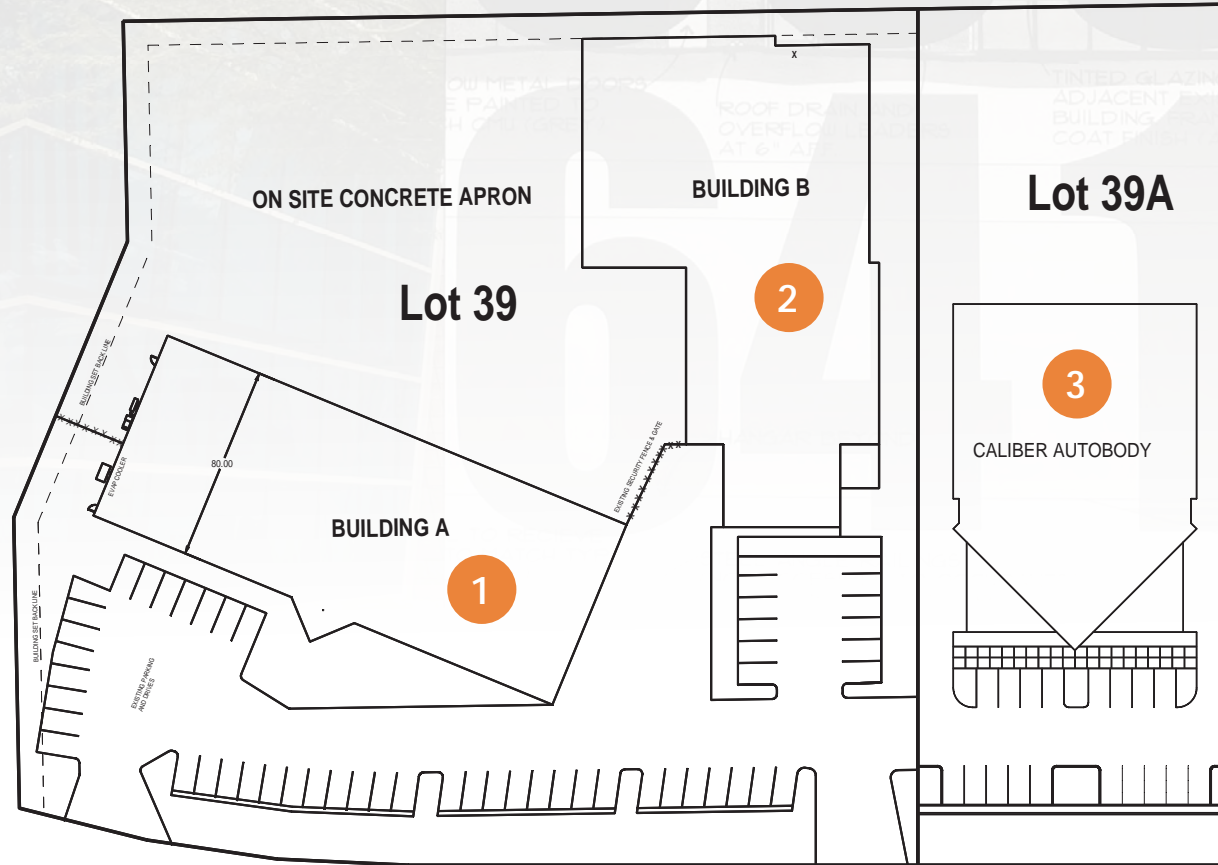
2

3

S Sossaman Rd



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Income/Rent					
Tenant Name	Lease Expiration	Current Rent	Square Footage	Increases	Lease Form
Caliber Collision	8/31/2028	\$222,182/year	12,835	+3.00%/year	Mod net
Caliber Collision	INSURANCE B/C	\$ 3,037/year	N/A	N/A	N/A
Top Aces Corp.	12/31/2023	\$601,800/year	16,500	+\$12,000/yr	MOD GROSS
Top Aces Corp.	12/31/2023	INCL'D ABOVE	17,770	INCL'D ABOVE	MOD GROSS
Total Annual Rent		\$827,019			

Expenses					
Ground Lease	6/30/2043	\$94,329	167,176	CPI @ 3 yr	Airport Ground lease
Fire suppression	ANNUAL	\$12,974	N/A	N/A	Airport Charges
Insurance	ANNUAL	\$19,907	N/A	N/A	N/A
Common Area Maintenance		\$35,254			
Repairs		\$ 5,816			
Total Expenses		\$168,281			
Net Operating Income		\$658,738			

NOTE: FOR THE PURPOSE OF LEASE COMPARISONS, THE PROPERTY PRESENTS AS AN EQUIVALENT \$13.98/SF, NNN RENTAL RATE

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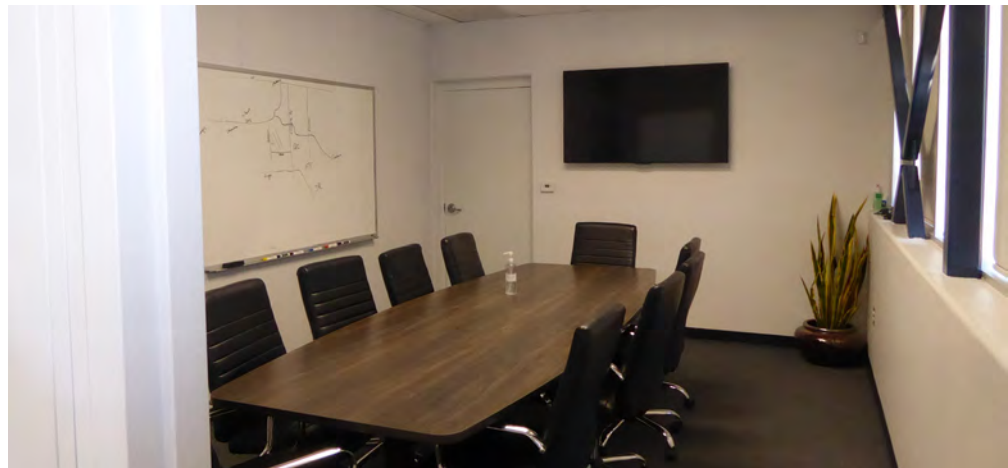
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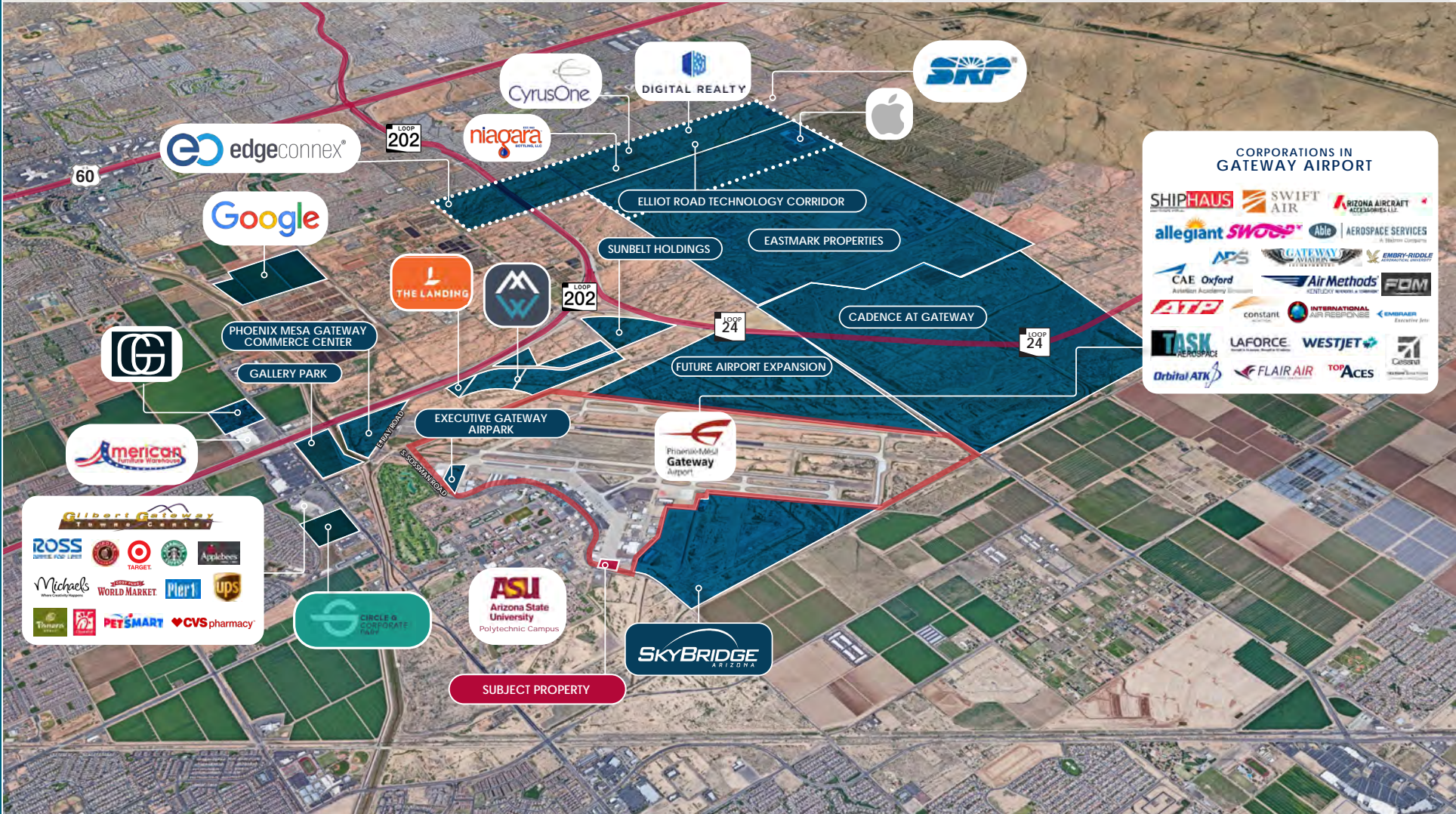


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CORPORATIONS IN GATEWAY AIRPORT

SHIPHAUS	SWIFT AIR	ARIZONA AIRCRAFT ACCESSORIES LLC
allegiant	SWOOP	Able
AFS	GATEWAY AIRPORT	EMBRY-RIDDLE AERONAUTICAL UNIVERSITY
CAE Oxford Aviation Academy	Air Methods	FOM
ATP	constant	INTERNATIONAL AIR RESPONSE
TASK AEROSPACE	LAFORCE	WESTJET
Orbital ATK	FLAIR AIR	TOP ACES

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COMPANIES ON SITE

AIRCRAFT MAINTENANCE, REPAIR, OVERHAUL

1. Able Aerospace Services
2. Cessna Citation Service Center
3. Embraer Executive Jet Services
4. Jetstrip, Inc

AIRCRAFT OPERATIONS

5. Air Methods Corp
6. Aviation Performance Solutions
7. International Air Reponse

AIRLINES

8. Allegiant
9. WetJet

AIRLINE MEDICAL TRANSPORT

10. Air Methods Corp

AVIATION SHOPS, SUPPLIES, & DISTRIBUTION

11. Factory Direct Models
12. HB Aerospace
13. LaForce, Inc
14. Task Aerospace, Inc

EDUCATION/FLIGHT TRAINING

15. Arizona State University Polytechnic
16. ATP Flight School
17. Aviation Performance Solutions, LLC
18. Embry Riddle Aeronautical University
19. Top Aces
20. University of North Dakota Aerospace

FIXED BASE OPERATORS

21. Gateway Aviation Services

FREIGHT/SUPPLY CHAIN SERVICES

22. ShipHaus

GOLF COURSE

23. Toka Sticks Golf Club

GOVERNMENT

24. City of Mesa Fire Dept Station 215
25. City of Mesa Police Dept
26. International Air Response
27. Phoenix-Mesa Gateway Airport Authority Administration
28. US Veterans Integrated Services
29. Transportation Security Administration
30. US Customs and Border Protection
31. US Army Reserve Center
32. Phx Interagency Fire Center
33. US Forest Service

GROUND HANDLING

34. Worldwide Flight Services

MANUFACTURING

35. Alcor Energy
36. Fabricating/Distributor, Inc
37. LaForce, Inc

RENTAL CARS

38. Alamo/National63
39. Enterprise Rent-A-Car
40. Hertz

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MARKET COMPARABLES

#	For Lease	Asking Rate	Total Available
1	Gateway Executive Airpark	\$16.00/SF NNN	185,590 SF
2	Aviation Performance Solutions	\$16.00/SF NNN	33,889 SF
3	Skybridge Solutions	\$15.48/SF NNN	81,226 SF
4	Wetta Ventures	\$20.50/SF NNN	51,970 SF
5	Cimarron Airpark 15 (Offered Property)	\$13.98/SF NNN	34,270 SF

NOTE: ASKING RATES ABOVE ARE NET OF GROUND LEASES, FIRE SYSTEMS, COMMON AREA OPERATING EXPENSES, INSURANCE, ELECTRIC, AND INCLUDES CUSTOMARY BUILD-OUT, ALL OF WHICH ARE IN ADDITION TO THE RENTAL AMOUNTS

#	For Sale/Sold	Size	Sale Price	Closing Date	Occupant
1	Cimarron Airpark LLC XVI	41,117 sf	\$11,000,000	May 2018	U.S. Government
2	Cimarron Airpark LLC XII	26,165 sf	\$ 3,850,000	February 2015	UND Aerospace

DEMOGRAPHICS

POPULATION	2 MILE	5 MILES	10 MILES
2010 Population	12,320	123,463	631,809
2021 Population	16,103	185,826	804,362
2026 Population Projection	17,472	203,092	874,335
Annual Growth 2010-2021	2.8%	4.6%	2.5%
Annual Growth 2021-2026	1.7%	1.9%	1.7%

2020 HOUSEHOLDS BY INCOME	2 MILE	5 MILES	10 MILES
Avg Household Income	\$107,696	\$119,771	\$102,306
Median Household Income	\$94,068	\$100,577	\$82,058
< \$25,000	328	3,631	31,182
\$25,000 - 50,000	783	7,649	48,872
\$50,000 - 75,000	844	10,112	51,722
\$75,000 - 100,000	1,001	10,076	41,113
\$100,000 - 125,000	807	8,693	35,603
\$125,000 - 150,000	558	7,385	24,872
\$150,000 - 200,000	760	8,571	28,051
\$200,000+	356	7,220	25,353

OTHER	2 MILE	5 MILES	10 MILES
Total Specified Consumer Spending (\$)	\$206.5M	\$2.6B	\$10.6B

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
East Velocity Way	S Sossaman Rd SW	1,375	2020	0.11 mi
Front St	Williams Air Force Base SW	8,760	2020	0.20 mi
Front St	Williams Air Force Base SW	7,868	2015	0.20 mi
E Velocity Way	S Aviation Cir NE	488	2018	0.23 mi
East Texas Avenue	B St SW	9,785	2020	0.39 mi
East Texas Avenue	B St SW	211	2020	0.40 mi
South Sossaman Road	D St N	9,768	2020	0.46 mi
East Ulysses Avenue	S Clearview Williams Campus Loop W	1,160	2020	0.52 mi
South Clearview	S Clearview S	866	2020	0.58 mi
11th Street	Unity Ave N	2,087	2020	0.61 mi