

## Paragon Properties Project Information Sheet

Please provide these materials and information for each project:

<b>1. Project photo</b>	
<b>2. Project logo</b>	[insert logo, eps/Illustrator or high resolution jpg or tif preferred]
<b>3. Project website address</b>	[URL, if any]
<b>4. Project description</b>	
Name:	Northern Corporate Center
Location:	1600 E. Northern Avenue – Phoenix, AZ
Use (commercial/industrial/residential, etc):	Multi-Tenant Office
Project summary (50 words or less):	<p>A creative and aggressive marketing program and creative/pro-active landlord paid off. The building was purchased empty for \$5.7 Million and sold at 97 percent occupancy for \$10.85 Million.</p> <p>The Property, a 72,000± square-foot Class B office building, is located at 1600 E. Northern Avenue in Phoenix, Arizona. Built in 1986, the two-story Property was purchased vacant.</p>

<p>Highlight list (bullet points that sell the project):</p>	<p><b>Building Type:</b> 72,000 ± SF Two-Story o Office Building</p> <p><b>Rental Rate:</b> \$21.50 FSG</p> <p><b>Location:</b> 1600 E. Northern (Just off the 51 &amp; Northern)</p> <p><b>Availability:</b> <u>First Floor:</u> 10,000 RSF (divisible to 1,000 SF) <u>Second Floor:</u> 8,000 RSF (divisible to 1,000 SF)</p> <p><b>Load Factor:</b> 12.5%</p> <p><b>Parking Ratio:</b> 4:1000, Abundant Covered</p> <p><b>Tenant Improvements:</b> Negotiable</p> <p><b>Amenities:</b> - Excellent Proximity to the 51 Freeway - Easy Access to All Parts of the Valley - Close to Numerous Resorts and Restaurants - Beautiful Views of Squaw Peak - Great Visibility on Northern - On-Site Ownership</p>
<p>Initial investment (projected or actual):</p>	<p><b>\$4,800,000</b></p>
<p>Project duration (projected or actual):</p>	<p>18 Months</p>
<p>Selling price:</p>	<p>\$10,850,000</p>
<p>Return on investment (%):</p>	<p></p>