

OFFERING MEMORANDUM

Juniper Market Center

100 Example Avenue
Example City, AZ 00000

\$9.25M	6.40%	\$592K
PRICE	CAP RATE	NOI

Avery Stone

Managing Director

202-555-0105

avery.stone@example.test

Juniper Commercial

100 Example Avenue
Example City, AZ 00000

202-555-0114

<https://example.test>



Juniper Market Center

100 Example Avenue
Example City, AZ 00000

PRICE	CAP RATE	NOI
\$9,250,000	6.40%	\$592,000

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PRESENTED BY



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Executive Summary

100 Example Avenue
Example City, AZ 00000



\$592,000

NOI



6.40%

CAP RATE



94.24%

OCCUPANCY



48,600 SF

BUILDING SF

PROPERTY DATA

Property Type	Retail
Building Size	48,600 SF
Year Built	2008
Lot Size	5.60 Acres
Number of Suites	5
Occupancy	94.24%

Juniper Commercial presents Juniper Market Center, a fictional 48,600 square foot neighborhood retail center. Four tenants occupy 45,800 square feet, with one 2,800 square foot suite available for lease.

The example combines a grocery tenant with dental, fitness, and home goods uses. At an asking price of \$9,250,000, the sample in-place net operating income of \$592,000 represents a 6.40% capitalization rate. The vacant suite offers a clearly identified leasing opportunity.

This property, its address, tenants, financial assumptions, and imagery are fictional materials created for CREBuilder training.

Investment Highlights

- **Neighborhood retail:** 48,600 square feet across five suites.
- **Established occupancy:** Four tenants occupy 94.24% of the rentable area.
- **In-place income:** \$592,000 in annual net operating income in this fictional example.
- **Leasing opportunity:** One 2,800 square foot suite available for a future tenant.
- **Staggered lease dates:** The sample leases expire between 2029 and 2032.



\$592,000

NOI



6.40%

CAP RATE



94.24%

OCCUPANCY

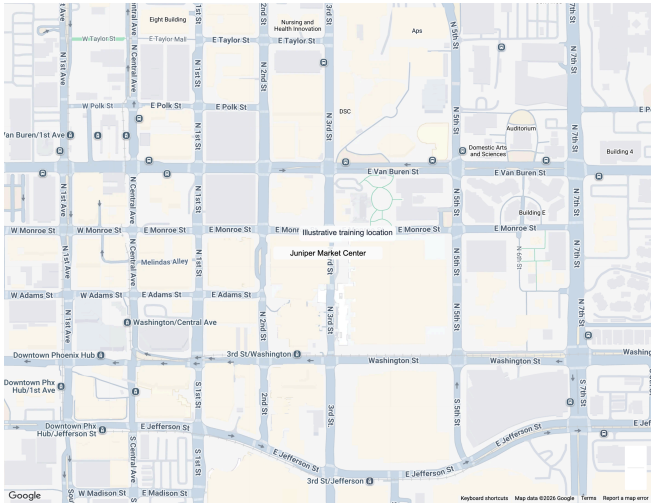


48,600 SF

BUILDING SF

Location Highlights

PROPERTY LOCATION



LOCATION

Address	100 Example Avenue
City	Example City
State	Arizona
Zip Code	00000
Country	United States

The fictional center illustrates a neighborhood retail setting with surface parking and access from a local commercial corridor. Use the illustrative map to understand the placement of the subject marker and supporting annotations.

All location details are training examples. The map location does not represent an actual offering or verified subject address.





Rent Roll

Suite	Tenant	SF	Rent/SF	Monthly	Annual Rent	Reimb/SF	Ann. Reimb	Lease Type	Start	End	Incr %
100	Juniper Grocer	22,000	\$18.50	\$33,916.67	\$407,000.00	\$6.25	\$137,500.00	NNN	01/01/26	12/31/31	3.0%
120	Desert Family Dental	4,200	\$34.00	\$11,900.00	\$142,800.00	\$8.75	\$36,750.00	NNN	01/01/26	06/30/29	3.0%
140	Northstar Fitness	8,600	\$24.00	\$17,200.00	\$206,400.00	\$7.50	\$64,500.00	NNN	01/01/26	03/31/32	3.0%
160	Example Home Goods	11,000	\$21.00	\$19,250.00	\$231,000.00	\$7.25	\$79,750.00	NNN	01/01/26	09/30/30	3.0%
180	Vacant	2,800	\$32.00	\$7,466.67	\$89,600.00	\$8.00	\$22,400.00	NNN	—	—	3.0%
Total Vacant		2,800	\$32.00	\$7,466.67	\$89,600.00	\$8.00	\$22,400.00				
Total Occupied		45,800	\$21.55	\$82,266.67	\$987,200.00	\$6.95	\$318,500.00				
Gross Potential		48,600	\$22.16	\$89,733.34	\$1,076,800.00	\$7.01	\$340,900.00				

GLA **48,600 SF**

% LEASED **94.2%**

AVG RENT/SF **\$21.55**

TENANTS **4**

AVG LEASE TERM **4.8 yrs**

Valuation Summary

KEY METRICS

\$9,250,000 ASKING PRICE	6.40% CAP RATE
7.42% CASH-ON-CASH	\$592,000 NOI
Price/SF	\$190.33
PROJECTED EXIT	
Hold Period	5 yrs
Exit Cap Rate	6.75%
Exit Year NOI	\$806,629
Projected Sale	\$11,950,066

LEASE-UP SCENARIO

In-Place NOI	\$592,000
Stabilized NOI (Year 2)	\$743,371
Stabilized Value	\$11,012,904

Currently 94% occupied with 1 vacant tenant (2,800 SF). The lease-up projection begins at full occupancy and stabilizes immediately.

FINANCING & RESERVES

Loan Amount	\$6,000,000
Interest Rate	6.25%
Amortization	30 years
Loan Term	10 years
RESERVES	
Cap Ex Reserve	\$0.25 / SF
TI Reserve	\$0.35 / SF
Leasing Comm.	\$0.20 / SF

INCOME

Base Rental Income	\$1,076,800
Less: Vacancy & Collection Loss	(\$112,000)
Expense Reimbursements	\$340,900
Effective Gross Income	\$1,305,700

EXPENSES

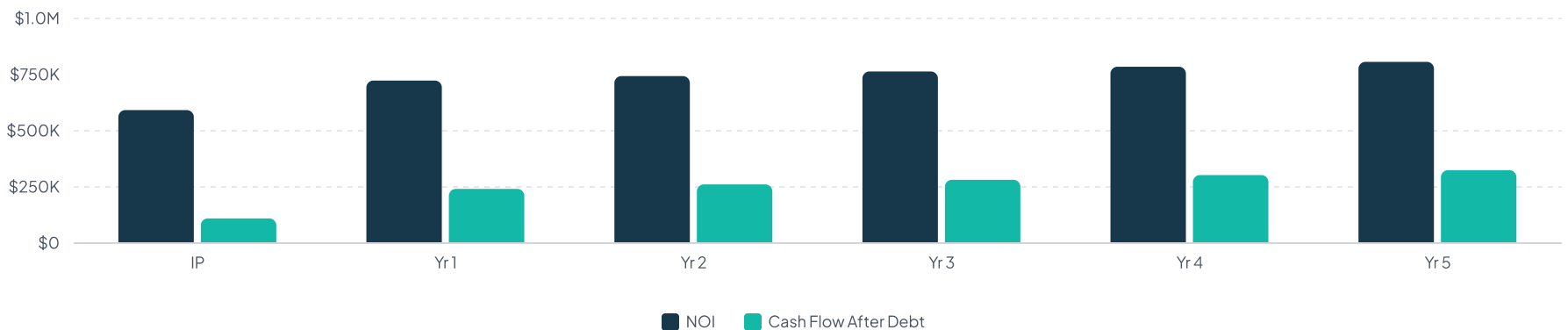
Property Tax	\$220,000
Insurance	\$72,000
Management Fee	\$68,000
GENERAL EXPENSES	
Common Area Maintenance	\$240,000
Repairs and Maintenance	\$113,700
Total General Expenses	\$353,700

Total Expenses	\$713,700
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Cash Flow Projection

	In-Place	Year 1	Year 2	Year 3	Year 4	Year 5
Base Rental Revenue	\$1,076,800	\$1,109,104	\$1,142,377	\$1,176,648	\$1,211,948	\$1,248,306
Less: Vacancy	(\$89,600)	\$0	\$0	\$0	\$0	\$0
Expense Reimbursements	\$318,500	\$349,422	\$358,158	\$367,112	\$376,290	\$385,697
Effective Gross Income	\$1,305,700	\$1,458,526	\$1,500,535	\$1,543,760	\$1,588,238	\$1,634,003
Property Tax	(\$220,000)	(\$226,600)	(\$233,398)	(\$240,400)	(\$247,612)	(\$255,040)
Insurance	(\$72,000)	(\$74,160)	(\$76,385)	(\$78,676)	(\$81,037)	(\$83,468)
Management Fee	(\$68,000)	(\$70,040)	(\$72,141)	(\$74,305)	(\$76,535)	(\$78,831)
General Expenses	(\$353,700)	(\$364,311)	(\$375,240)	(\$386,498)	(\$398,092)	(\$410,035)
Total Operating Expenses	(\$713,700)	(\$735,111)	(\$757,164)	(\$779,879)	(\$803,276)	(\$827,374)
Net Operating Income	\$592,000	\$723,416	\$743,371	\$763,881	\$784,962	\$806,629
Cap Rate	6.40%	7.82%	8.04%	8.26%	8.49%	8.72%
Reserves	(\$38,880)	(\$38,880)	(\$38,880)	(\$38,880)	(\$38,880)	(\$38,880)
Debt Service	(\$443,316)	(\$443,316)	(\$443,316)	(\$443,316)	(\$443,316)	(\$443,316)
Cash Flow After Debt	\$109,804	\$241,219	\$261,174	\$281,685	\$302,766	\$324,433
Cash-on-Cash Return	3.38%	7.42%	8.04%	8.67%	9.32%	9.98%

NOI VS CASH FLOW AFTER DEBT



Tenant Profiles

J**Juniper Grocer**Square Feet: **22,000 SF**Lease Exp.: **2031-12-31**

Juniper Grocer is a fictional tenant created for this tutorial. This profile illustrates how to introduce a business alongside its property-specific lease information.

D**Desert Family Dental**Square Feet: **4,200 SF**Lease Exp.: **2029-06-30**

Desert Family Dental is a fictional tenant created for this tutorial. This profile illustrates how to introduce a business alongside its property-specific lease information.

N**Northstar Fitness**Square Feet: **8,600 SF**Lease Exp.: **2032-03-31**

Northstar Fitness is a fictional tenant created for this tutorial. This profile illustrates how to introduce a business alongside its property-specific lease information.

Tenant Profiles (continued)

E

Example Home Goods

Square Feet: **11,000 SF**

Lease Exp.: **2030-09-30**

Example Home Goods is a fictional tenant created for this tutorial. This profile illustrates how to introduce a business alongside its property-specific lease information.

Sales Comparables

Fictional Sales Example

200 Example Avenue, Example City, AZ

STATUS Sold	SALE PRICE \$8,000,000	CAP RATE 6.50%	BUILDING SF 40,000	PRICE/SF \$200.00	NOI \$520,000	OCCUPANCY 95%	SALE DATE Jun 2026
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Fictional training record. Not market evidence.

Rental Comparables

Fictional Rental Example

200 Example Avenue, Example City, AZ



BUILDING SF
40,000

MARKET RENT
\$24.00/SF

CAP RATE
6.50%

OCCUPANCY
95%

Fictional training record. Not market evidence.

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DISCLAIMER

TRAINING EXAMPLE ONLY. This fictional offering memorandum is provided solely to demonstrate CREBuilder. It is not an offer to sell a property. All property identities, contacts, images, tenants, and financial figures are synthetic. For an actual assignment, use the disclosure language approved by your brokerage.