

David G Verwer, CCIM



Expertise

Professional Specializations:

Agent/Broker/All
Investments

Property Types:

Multi-Family, Retail

Sub-Specialties:

Buyer Representation
Investment: Principal
Market Analysis
Valuation
Net Leased Properties

Market Areas

United States: Arizona
United States: Arizona: Phoenix-Mesa

Credentials

Designations & Certifications:

CCIM

Professional Licenses:

Real Estate Brokerage

Professional Organizations:

CCIM, ICSC

Education

Bachelor , Business & Economics
Westmont College 1985

Professional Profile

Working in Commercial Real Estate Since **1988**

Multi-Family Investment Properties; Single Tenant Net Leased Investments. David began his Commercial Real Estate career in 1986 as Senior Vice President of Property Management with over 6,000 apartment units located throughout Central and Northern California. In 1997, he left to start up a new commercial division for RE/MAX Napa Valley Commercial Investment Division; then moved to Coldwell Banker Commercial in 2002. In 2004 David moved to the Phoenix/Scottsdale AZ area, and has been working in multifamily and investment properties for private clients and investors. David currently serves on the Board of Directors for Central Arizona CCIM chapter, and is actively involved with a start up Non-Profit - Scottsdale Community Revitalization Corporation as well as Scottsdale Leadership Group.



Eagle Commercial

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Completed Transactions

Goodwill Center Lease

Shopping Center: Community Shopping Center Completed: 9/2006
Size: 11,000 SF

Transaction Type: Lease
Client Name: Evo Swim School
Property Location: Gilbert, AZ

Description

This was an unusual retail/commercial transaction; we represented the owner of a shopping center, w/limited visibility - the tenant will be operating an indoor swim school and training facility, great destination tenant!

SuperWash Single Tenant Net Lease Sale

Retail-Commercial: Net Leased Completed: 9/2006
Transaction Type: Sale Size: 4,426 SF
Client Name: Superwash Price: \$657,500 -- Select --
Property Location: Phoenix, AZ Cap Rate: 12.0%

Description

This was a sale/leaseback transaction. The initial lease term will be 15 years. There were over 10 offers submitted on this property within 24 hours.

Multi Family-Glenrosa/Heatherbrae Sale

Multi-Family: Duplex/Fourplex Completed: 7/2006
Transaction Type: Sale Size: 15 Units
Client Name: DNJ, LLC Price: \$1,160,000 -- Select --
Property Location: Phoenix, AZ Cap Rate: 6.0%

Description

Represented the Buyer. Property was 5 contiguous Triplexes. Buyer plans to remodel units and then sell the property.

Rita Roy Apartments Sale

Multi-Family: Low-Rise/Garden Completed: 11/2005
Transaction Type: Sale Size: 13 Units
Client Name: C Crane Price: \$65,000 -- Select --
Property Location: Phoenix, AZ Cap Rate: 5.93%

Description

We represented the buyer in this off-market investment transaction. Client needed to place 1031 exchange funds from a sale in Northern California and we structured the deal to fit her requirements. Garden style property with covered parking and pool, located across from elementary school, the property had stable occupancy and tenant history.



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One Stop Nutrition Lease

Shopping Center: Community Shopping Center Completed: 9/2005
Size: 1,301 SF
Transaction Type: Lease Price: \$27 -- Select --
Client Name: B. Radicchi
Property Location: Scottsdale, AZ

Description

3rd Franchise opening in Phoenix MSA. Looking for new sites, adjacent to or close to Fitness /Gym sites.

Windsong Plaza Sale

Shopping Center: Neighborhood Center Completed: 9/2005
Size: 18,420 SF
Transaction Type: Sale Price: \$2,800,000 -- Select --
Client Name: R.Kravitz
Property Location: Prescott Valley, AZ

Description

Windsong Plaza. Approx 1.52 acres, built in 1996. Fully leased with 11 tenants in 13 units. Located in Prescott Valley near Prescott Valley Medical Community.

Reserve at Town Lake Sale

Multi-Family: Low-Rise/Garden Completed: 8/2005
Size: 56 Units
Transaction Type: Sale Price: \$3,400,000 -- Select --
Client Name: Charles Eberly
Property Location: Tempe, AZ Cap Rate: 5.3%

Description

Sold to Condo Conversion developer - Will be remodeled into For Sale product.

Checks into Cash Lease

Shopping Center: Grocery-Anchored Completed: 8/2005
Size: 1,500 SF
Transaction Type: Lease Price: \$20.35 -- Select --
Property Location: Glendale, AZ

Description

3 year renewal.



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Mixed Use Office W/H Lease

Office: Business Park Completed: 4/2005
Transaction Type: Tenant Rep Size: 1,446 SF
Client Name: Island Time Pool Service
Property Location: Scottsdale, AZ

Description

Referral Client - located, negotiated and secured space within 30 days. New location for growing business, with future expansion opportunities.

Financial Services Office Lease

Office: Office Building Completed: 4/2005
Transaction Type: Tenant Rep Size: 2,686 SF
Client Name: Performance Funding, LLC Price: \$18 -- Select --
Property Location: Phoenix, AZ

Description

Class B office space for existing client - previous space was being converted to For Sale condominiums. We evaluated a purchase vs lease and were able to locate an improved location and building space within the clients limited time frame.

Belleview Apartments Listed & Sale

Multi-Family: Low-Rise/Garden Completed: 4/2005
Transaction Type: Sale Size: 9 Units
Client Name: Mr Brueckman Price: \$66,111 -- Select --
Property Location: Scottsdale, AZ Cap Rate: 5.2%

Description

Sold to 1031 exchange buyer from CA. Seller did not exchange into new property. 15 day escrow.

Wine Spectator-Real Estate Acquisition Sale

Office: Office Building Completed: 6/2004
Transaction Type: Sale Size: 25,000 SF
Client Name: The Wine Spectator Cap Rate: 7.5%
Property Location: Napa, CA

Description

Represented The Wine Spectator in the identification and analysis of a converted mansion in Downtown Napa for use as their West Coast marketing and tasting offices. The building is on the Historical Landmark Site list and we worked closely with the City of Napa and the local preservation society to secure the property.



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St Helena Star Building Sale

Retail-Commercial: Free Standing Building Completed: 3/2004
Transaction Type: Sale Size: 2,687 SF
Client Name: Krsek Publishing Price: \$1,350,000 -- Select --
Property Location: St Helena, CA

Description

This sale was in the downtown Retail district of St Helena, CA located in the world renowned Napa Valley. The property was over 100 years old, and had some significant Seismic Retrofit issues to be resolved. As the listing agent, the property needed to be target marketed to the unique buyer(s) familiar with the local market.

References

David Verwer completed a difficult 1031 exchange for me and negotiated all the angles with speed, skill, and complete attention to vital details. He stayed in constant communication with me throughout the whole process. I will definitely use him for future transactions because of his honesty, courtesy, and vast knowledge of commercial real estate in the Phoenix area.
Carol Crane Saratoga, CA

Carol Crane
Rita Roy Apartments
Saratoga, CA



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