

Nicholas L. Miner, CCIM



Expertise

Professional Specializations:

Agent/Broker/All
Investments

Property Types:

Office, Retail

Sub-Specialties:

Buyer Representation
Market Analysis
Net Leased Properties

Market Areas

United States: Arizona
United States: Arizona: Scottsdale
United States: Arizona: Tempe
United States: Arizona: Phoenix-Mesa
United States: Arizona: Gilbert

Credentials

Designations & Certifications:

CCIM

Professional Licenses:

Real Estate Brokerage

Professional Organizations:

CCIM, ICSC

Education

Bachelor , Accounting and Real Estate & Land Use Economics
University of Nebraska - Omaha 2000



Eagle Commercial

Associate Broker
3875 N. 44th St.
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Professional Profile

Working in Commercial Real Estate Since 1999

Nick began his commercial real estate career with The MEGA Corp. which became a partner office to CB Richard Ellis in Omaha, Nebraska.

Nick began as an intern and became a licensed real estate professional in the state of Nebraska in 1998. During his final year of college, Nick began working with the Office Leasing Division and the Investment Sales Division of CB Richard Ellis|MEGA. During his tenure, he completed many office leases and helped negotiate investment sales.

In October 2001, Nick moved to Phoenix and began working for Marcus & Millichap as a Sales Assistant. In the 6 months Nick was with Marcus & Millichap, he was exposed to several facets of the commercial investment sales arena.

Early in 2002, Nick became a Sales Associate at a small commercial brokerage company in Tempe.

In May of 2002, Nick attained his CCIM Designation after completing all of his course work and passing the final examination in Washington, D.C.

In June 2005, Nick partnered with two other CCIMs to build a brokerage company within Eagle Commercial Realty Services. ECRS manages over 3 million sq. ft. of retail & office in the Valley.

In September 2006, Nick obtained his Arizona Real Estate Broker license.

Nick currently serves as the Chairman for the National Member Services Committee for the CCIM Institute. He was the 2005 President of the Central AZ Chapter of CCIMs and is still actively involved in the Board. Nick completed the Jay Levine Leadership Training in 2005.

Completed Transactions

Prescott Medical Suites

Office: Medical

Transaction Type: Sale

Client Name: Chai, LLC

Property Location: Prescott, AZ

Completed: 10/2006

Size: 20,000 SF

Price: \$3,450,000 Sale Price

Cap Rate: 6.0%

Description

Prescott Medical Suites is a 2-story medical building built in 1999. The property is located across the street from the Yavapai County Hospital.

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Super Wash Sale/Leaseback

Retail-Commercial: Net Leased Completed: 9/2006
Transaction Type: Sale Size: 4,426 SF
Client Name: Super Wash Corp. Price: \$657,500 Sale Price
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.

15 Unit Apartment Complex

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

Description

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

STNL, Cashsmart

Retail-Commercial: Free Standing Building Completed: 7/2006
Transaction Type: Sale Size: 2,400 SF
Client Name: Hagopian Family Trust Price: \$900,000 Sale Price
Property Location: Phoenix, AZ Cap Rate: 7.5%

Description

Represented the Buyer. Client was in a 1031 Exchange. Property was completely remodeled by the Tenant, CashSmart. The going in cap rate was 7.5%.

Tunex Sale/Leaseback

Retail-Commercial: Net Leased Completed: 5/2006
Transaction Type: Sale Size: 2,767 SF
Client Name: RKTBC, LLC Price: \$1,325,000 Sale Price
Property Location: Gilbert, AZ Cap Rate: 7.0%

Description

Exclusively represented the Seller. The actual capitalization rate was 7%. The Buyer was in a 1031 Exchange. This was a Sale/Leaseback transaction. The Tenant is Tunex; a publicly held company (OTC BB-Symbol TNEX) that, through franchising, is engaged in the business of , diagnostic testing and evaluation of the performance of automotive engines and engine related systems, and all related inspections, services and repairs. Currently there are 29 company and franchisee-owned Tunex Service Centers in operation.



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5102 W Olive Retail

Retail-Commercial: Retail-Pad Completed: 4/2006
Transaction Type: Sale Size: 5,100 SF
Client Name: Richard Barsell Price: \$1,390,000 Sale Price
Property Location: Glendale, AZ Cap Rate: 6.75%

Description

Client was in a 1031 Exchange. Property was not completed when property sold in order to accommodate client's 1031 Exchange deadline.

NEC Val Vista & Williams Field PAD

Vacant Land: Retail-Pad Completed: 3/2006
Transaction Type: Sale Size: 31,789 SF
Client Name: JBTJ, LLC Price: \$390,000 Sale Price
Property Location: Gilbert, AZ

Description

Property was sold to an owner/user that plans to build a Cottman Transmission.

Shea Village

Shopping Center: Neighborhood Center Completed: 11/2005
Transaction Type: Sale Size: 45,035 SF
Client Name: Fairlanes Center, LLC Price: \$3,275,000 Sale Price
Property Location: Phoenix, AZ Cap Rate: 8.1%

Description

Property resides on a ground lease. Property consisted of an anchor tenant and many local tenants. The anchor tenant is AMF Bowling. Buyer was in a 1031 Exchange. Buyer was able to place new financing.

Windsong Plaza

Shopping Center: Strip Center Completed: 9/2005
Transaction Type: Sale Size: 18,430 SF
Property Location: Prescott Valley, AZ Price: \$2,800,000 Sale Price
Cap Rate: 8.0%

Description

Windsong Plaza is a mix of local and national tenants across the street from the new Regional Hospital. Buyer was in a 1031 Exchange and was looking for good upside.



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Reserve at Townlake

Multi-Family: Low-Rise/Garden Completed: 8/2005
Transaction Type: Sale Size: 56 Units
Property Location: Tempe, AZ Price: \$3,400,000 Sale Price
Cap Rate: 6.3%

Description

Purchaser plans to do a condo-conversion on the property.

Locus Logic Building

Office: Office Building Completed: 6/2005
Transaction Type: Sale Size: 3,169 SF
Property Location: Tempe, AZ Price: \$610,000 Sale Price

Description

This owner-user building is located just one mile south of downtown Tempe. Buyer intends to use the property for his business.

2 Tenant Industrial Leased Investment

Industrial: Net Leased Completed: 6/2005
Transaction Type: Sale Size: 17,000 SF
Property Location: Phoenix, AZ Price: \$1,575,000 Sale Price
Cap Rate: 7.3%

Description

This two tenant industrial building was not on the market long. The property has over an acre of paved, fenced storage for its tenants.

Brittany Square Shopping Center

Shopping Center: Neighborhood Center Completed: 6/2005
Transaction Type: Sale Size: 51,546 SF
Client Name: Brittany Square, LLC Price: \$8,400,000 Sale Price
Property Location: Glendale, AZ Cap Rate: 7.38%

Description

100% occupied at the time of closing. Buyer had to assume a conduit loan. Actual Cap Rate based on current income in place. Property was constructed in 1986. Great mix of national and local tenants.



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2 Tenant Retail Leased Investment

Retail-Commercial: Net Leased

Transaction Type: Sale

Property Location: Tempe, AZ

Completed: 4/2005

Size: 5,169 SF

Price: \$1,325,000 Sale Price

Cap Rate: 7.3%

Description

This off-market transaction took less than 45 days from opening to close. The Two-Tenant, Net-Leased, 5,196 Sq. Ft. property was 100% occupied at the Close of Escrow. The property was built in 1987. Great location in Tempe, AZ.

Belleview Apartments

Multi-Family: Low-Rise/Garden

Transaction Type: Sale

Property Location: Scottsdale, AZ

Completed: 4/2005

Size: 9 Units

Price: \$595,000 Sale Price

Cap Rate: 6.5%

Description

From open to close, this transaction took 10 days. Buyers were in a 1031 Exchange.

Shops at 38th Street

Shopping Center: Neighborhood Center

Transaction Type: Sale

Property Location: Phoenix, AZ

Completed: 6/2004

Size: 23,030 SF

Price: \$4,550,000 Sale Price

Cap Rate: 8.0%

Description

From open to close took 90 days. We were able to get the conduit loan assumption completed in 60 days.

Eighth Street Manor Apartments

Multi-Family: Mid-Rise

Transaction Type: Sale

Property Location: Tempe, AZ

Completed: 8/2003

Size: 43 Units

Price: \$72,500 per Unit

Cap Rate: 8.0%

Description

Highest price/unit sale in 2003 for Tempe, AZ



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18206 N 19th Ave Office Building

Office: Office Building Completed: 9/2002
Transaction Type: Sale Size: 10,570 SF
Property Location: Phoenix, AZ Price: \$687,749 Sale Price

Brook Park Office Buildings

Office: Office Building Completed: 6/2001
Transaction Type: Sale Size: 19,812 SF
Property Location: Omaha, NE Price: \$1,100,000 Sale Price

Walgreen's

Retail-Commercial: Net Leased Completed: 4/2001
Transaction Type: Sale Size: 15,120 SF
Property Location: Omaha, NE Price: \$3,250,000 Sale Price
Cap Rate: 8.5%

References

Dick Oliver
Letter of Rec
Culver City, CA

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