

FOR SALE

PHOENIX METRO
37 FULLY LEASED RESIDENTIAL UNITS



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**CUSHMAN &
WAKEFIELD**

SCOTTSDALE | PHOENIX | MESA | LAVEEN

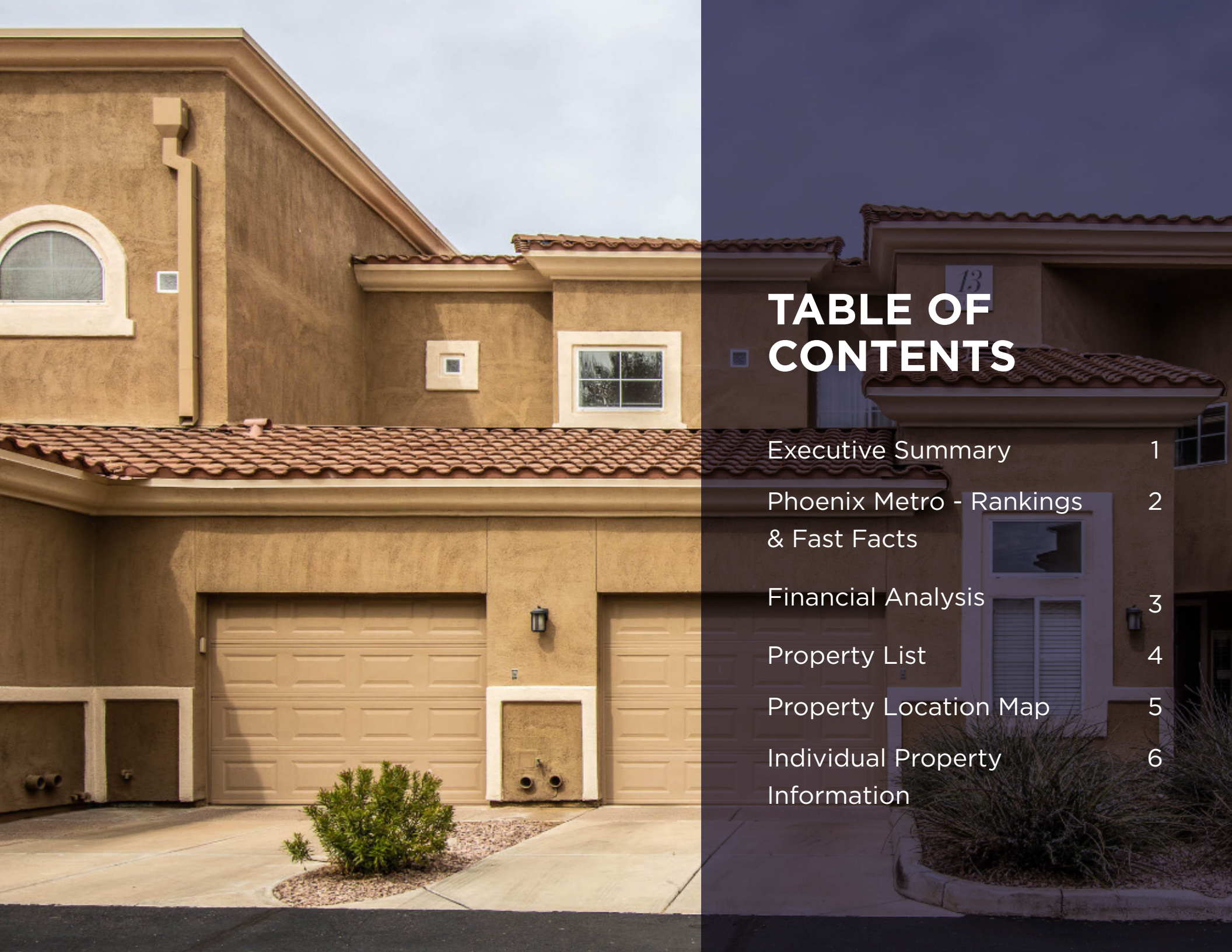
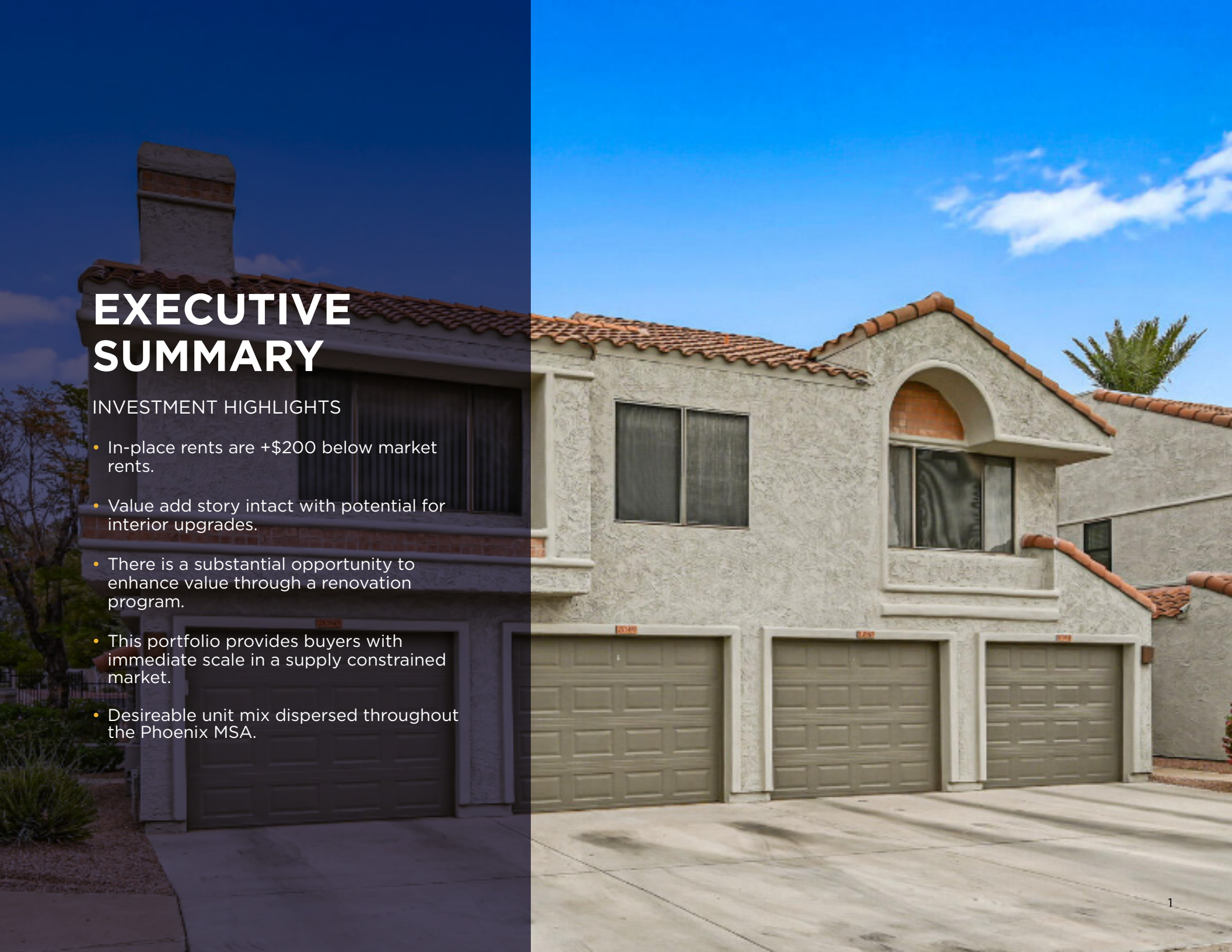


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EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- In-place rents are +\$200 below market rents.
- Value add story intact with potential for interior upgrades.
- There is a substantial opportunity to enhance value through a renovation program.
- This portfolio provides buyers with immediate scale in a supply constrained market.
- Desirable unit mix dispersed throughout the Phoenix MSA.

// PHOENIX METRO - RANKINGS & FAST FACTS

1. The Phoenix-Mesa-Chandler Market ranks as the #8 Top Housing market forecasted for 2025. The forecast projects a median sale price increase year-over-year in 2025 of 13.2%.

- Source: National Association of Realtors (2025 National Housing Forecast)

2. The median sales price of a home in the Phoenix Metro Area was up 4.7% year-over-year (ARMLS data from 1/1/2025 compared to 1/1/2024 for all areas and types).

- Source: Arizona Regional Multiple Listings Services (ARMLS)

3. There are eight (8) cities in the Phoenix Metro ranked within the top 80 cities in the United States to find a job. (Scottsdale - #1, Chandler - #7, Tempe - #9, Gilbert - #20, Peoria - #47, Mesa - #65, Phoenix - #68 and Glendale - #77)

- Source: Wallethub

4. Greater Phoenix has a population of 5.01 million and is expected to grow to 5.7 million by 2029.

- Source: AZ Office of Economic Opportunity

// FINANCIAL ANALYSIS - PRO FORMA

INCOME

	TOTAL	PER UNIT	PER MONTH
Scheduled Market Rent	\$743,844	\$20,104	\$61,987
Gain/(Loss) to Lease	0	0.0%	0
Total Gross Potential	\$743,844	\$20,104	\$61,987
Vacancy	(37,192)	-5.0%	(3,099)
Bad Debt/Write-Offs	(3,719)	-0.5%	(310)
Net Rental Income	\$702,933	\$18,998	\$58,578
Other Income	25,900	700	2,158
Total Other Income	\$25,900	\$700	\$2,158
Total Operating Income	\$728,833	\$19,698	\$60,736



EXPENSES

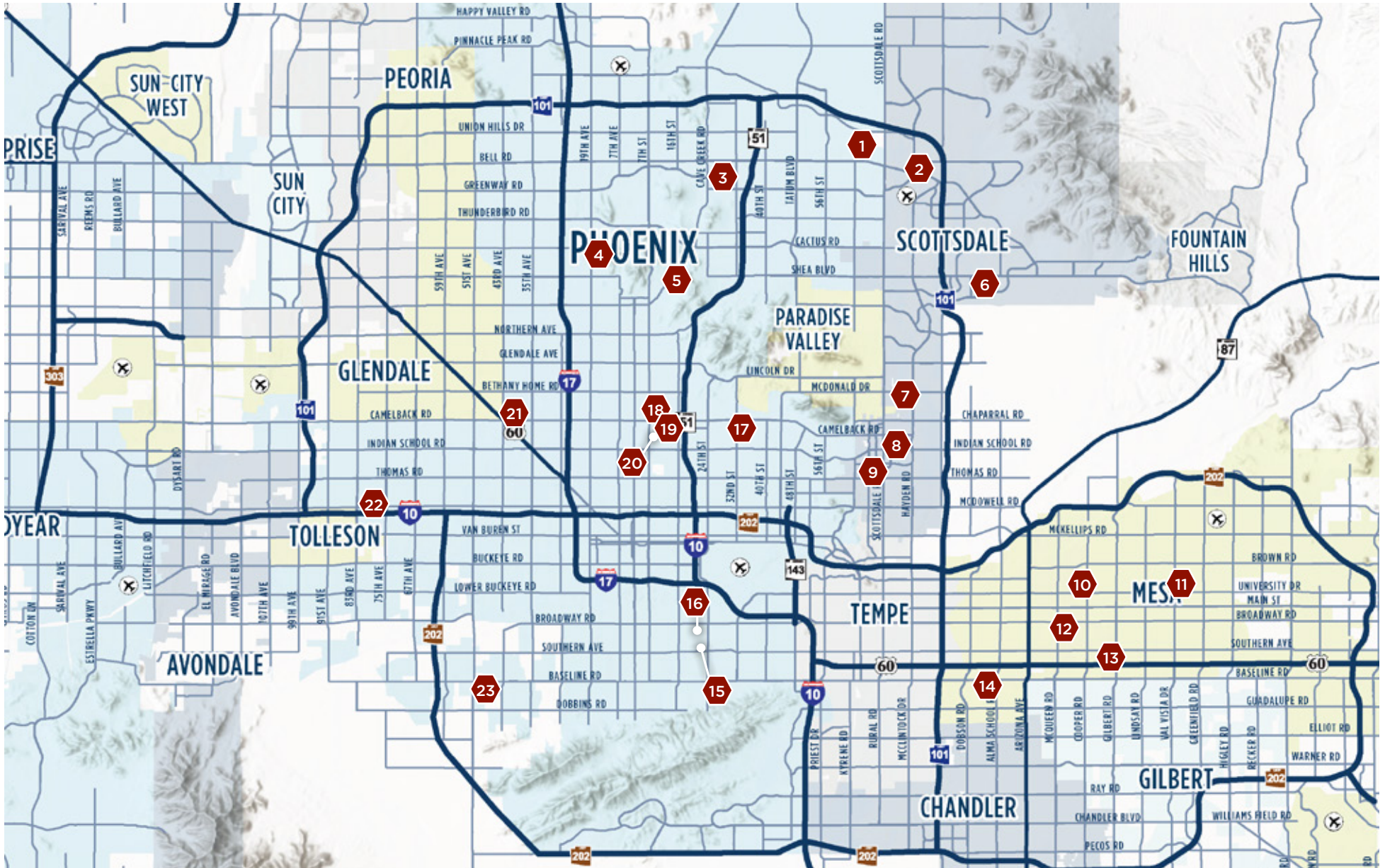
Repairs & Maintenance	22,200	600	1,850
General & Administrative	3,700	100	308
Advertising	3,700	100	308
HOA Fees	114,000	3,081	9,500
Property Management Fee	36,442	5.0%	3,037
Real Estate Taxes	34,767	940	2,897
Property Insurance	25,900	700	2,158
Capital Reserves	11,100	300	925
Total Operating Expenses	\$251,809	\$6,806	\$20,984
NET OPERATING INCOME	\$477,024	\$12,893	\$39,752



// PROPERTY LIST

	Property Address	Unit #	City	Zip	# of Units	SF / Avg. SF	Year Built	# Bedrooms	# Baths
1	6900 E Princess Dr	2133	Phoenix	85054	1	1,009	2003	2	2
2	8245 E Bell Rd	151	Scottsdale	85260	1	1,472	1998	2	2
3	16015 N. 30th St	111	Phoenix	85032	1	1,426	2004	3	2.5
4	1716 W Cortez St	120	Phoenix	85029	1	1,460	2004	3	3
5	10631 N 15th Way	2	Phoenix	85020	1	1,121	1987	2	2.5
6	10055 East Mountainview Lake Drive	2049	Scottsdale	85258	1	704	1984	1	1
7	5995 N 78th St	2023 & 2108	Scottsdale	85250	2	941	1981	2	2
8	4120 N 78th St	100, 208, 219 & 220	Scottsdale	85251	4	962	1981	1 Bd, 2 Bd & 3Bd	1 Ba, 2 Ba, & 3Ba
9	7021 E Earll Dr	112	Scottsdale	85251	1	1,340	1997	2	2
10	520 N Stapley Dr	260	Mesa	85203	1	942	1985	2	2
11	3716 E University Dr	1025	Mesa	85205	1	856	2000	2	2
12	455 S Mesa Dr	143	Mesa	85210	1	1,109	2002	2	2.5
13	1927 E Hampton Ave	133	Mesa	85204	1	988	1986	2	2
14	1331 W Baseline Rd	155	Mesa	85202	1	816	1990	2	2
15	5716 South 21st Terrace	--	Phoenix	85040	1	1,079	2006	2	2
16	2135 E Bowker St	--	Phoenix	85040	1	1,941	2004	3	2.5
17	3235 E Camelback Rd	113	Phoenix	85018	1	838	1989	1	1
18	810 E Colter St	41 & 50	Phoenix	85014	2	744	1962	1	1
19	1352 East Highland Avenue	201	Phoenix	85014	1	1,016	1985	2	2
20	4410 N Longview Ave	103, 107, 110, 113, 116, 122, 214, 215, 217 & 218	Phoenix	85014	10	654	1985	Studio, 1 Bd & 2 Bd	1 Ba & 2 Ba
21	3959 West Palomino Road	--	Phoenix	85019	1	924	1972	2	1
22	1452 N. 80th Dr	--	Phoenix	85043	1	1,227	2010	2	2
23	4510 West Branham Lane	--	Laveen	85339	1	1,388	2006	3	2
Average						957	1988		

// PROPERTY LOCATIONS



// INDIVIDUAL PROPERTY INFORMATION



6900 E Princess Dr, #2133

Phoenix, AZ 85054

Year Built	2003
Total Units	1
SF	1,009
Unit Mix	2BD / 2BA



8245 E Bell Rd, #151

Scottsdale, AZ 85260

Year Built	1998
Total Units	1
SF	1,472
Unit Mix	2BD / 2BA



16015 N 30th St, #111

Phoenix, AZ 85032

Year Built	2004
Total Units	1
SF	1,426
Unit Mix	3BD / 2.5BA



1716 W Cortez St, #120

Phoenix, AZ 85029

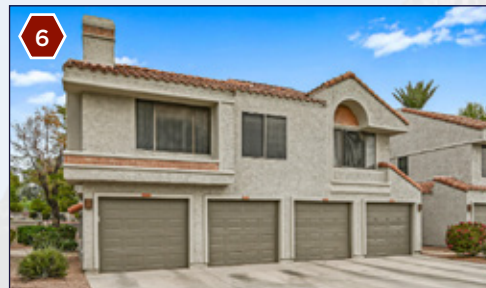
Year Built	2004
Total Units	1
SF	1,460
Unit Mix	3BD / 3BA



10631 N 15th Way, #2

Phoenix, AZ 85020

Year Built	1987
Total Units	1
SF	1,121
Unit Mix	2BD / 2.5BA



**10055 E Mountainview Lake Dr,
#2049**

Scottsdale, AZ 85258

Year Built	1984
Total Units	1
SF	704
Unit Mix	1BD / 1BA



5995 N 78th St, #2023 & 2108

Scottsdale, AZ 85250

Year Built	1981
Total Units	2
Avg. SF	941
Unit Mix	2BD / 2BA



**4120 N 78th St, #100, 208, 219 &
220**

Scottsdale, AZ 85251

Year Built	1981
Total Units	4
Avg. SF	962
Unit Mix	1, 2, 3 BD/1, 2, 3 BA

// INDIVIDUAL PROPERTY INFORMATION



9

7021 E Earll Dr, #112 Scottsdale, AZ 85251

Year Built	1997
Total Units	1
SF	1,340
Unit Mix	2BD / 2BA



10

520 N Stapley Dr, #260 Mesa, AZ 85203

Year Built	1985
Total Units	1
SF	942
Unit Mix	2BD / 2BA



11

3716 E University Dr, #1025 Mesa, AZ 85205

Year Built	2000
Total Units	1
SF	856
Unit Mix	2BD / 2BA



12

455 S Mesa Dr, #143 Mesa, AZ 85210

Year Built	2002
Total Units	1
SF	1,109
Unit Mix	2BD / 2.5BA



13

1927 E Hampton Ave, #133 Mesa, AZ 85204

Year Built	1986
Total Units	1
SF	988
Unit Mix	2BD / 2BA



14

1331 W Baseline Rd, #155 Mesa, AZ 85202

Year Built	1990
Total Units	1
SF	816
Unit Mix	2BD / 2BA



15

5716 S 21st Terrace Phoenix, AZ 85040

Year Built	2006
Total Units	1
SF	1,079
Unit Mix	2BD / 2BA



16

2135 E Bowker St Phoenix, AZ 85040

Year Built	2004
Total Units	1
SF	1,941
Unit Mix	3BD / 2.5BA

// INDIVIDUAL PROPERTY INFORMATION



17

3235 E Camelback Rd, #113 Phoenix, AZ 85018

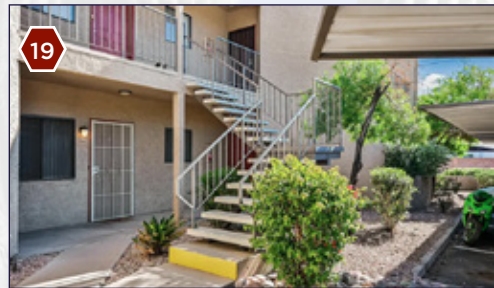
Year Built	1989
Total Units	1
SF	838
Unit Mix	1BD / 1BA



18

810 E Colter St, #41 & 50 Phoenix, AZ 85014

Year Built	1962
Total Units	2
Avg. SF	744
Unit Mix	1BD / 1BA



19

1352 E Highland Ave, #201 Phoenix, AZ 85014

Year Built	1985
Total Units	1
SF	1,016
Unit Mix	2BD / 2BA



20

4410 N Longview Ave, #103, 107, 110, 113, 116, 122, 214, 215, 217 & 218 Phoenix, AZ 85014

Year Built	1985
Total Units	10
Avg. SF	654
Unit Mix	Studio, 1 & 2BD/1 & 2BA



21

3959 W Palomino Rd Phoenix, AZ 85019

Year Built	1972
Total Units	1
SF	924
Unit Mix	2BD / 1BA



22

1452 N 80th Dr. Phoenix, AZ 85043

Year Built	2010
Total Units	1
SF	1,227
Unit Mix	2BD / 2BA



23

4510 W Branham Ln Laveen, AZ 85339

Year Built	2006
Total Units	1
SF	1,388
Unit Mix	3BD / 2BA

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