

INVESTMENT OPPORTUNITY

Adjacent to
**PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT**
— Approx. 5-Minute Drive —

Phoenix Airport Area 12-Unit Investment Property

Prime Airport Business District | Approx. 0.7
Acres | Future Redevelopment Potential

2549 · 2551 · 2557 · 2559 E Corona Ave
Phoenix, Arizona 85040

ASKING PRICE
US\$2,980,000

PHOENIX CORE LOCATION ADVANTAGE

Prime Location · Proven Performance · Strong Future Potential



5 MINUTES
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

10 MINUTES
DOWNTOWN PHOENIX

8 MINUTES
ARCADIA SHOPPING
CENTER

15 MINUTES
ARIZONA STATE
UNIVERSITY

EASY ACCESS
I-10 · LOOP 202 · US-60

CORE LOCATION
STRONG EMPLOYMENT BASE
& STABLE DEMAND

* Drive times are approximate based on non-peak hours via Google Maps.



12 UNITS

MATURE RENTAL PROPERTY



Four Freestanding Buildings



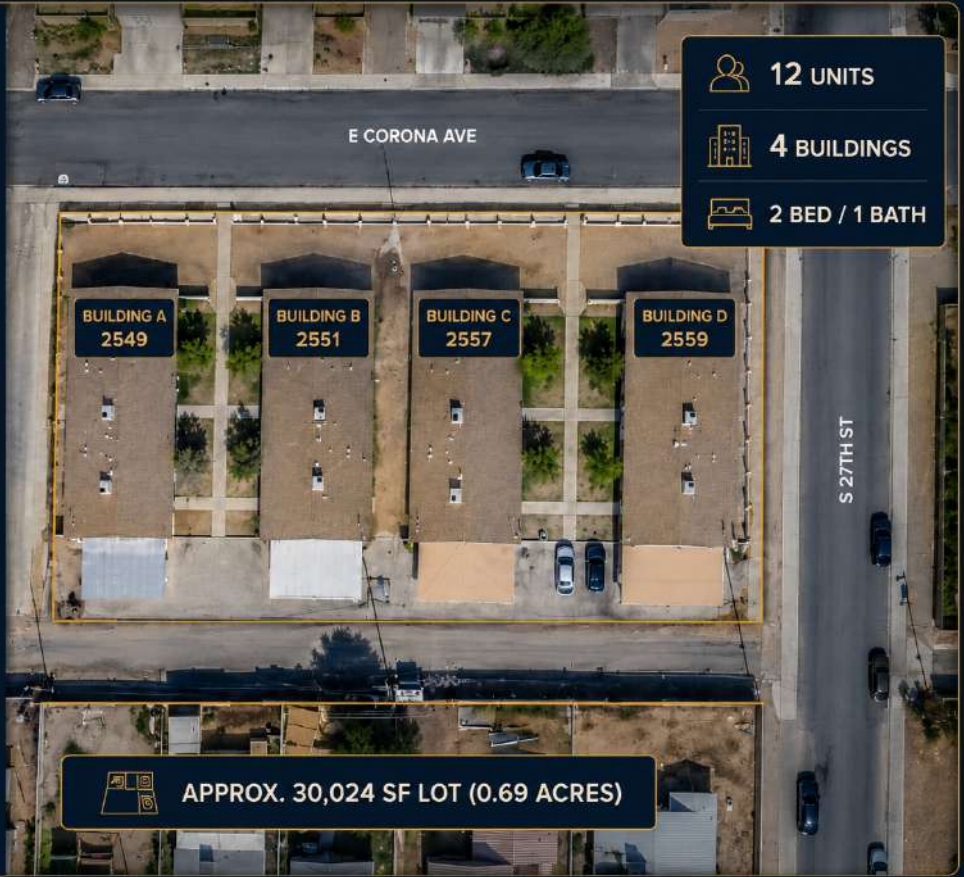
Total of 12 Residential Rental Units



All Units Are 2 Bed / 1 Bath



Stable Rental Income with Long-Term Potential



12 UNITS



4 BUILDINGS



2 BED / 1 BATH



APPROX. 30,024 SF LOT (0.69 ACRES)



CORE LOCATION IN THE AIRPORT ECONOMIC AREA

Located in the core of Phoenix's airport economic area, with convenient access to transportation, complete amenities, and strong rental demand for long-term stability.



5 MINUTES
Phoenix Sky Harbor International Airport



10 MINUTES
Downtown Phoenix



EASY ACCESS
I-10, Loop 202, US-60



MATURE RENTAL MARKET
Growing population and strong rental demand



PHOENIX SKY HARBOR INTERNATIONAL AIRPORT
5 MINUTES DRIVE



DOWNTOWN PHOENIX
10 MINUTES DRIVE

PROPERTY LOCATION

2549 - 2551 - 2557 - 2559
E Corona Ave



ARCADIA SHOPPING CENTER
8 MINUTES DRIVE



EASY ACCESS
I-10 · LOOP 202 · US-60



KIWANIS PARK
8 MINUTES DRIVE



GROWING POPULATION
Sustained demand for rental housing



STRONG EMPLOYMENT BASE
Support for long-term rental market



COMPLETE AMENITIES
Enhanced living experience



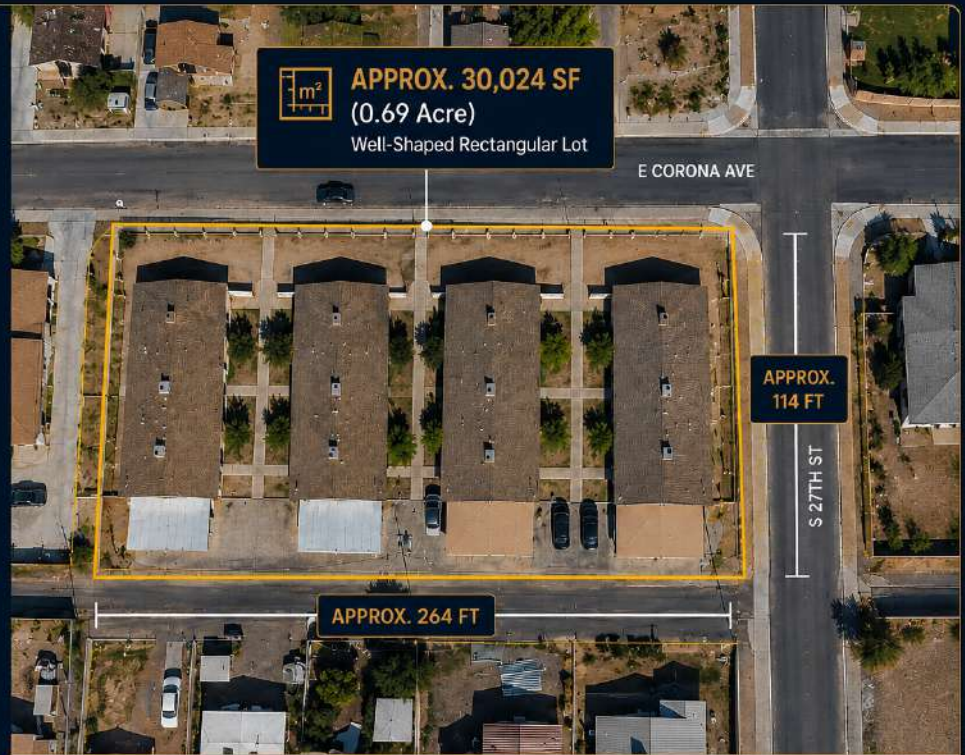
MATURE AREA
Stable investment environment and reliable returns



0.7 ACRE SCARCE LAND OPPORTUNITY

Approximately 30,024 SF of land in the Phoenix urban area is extremely limited, providing ample space for long-term hold or future development.

- m² APPROX. 30,024 SF**
Approximately 0.69 Acre
- REGULAR RECTANGULAR LOT**
Well-shaped lot with high land utilization
- LOW-DENSITY ZONING**
Allows for more green space and flexible parking layout
- SCARCE LAND IN PHOENIX**
Large lots with multi-unit properties are hard to come by



CORNER LOCATION
Frontage on two streets for easy access



STRONG DEVELOPMENT POTENTIAL
Suitable for a variety of uses and future development options



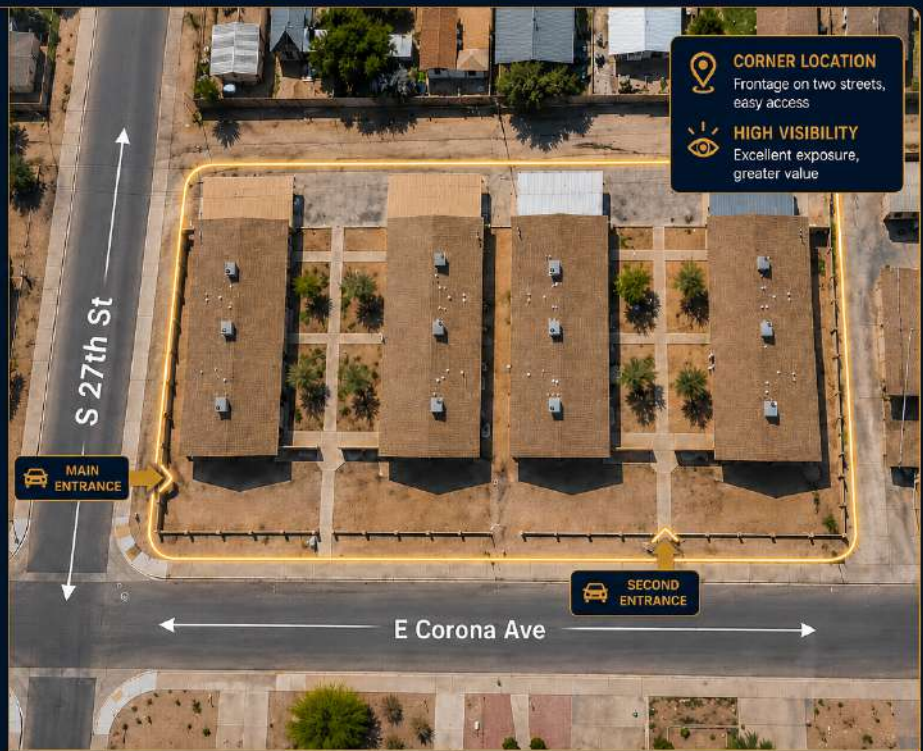
LONG-TERM VALUE UPSIDE
Land value appreciated with surrounding area growth



CORNER LOT PRIME DUAL-STREET MULTI-FAMILY PROPERTY

Strategically positioned on a corner lot with exceptional visibility, convenient access, and strong redevelopment potential, offering flexibility for future improvements or new construction.

- CORNER LOT ADVANTAGE**
Frontage on two streets, high exposure
- DUAL ENTRANCE DESIGN**
Easy access from both streets, better tenant convenience
- HIGH VISIBILITY**
Excellent exposure, enhanced property value
- STRONG DEVELOPMENT POTENTIAL**
Ideal for parking, expansion, or future redevelopment



CORNER LOCATION
Frontage on two streets, easy access



HIGH VISIBILITY
Excellent exposure, greater value



TWO STREET FRONTAGE
S 27th St & E Corona Ave



DUAL ENTRANCE
Convenient access from both streets



HIGH VISIBILITY
Long street frontage, strong exposure



DEVELOPMENT FLEXIBILITY
Suitable for long-term hold or future redevelopment



FUTURE DEVELOPMENT POTENTIAL

THREE-STORY APARTMENT DEVELOPMENT PROSPECT

Subject to the R-3 zoning district in Phoenix, this site is entitled for three-story apartment development, significantly increasing rental capacity and property value.



R-3 ZONING ENTITLEMENT

Permitted for multi-family residential development up to three stories



LAND VALUE MAXIMIZATION

Maximizes rental capacity and cash flow potential on the same land area



STRONG HOUSING DEMAND

Phoenix continues to experience population growth and strong rental demand



FLEXIBLE DEVELOPMENT OPTIONS

Allows for stable cash flow from existing property with future redevelopment optionality



THREE-STORY CONCEPT DEVELOPMENT RENDERING

* For illustration purposes only



DEVELOPMENT ADVANTAGES

- Maximize land utilization
- Significant increase in rental capacity
- Long-term value appreciation
- Future redevelopment flexibility
- Stronger long-term returns



POTENTIAL UNIT COUNT

Approx. 36 – 40 Units
(Three-Story Concept)



LAND AREA

Approx. 30,024 SF
(0.69 Acres)



DEVELOPMENT POTENTIAL

Three-Story
Apartment Development
(Concept Rendering)



POTENTIAL UNIT COUNT

Approx. 36 – 40 Units
(Subject to Design)



VALUE-ADD POTENTIAL

Increase rental capacity by 2 – 3x+ and significantly enhance property value



INDEPENDENT UTILITY CONFIGURATION

Lower Operating Costs · Higher Efficiency

Each unit is equipped with independent water, electricity, and gas facilities, with tenants responsible for their own usage and related costs.

This effectively reduces overall management costs and enhances the property's net income.



INDEPENDENT ELECTRIC METERS

Each unit has its own electric meter, with tenants paying electricity directly.



INDEPENDENT GAS METERS

Each unit has its own natural gas meter, with tenants paying directly for gas.



INDEPENDENT WATER METERS

Each unit has its own water meter, with tenants paying directly for water.



LOWER OPERATING COSTS

Utilities are tenant-paid, reducing owner expenses and improving cash flow.



INDEPENDENT ELECTRIC METERS

Each unit has its own meter



INDEPENDENT GAS METERS

Each unit has its own meter



CONCEPTUAL RENDERING FOR ILLUSTRATION PURPOSES ONLY



INDEPENDENT HVAC SYSTEMS

Tenant maintenance, lower owner liability



CONVENIENT INFRASTRUCTURE LAYOUT

Easy to manage, enhances tenant satisfaction



TENANT-PAID UTILITIES

Utilities are tenant-paid, reducing owner expenses and operational burden.



IMPROVED NET INCOME

Lower operating costs, higher net income.



EASIER MANAGEMENT

Independent metering and maintenance, fewer management issues.



LONG-TERM ADVANTAGE

Stable cash flow and enhanced long-term property value.



STABLE CASH FLOW INVESTMENT

Mature Rental Asset • Long-Term Stable Returns

12 stable rental units located in Phoenix's airport economic area, featuring strong rental demand and a proven operating history, delivering reliable cash flow and long-term return potential.



MATURE RENTAL MARKET

Strong rental demand in Phoenix's airport area with multi-year stability



AIRPORT ECONOMIC ADVANTAGE

Proximity to the airport drives employment growth and strong rental demand



12 RENTAL UNITS

All units are leased, reducing vacancy risk and ensuring steady cash flow



LONG-TERM CASH FLOW

Stable rental income with controllable operating costs for long-term returns



i CONCEPTUAL RENDERING FOR ILLUSTRATION PURPOSES ONLY

This image is a conceptual rendering and does not represent actual property.



STABLE RENTAL INCOME

Well-maintained asset with consistent rental income generation



HIGH OCCUPANCY

Long-term tenant base with low turnover and low vacancy risk

★★★★★
HIGH OCCUPANCY



CONTROLLABLE OPERATING COSTS

Efficient property management and cost control to enhance net income



STRONG & RELIABLE RETURNS

Stable cash flow supports long-term returns and investment efficiency



LONG-TERM HOLD

Located in a stable area, ideal for long-term ownership and asset value preservation



STABLE CASH FLOW

Monthly rental income provides reliable and consistent cash flow returns



DIVERSIFIED INVESTMENT RISK

Multiple units reduce risk exposure and minimize the impact of tenant turnover



STRONG APPRECIATION POTENTIAL

Limited land supply with strong future development potential, driving long-term value growth



PHOENIX'S LONG-TERM GROWTH DRIVES VALUE

Population Growth • Job Expansion • Infrastructure Development

Phoenix is one of the fastest-growing major cities in the U.S., driven by strong fundamentals in aviation, manufacturing, semiconductors, logistics, and data centers. These sectors continue to create significant employment opportunities and sustain robust rental demand. This asset offers strong long-term value appreciation potential.



SUSTAINED POPULATION INFLOW

Over 1M new residents in the Phoenix metro area over the past 10 years with 15%+ growth expected by 2030.



MANUFACTURING & TECH EXPANSION

TSMC, Intel, and other tech & advanced manufacturing investments are creating high-quality jobs and driving growth.



THRIVING AIRPORT ECONOMY

Phoenix Sky Harbor International Airport continues to expand, supporting long-term employment and business activity.



STRONG RENTAL DEMAND

Job growth and population inflow drive housing demand, supporting stable occupancy and rental growth.



LONG-TERM VALUE POTENTIAL

Limited land supply, pro-business environment, and strong fundamentals support long-term asset appreciation.

Phoenix — AMERICA'S FASTEST-GROWING MAJOR CITY —

STRONG GROWTH • STRONG FUTURE • STRONG RETURNS



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1.7M+
POPULATION GROWTH
(2020-2030 Projection)



100,000+
NEW JOBS
(Average Annual Growth)



3.6%+
ANNUAL RENT GROWTH
(Phoenix Metro)



HIGH RENTAL DEMAND
VACANCY RATE WELL BELOW THE NATIONAL AVERAGE



STRONG LONG-TERM VALUE POTENTIAL
Land Scarcity Drives Continued Appreciation



STRATEGIC LOCATION
Located in the core of the airport economic zone with excellent access and connectivity.



COMPLETE INFRASTRUCTURE
Well-developed highways, utilities, and public facilities with ongoing upgrades.



PRO-BUSINESS ENVIRONMENT
Low taxes, favorable policies, and business-friendly climate attracting continued investment.

PROPERTY FACTS

	PROPERTY ADDRESS	2549-2559 E Corona Ave Phoenix, Arizona 85040
	NUMBER OF BUILDINGS / TOTAL UNITS	4 freestanding buildings / 12 rental units
	LAND AREA	30,024 SF (±0.69 Acres)
	BUILDING AREA	9,180 SF
	UNIT TYPE	All 2 Bedrooms / 1 Bathroom
	PARKING	24 parking spaces (2 spaces per unit)
	UTILITY METERING	Separate water meter, separate electric meter, separate gas meter Tenants pay all utilities
	ZONING	R-3 Multi-Family Residential
	EXTERIOR PAINT	Completed in 2023

PROPERTY OVERVIEW

	4 BUILDINGS Freestanding Buildings		12 UNITS Rental Units
	30,024 SF LAND AREA (±0.69 Acres)		9,180 SF BUILDING AREA
	2 BD / 1 BA UNIT TYPE 2 Bedrooms / 1 Bathroom		2 SPACES / UNIT PARKING 2 Spaces per Unit
	WATER METER Separate (Tenant-Paid)		ELECTRIC METER Separate (Tenant-Paid)
	GAS METER Separate (Tenant-Paid)	TENANTS PAY ALL UTILITIES	

PHOENIX MARKET ANALYSIS

Phoenix is one of the fastest-growing major cities in the U.S., with strong population growth, job creation, and a rapidly expanding economy—providing a solid foundation of support for long-term real estate investment.

	POPULATION GROWTH 5.1M+ 2024 Phoenix MSA Population 12.5% Growth Over the Past 10 Years ↑		JOB GROWTH 2.4% 2024 Job Growth Rate Above the U.S. Average ↑
	GDP GROWTH 4.2% 2024 GDP Growth Above the U.S. Average ↑		MEDIAN HOME PRICE \$445K 2024 Median Price 42.7% Growth Over the Past 5 Years ↑
	RENT GROWTH 6.3% 2024 Rent Growth Rate Strong Rental Demand ↑		SUNNY DAYS 300+ Sunny Days Per Year Desirable Climate for Quality Living ↑

A THRIVING PHOENIX BUILT FOR GROWTH



As the economic engine of the 5th largest metropolitan area in the U.S., Phoenix features a diversified economy, business-friendly environment, and a steady inflow of population. A strong job market, world-class infrastructure, and the presence of over 500 Fortune 500 companies are driving the long-term growth of Phoenix real estate.

STRATEGIC LOCATION



Sources: U.S. Census Bureau, BLS, Zillow, CoStar, Greater Phoenix Economic Council

STRONG ECONOMIC DRIVERS

	Aviation Hub Phoenix Sky Harbor International Airport connects 130+ destinations, driving travel, logistics and business growth.		Tech & Manufacturing TSMC Arizona, Intel and leading tech investments fuel innovation and high-quality jobs.		Logistics & E-Commerce Amazon, UPS and major distribution networks support a strong industrial and retail demand.		Population Inflow Favorable climate, affordable living costs and abundant job opportunities attract people from across the U.S.
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LONG-TERM GROWTH TRENDS



Sources: U.S. Census Bureau, BLS, Zillow, CoStar, Greater Phoenix Economic Council, AZ Commerce Authority, 2024

WHO IS IT FOR?

PERFECT FOR DISCERNING INVESTORS

This project offers stable cash flow, land appreciation potential, and future development opportunities, making it an ideal choice for investors with diverse needs.

“ High-quality assets create wealth and stability.
— AONE REAL ESTATE TEAM

 <p>LONG-TERM HOLD INVESTORS</p> <p>Pursue stable cash flow and long-term asset appreciation, ideal for building lasting wealth and achieving financial freedom.</p> 	 <p>1031 EXCHANGE BUYERS</p> <p>Utilize 1031 exchange benefits to defer taxes and optimize portfolio allocation for greater efficiency.</p> 	 <p>INTERNATIONAL INVESTORS</p> <p>Diversify global asset allocation and leverage Phoenix's strong economic fundamentals to achieve asset value growth.</p> 	 <p>FAMILY OFFICE INVESTORS</p> <p>Allocate a portion of the portfolio to stable real estate assets for multigenerational wealth preservation and growth.</p> 	 <p>RETIREMENT PORTFOLIO INVESTORS</p> <p>Invest in well-structured combinations to generate steady cash flow and ensure retirement income security.</p> 	 <p>VALUE-ADD INVESTORS</p> <p>Identify undervalued assets with strong potential, implement improvements to increase value, and achieve attractive returns.</p> 
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SIX REASONS TO INVEST IN THIS PROJECT

 <p>STABLE & RELIABLE</p> <p>100% occupied, stable cash flow, and proven historical performance.</p>	 <p>CASH FLOW ADVANTAGE</p> <p>Competitive cash returns supported by strong rental demand.</p>	 <p>PRIME LOCATION</p> <p>Located in core growth areas of Phoenix with convenient access and abundant amenities.</p>	 <p>HIGH LAND APPRECIATION</p> <p>Strong appreciation potential driven by long-term population growth and limited land supply.</p>	 <p>STRONG DEVELOPMENT UPSIDE</p> <p>Zoned for multi-family development with high potential to enhance property value.</p>	 <p>EASY MANAGEMENT</p> <p>Professional management team ensures efficient operations and investor peace of mind.</p>
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A SMART INVESTMENT, A WISE CHOICE


Seize the growth opportunities in Phoenix and invest in a project that builds the foundation for your future wealth and success.



FREQUENTLY ASKED QUESTIONS FAQ

We've compiled the most common questions from investors to help you better understand this project.

 <p>Q What is the current rental situation?</p> <p>A 12-bedroom units have a 100% occupancy rate. Rents are stable, with long-term tenants and a strong rental history.</p>	 <p>Q How is the rental income?</p> <p>A All units are leased on a month-to-month (MTM) basis, providing flexibility and room for rent adjustments to improve the rent roll.</p>	 <p>Q Are utilities included in rent?</p> <p>A Yes, all utilities—water, electricity, gas, and trash—are covered by the landlord, helping to reduce operating expenses.</p>	 <p>Q Does the property have development potential?</p> <p>A Yes, the R-3 zoning allows for multifamily development, with potential to upgrade to a three-story apartment building (subject to approval), which adds significant value.</p>
 <p>Q Is parking sufficient?</p> <p>A The property offers ample parking spaces to meet tenant needs. Currently, parking management is smooth with no issues.</p>	 <p>Q Is there a HOA?</p> <p>A Yes, the property is subject to an HOA. It is well-managed with no outstanding issues, and investors have the freedom to operate.</p>	 <p>Q Can rents be increased in the future?</p> <p>A Yes. Rents in this area are below market average, leaving room for visible rent growth as the market continues to develop.</p>	 <p>Q What is the transaction process?</p> <p>A Once due diligence is completed, we can use cash or 1031 Exchange funds for the purchase. We will provide full support throughout the process to ensure a smooth closing.</p>

 If you have any other questions or would like to connect with us, we're here to provide you with professional and timely answers and support.



FINANCIAL SNAPSHOT

Phoenix 12 Units

Annual Financial Performance Based on Current Lease Status
(Actual figures are subject to final due diligence.)

Net Operating
Income (NOI)
\$152,081

Cap Rate
7.9%

Cash-on-Cash
Return
10.2%

Annual Cash Flow
(After Tax)
\$108,300

INCOME & EXPENSES SUMMARY (ANNUAL)

INCOME	AMOUNT (YEAR)	AMOUNT (MONTH)
Potential Gross Income (PGI)	\$231,360	\$19,280
Vacancy & Credit Loss (5%)	-\$11,568	-\$964
Effective Gross Income (EGI)	\$219,792	\$18,316
EXPENSES	AMOUNT (YEAR)	AMOUNT (MONTH)
Property Tax (Estimated)	-\$2,157	-\$180
Insurance (Estimated)	-\$3,169	-\$264
Utilities (Water)	-\$900	-\$75
Property Management (5% EGI)	\$0	\$0
Repairs & Maintenance (Estimated)	-\$3,000	-\$250
Other Operating Expenses (Estimated)	\$0	\$0
Total Operating Expenses (EST.)	-\$9,226	-\$769
Net Operating Income (NOI)	\$152,081	\$12,673

INCOME COMPOSITION (ANNUAL)



INCOME vs EXPENSES COMPARISON (ANNUAL)



NOI CALCULATION FORMULA
Effective Gross Income (EGI) - Operating Expenses = Net Operating Income (NOI)
\$219,792 - \$9,226 = \$152,081

INVESTMENT HIGHLIGHTS

- Stable Cash Flow**
12 well-maintained rental units with long-term stable rental income and reliable cash flow.
- Low Operating Costs**
Tenants pay for electricity and gas. Fixed water charge of \$80 per unit per month, helping to minimize operating expenses.
- Attractive Returns**
7.9% cap rate and 10.2% cash-on-cash return, providing attractive investment returns.
- Long-Term Upside**
Located in the Phoenix airport economic corridor, with strong potential for long-term rental and land value appreciation.



FINANCIAL SUMMARY (ANNUAL)

Effective Gross Income (EGI)	\$219,792
Operating Expenses	\$9,226
Net Operating Income (NOI)	\$152,081
Cap Rate	7.9%
Cash-on-Cash Return	10.2%
Annual Cash Flow (After Tax)	\$108,300

*The above figures are estimates based on current rental levels and operating conditions. Actual results may vary and are subject to final due diligence.

In-Depth Property Analysis

Discover the property's investment rationale, key features, and long-term value through a comprehensive analysis of its core strengths.

◆ **Sustained Growth in Phoenix's Airport Economic Corridor** As one of Arizona's most dynamic economic growth corridors, the Phoenix Airport area continues to benefit from population growth, business expansion, and increasing employment opportunities, supporting long-term demand for rental housing. The property consists of four freestanding residential buildings with a total of twelve rental units situated on approximately 30,024 square feet of land. All units feature efficient two-bedroom, one-bathroom floor plans and have maintained stable occupancy, providing reliable cash flow and proven operational performance. Combined with its sizable land parcel and future redevelopment potential, the property offers a rare combination of stable income, capital preservation, and long-term appreciation within the Phoenix multifamily investment market.

◆ **Prime Location with Strong and Growing Rental Demand** Located within the core residential area of the Phoenix Airport Economic Corridor, the property enjoys immediate access to Phoenix Sky Harbor International Airport, Interstate 10, and numerous major employment centers in the logistics, manufacturing, and industrial

sectors. Excellent transportation infrastructure, established neighborhood amenities, and continued population growth have created a healthy and expanding rental market. The area's strong employment base and convenient location provide a consistent tenant pool while supporting long-term occupancy, rental growth, and asset appreciation.

◆ **Well-Maintained Property with Efficient Operating Structure** The property consists of four freestanding buildings comprising twelve two-bedroom, one-bathroom residential rental units designed to meet long-term local housing demand. Each unit is equipped with a refrigerator, gas range, range hood, gas water heater, and in-unit washer connections for tenant convenience. Separate electric meters, separate gas meters, and individual utility responsibilities help reduce operating expenses while improving management efficiency. The community also features perimeter fencing and dedicated parking, with two parking spaces assigned to each unit, enhancing tenant satisfaction, property competitiveness, and long-term occupancy stability.

◆ **Stable Cash Flow Combined with Long-Term Land Value** This investment combines the dependable income of a stabilized multifamily property with the long-term appreciation potential of a large land parcel in one of Phoenix's fastest-growing submarkets. Investors benefit from immediate rental income while also participating in future land appreciation driven by continued population growth, employment expansion, and ongoing infrastructure investment. The combination of current cash flow and future redevelopment potential provides a balanced investment opportunity with attractive long-term value.

◆ **Future Redevelopment Potential Creates Additional Upside** Under the current zoning framework, the property offers meaningful long-term redevelopment potential, providing investors with an additional source of value beyond existing rental operations. As developable land becomes increasingly limited and construction costs continue to rise, large corner parcels such as this property become progressively more valuable. Whether held for long-term income, repositioned for operational improvements, or redeveloped under future market conditions, the site offers multiple pathways to increase land utilization and overall asset value.

◆ **A Long-Term Investment Offering Income, Stability, and Growth** Overall, the property combines the advantages of a stabilized multifamily asset, efficient operations, an exceptional location, and long-term redevelopment potential within one of Phoenix's

strongest economic corridors. Stable cash flow, quality property improvements, future development opportunities, and continued regional economic growth together create a compelling investment profile. For investors seeking long-term ownership, portfolio diversification, a 1031 exchange opportunity, or future redevelopment potential, this

property represents a high-quality multifamily investment offering income, stability, and long-term appreciation



Tour Reservation Notice

This property is currently occupied, and all property tours are by appointment only. To respect the privacy, safety, and daily lives of the current residents, please do not enter the property, parking areas, or any private areas without prior authorization. We kindly ask that you do not contact or disturb current tenants directly. Thank you for your understanding and cooperation.



CONTACT ME

For more information or to schedule a property viewing, please contact me directly.

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Confidentiality | Transaction Safety | Integrity | Value Creation



Scan to View Online

Thank You for Your Interest

We appreciate your time in reviewing this investment opportunity.

For additional information or to schedule a private tour, please feel free to contact us at any time.

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