



REIM
Real Estate Intelligent Marketing

PORTFOLIO OF 4 SFR TOWNHOMES

3010 N 37TH ST PHOENIX, AZ 85018

EXECUTIVE SUMMARY

Rare opportunity to acquire a **4-unit portfolio of modern townhomes** within a boutique 7-unit community located in a highly desirable Central Phoenix neighborhood.

Built in 2016, the property offers investors a combination of stable cash flow, low maintenance ownership, and a significant ownership position within the community and future divestment optionality.

The offering consists of four well-maintained **3-bedroom / 3-bathroom two-story townhomes**, each featuring attached two-car garages, private outdoor living spaces, and spacious open-concept floor plans designed for today's renter.

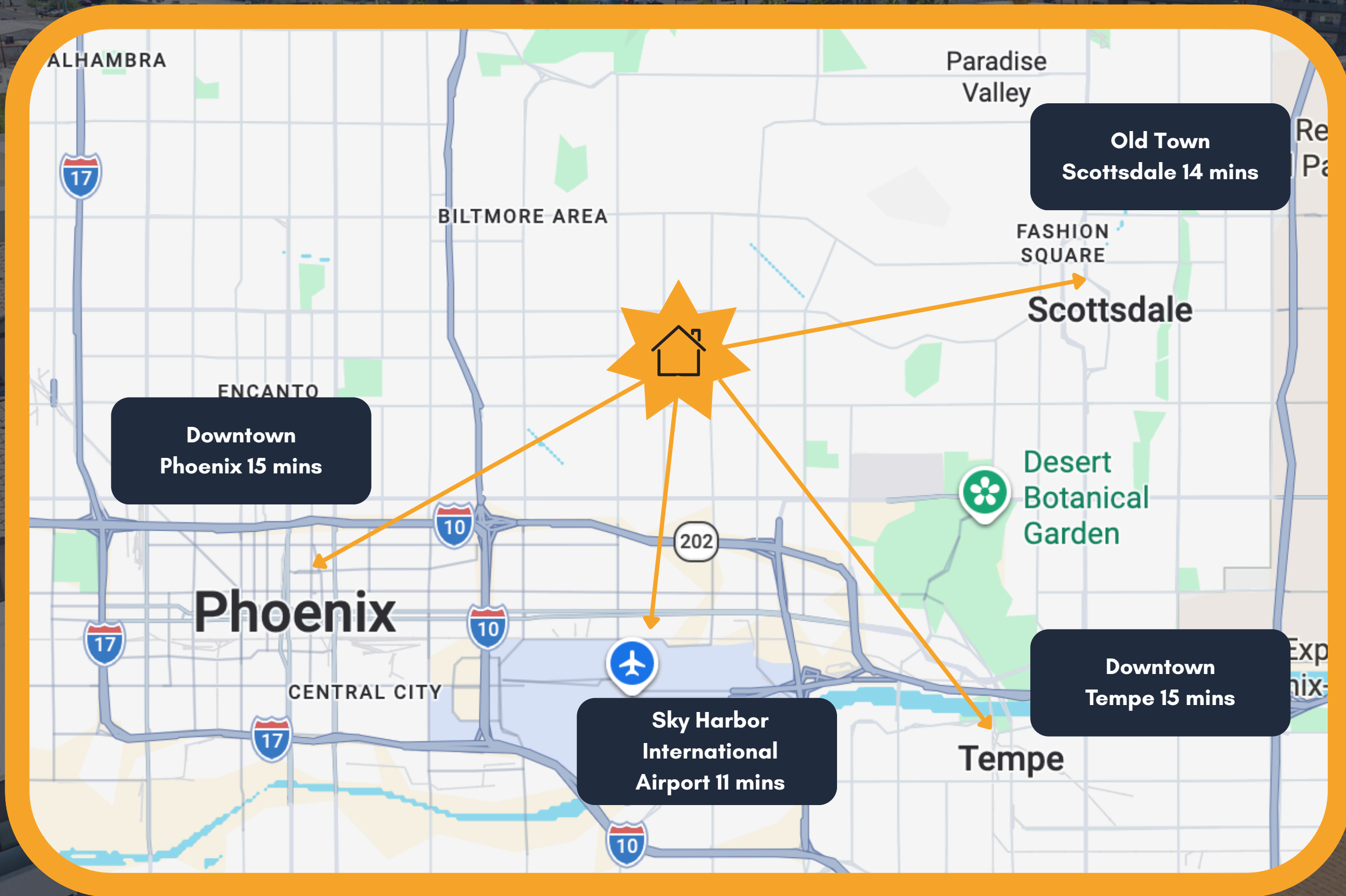
Property has been well maintained and current owners have further refreshed the property with new roofing, landscaping, exterior painting and other select upgrades creating a turnkey investment opportunity with proven rental performance and minimal deferred maintenance.



PROPERTY OVERVIEW

Price	\$2,020,000
Price Per Door	\$505,000
Property Type	Attached Single-Family Townhomes
Units Offered	4
Community Size	7 Units
Year Built	2016
Unit Mix	3 Bed / 2.5 Bath
Stories	2
Parking	Attached 2-Car Garages
Outdoor Space	Private Fenced Yards & Decks
Construction Style	Duplex Configuration (One Shared Wall)





UNIT MIX

Unit	Bed / Bath	Style	Updates
Unit 1	3 Bed / 2.5 Bath	Classic	Original cabinetry and carpet
Unit 2	3 Bed / 2.5 Bath	Classic	Original cabinetry and carpet
Unit 3	3 Bed / 2.5 Bath	Classic	Original cabinetry and carpet
Unit 4	3 Bed / 2.5 Bath	Renovated	Updated cabinets, paint, carpet, bathroom fixtures



Classic Unit



Renovated Unit



INVESTMENT HIGHLIGHTS

1. Proven Income Stream

- Current rents averaging approximately \$2,450 per month per unit
- Additional income from miscellaneous tenant fees
- Strong rental demand in established Central Phoenix location
- Attractive tenant profile seeking quality housing with garage parking and private outdoor space

2. Modern Construction

- Built in 2016
- Contemporary floor plans and finishes
- Efficient building systems and lower maintenance requirements than older multifamily assets

3. Recent Capital Improvements

- Exterior buildings recently painted
- New rolled roofing systems on all buildings
- Updated appliances in multiple units
- Refreshed landscaping throughout community
- Upgraded private backyard decks and outdoor living areas
- Full interior refresh of unit #4

3. Low Maintenance Ownership

- Four duplex-style buildings with only one shared wall per residence
- Private entrances and private outdoor spaces
- Attached two-car garages for every unit
- Tenants responsible for utilities
- Limited ongoing maintenance requirements

4. Majority Ownership Position

- Acquisition includes 4 of the 7 units within the community
- Significant ownership position within the HOA structure
- Small, efficiently operated association with modest operating expenses
- Existing HOA reserve balance in place



FOR SALE OPTIONALITY

MULTIPLE EXIT STRATEGIES

A KEY unique advantages of this investment is that each residence is an individually platted Single-Family Attached (SFA) Townhome, providing ownership flexibility beyond a traditional multifamily asset.



BUILT-IN FUTURE LIQUIDITY

Investors benefit from the ability to pursue multiple disposition strategies depending on market conditions:

- Continue operating as a 4-unit rental portfolio for long-term cash flow.
- Sell the portfolio in bulk to another investor seeking scale and stable income.
- Execute individual unit sales over time to owner-occupants or investors.
- Capture potential Single-Family Residential (SFR) pricing premiums that may exceed traditional multifamily valuation metrics.
- Strategically divest units individually as leases expire, creating flexibility to maximize overall returns.

Unlike a conventional apartment building, where value is typically tied solely to income and cap rates, individually platted townhomes provide an additional layer of value through their ability to be sold separately.

This optionality can create enhanced liquidity and multiple pathways for future appreciation and disposition.

INVESTMENT FLEXIBILITY

The offering combines the operational efficiencies of a multi-unit investment with the ownership flexibility of individual residential assets, allowing investors to adapt their exit strategy to changing market conditions and buyer demand.





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Individually platted SFA townhomes

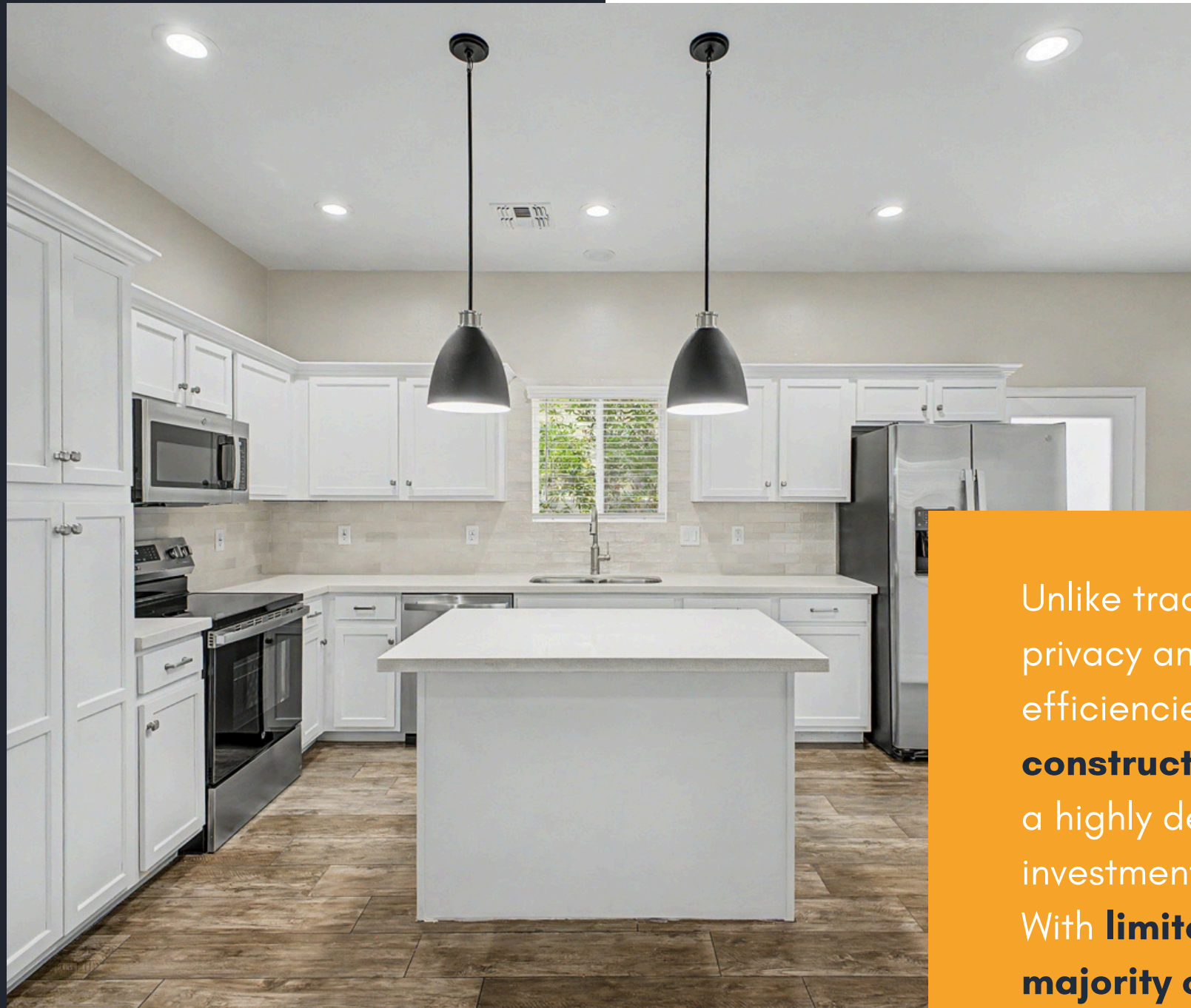
Ability to hold as a cash-flowing portfolio or sell units individually

Potential to capitalize on future SFR pricing premiums

Enhanced liquidity compared to traditional multifamily assets

Multiple disposition options create additional value and flexibility

MULTIPLE EXIT STRATEGIES



WHY THIS INVESTMENT STANDS OUT

Unlike traditional apartment investments, these townhomes offer residents the privacy and functionality of single-family living while providing investors the efficiencies of a multi-unit acquisition. The combination of **modern construction, proven rents, attached garages, private outdoor areas**, and a highly desirable **Central Phoenix location** creates a compelling long-term investment opportunity.

With **limited maintenance** requirements, **stable occupancy potential**, and a **majority ownership** position within a small community, this offering is ideally suited for investors seeking dependable cash flow and straightforward asset management.

LEARN MORE

FOR ADDITIONAL INFORMATION

Rent Roll • Operating Financials • HOA Information • Property Photos • Due Diligence Materials Available Upon Request



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