

URBANA ON HAYWARD

APARTMENTS

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XCD REALTY & PROPERTY MANAGEMENT

34 UNIT | NORTH MOUNTAIN SUBMARKET



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An aerial photograph of a residential property. The main building is a long, rectangular structure with a grey roof and a red-painted curb. To the left of the building is a large, irregularly shaped swimming pool with a light-colored deck. Several cars are parked in a lot adjacent to the pool. The property is surrounded by a paved area with palm trees and other landscaping. In the background, there is a multi-story apartment building. The text 'PROPERTY OVERVIEW' is overlaid in a blue box in the top right corner, and the number '03' is overlaid in a large blue font in the bottom left corner.

PROPERTY OVERVIEW

03

34

NUMBER OF UNITS

Contact
Broker

OFFERING PRICE

Urbana on Hayward, located at 2020 W Hayward Ave in Phoenix, is a well-maintained, single-story garden-style apartment community encompassing approximately 25,116 square feet. The property offers a highly desirable residential environment defined by its low-density layout and ease of access. Positioned within a centrally connected Phoenix neighborhood, it benefits from convenient proximity to major transportation corridors, employment hubs, and everyday retail amenities, enhancing its appeal to a broad renter base.

Residents enjoy private covered parking, providing both convenience and protection from the Arizona climate, while the absence of vertical construction fosters a quieter, more neighborhood-oriented living experience. Urbana on Hayward features large, thoughtfully designed floorplans that align with modern renter preferences, offering comfortable, functional living spaces that support strong tenant retention and long-term demand.

URBANA APT.
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2020





The North Phoenix submarket is positioned along the northern edge of Midtown Phoenix, offering strong connectivity and established residential demand. Urbana on Hayward is ideally situated just minutes from the Valley Metro Light Rail, Arizona State University West Campus, Grand Canyon University, and Downtown Phoenix.

Positioned in the core of a vibrant, amenity rich community, residents benefit from convenient access to a variety of retail centers, dining destinations, and everyday services. Nearby recreational and redevelopment drivers include Rose Mofford Sports Complex, the Metrocenter Mall redevelopment, and the expansive trails and open space at North Mountain Park.

OFFERING PRICE:	CONTACT BROKER
UNITS:	34 UNITS
UNIT MIX:	20 2BR/1BA 14 1BR/1BA
GBA:	±25,116 SF
YEAR BUILT / RENOVATED:	1961/2021
PARKING:	40 SPACES
LOT SIZE:	±.44 ACRES

DAYTIME POPULATION (5 MILE)	459,049
AVERAGE HOUSEHOLD INCOME (5 MILE)	\$100,802
MEDIAN AGE (3 MILE)	34.9
AVERAGE HOUSEHOLD SIZE (3 MILE)	2.5

This property is located near **Grand Canyon University**, one of the fastest-growing universities in the nation, with an on-campus student population exceeding 25,000 and a total enrollment of over 100,000 students. Situated **±4 miles** from the subject property, GCU has undergone a significant multi-billion-dollar campus expansion, introducing new academic buildings, student housing, athletic facilities, and retail amenities.

The university's continued investment has transformed the surrounding area into a vibrant, amenity-rich environment, supporting strong rental demand and consistent population growth. GCU serves as a powerful economic driver and ongoing catalyst for neighborhood revitalization along the **Interstate-17 corridor**.



PROPERTY PHOTOS

07





AERIAL VIEWS



AERIAL MAP





FINANCIAL INFORMATION

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RENT ROLL

UNIT NUMBER	UNIT TYPE	SQFT	MONTHLY RENT	RENT PSF	ANNUAL RENT	LEASE TO	LEASE FROM
01	2X1	840	\$1,395.00	\$1.66	\$16,740.00	3/31/2026	3/03/2025
02	2X1	840	\$1,695.00	\$2.02	\$20,340.00	9/15/2026	9/16/2025
03	2X1	840	\$1,595.00	\$1.90	\$19,140.00	12/31/2025	10/01/2025
04	2X1	840	\$1,595.00	\$1.90	\$19,140.00	9/30/2026	10/01/2025
05	2X1	840	\$1,495.00	\$1.78	\$17,940.00	12/31/2026	1/01/2026
06	2X1	840	\$1,395.00	\$1.66	\$16,740.00	8/31/2026	8/08/2025
07	2X1	840	\$1,695.00	\$2.02	\$20,340.00	4/30/2026	5/01/2025
08	2X1	840	\$1,495.00	\$1.78	\$17,940.00	12/31/2026	1/01/2026
09	2X1	840	\$1,695.00	\$2.02	\$20,340.00	8/31/2026	8/15/2025
10	1x1	672	\$995.00	\$1.48	\$11,940.00	1/31/2027	1/08/2026
11	1x1	672	\$1,195.00	\$1.78	\$14,340.00	2/28/2027	3/01/2026
12	1x1	672	\$995.00	\$1.48	\$11,940.00	1/31/2027	1/07/2026
13	1x1	672	\$1,395.00	\$2.08	\$16,740.00	9/30/2026	9/30/2025
14	1x1	672	\$995.00	\$1.48	\$11,940.00	2/28/2027	2/19/2026
15	1x1	672	\$1,345.00	\$2.00	\$16,140.00	9/30/2026	10/01/2025
16	1x1	672	\$995.00	\$1.48	\$11,940.00	12/31/2026	1/01/2026
17	1X1	672	\$1,200.00	\$1.79	\$14,400.00	3/31/2027	4/01/2026

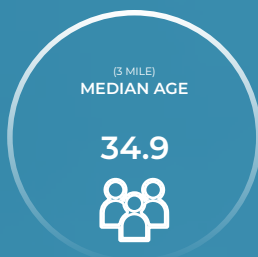
RENT ROLL

UNIT NUMBER	UNIT TYPE	SQFT	MONTHLY RENT	RENT PSF	ANNUAL RENT	LEASE TO	LEASE FROM
18	1x1	672	\$995.00	\$1.48	\$11,940.00	3/31/2027	3/03/2026
19	1x1	672	\$995.00	\$1.48	\$11,940.00	2/28/2027	2/28/2026
20	1X1	672	\$995.00	\$1.48	\$11,940.00	1/31/2027	1/30/2026
21	1X1	672	\$995.00	\$1.48	\$11,940.00	1/31/2027	1/29/2026
22	1x1	672	\$995.00	\$1.48	\$11,940.00	2/28/2027	3/01/2026
23	2X1	840	\$1,695.00	\$2.02	\$20,340.00	12/31/2026	1/01/2026
24	2X1	840	\$1,395.00	\$1.66	\$16,740.00	12/31/2026	1/01/2026
25	2X1	840	\$1,595.00	\$1.90	\$19,140.00	9/30/2026	9/15/2025
26	2x1	840	\$1,395.00	\$1.66	\$16,740.00	2/28/2027	3/01/2026
27	2x1	700	\$1,495.00	\$2.14	\$17,940.00	2/28/2026	2/21/2025
28	1x1	700	\$995.00	\$1.42	\$11,940.00	3/16/2026	3/15/2027
29	2x1	700	\$1,595.00	\$2.28	\$19,140.00	8/31/2026	9/01/2025
30	2x1	700	\$1,395.00	\$1.99	\$16,740.00	2/28/2027	3/01/2026
31	2x1	700	\$995.00	\$1.42	\$11,940.00	3/31/2027	3/15/2026
32	2x1	700	\$1,595.00	\$2.28	\$19,140.00	7/31/2026	7/11/2025
33	2x1	700	\$1,595.00	\$2.28	\$19,140.00	7/31/2026	8/09/2025
34	2x1	700	\$1,670.00	\$2.39	\$20,040.00	12/31/2026	1/01/2026
	TOTAL	25,256	\$45,560.00				

T-12 INCOME STATEMENT

	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Total
INCOME													
RENTAL INCOME	\$43,180.61	\$44,036.90	\$43,775.31	\$48,329.32	\$40,680.45	\$43,943.85	\$44,412.17	\$46,472.24	\$41,658.22	\$38,636.13	\$40,878.54	\$45,358.19	\$521,361.93
SUB: CONCESSIONS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
ADD: MISC FEE INCOME	\$1,623.75	\$1,756.59	\$1,659.92	\$1,380.50	\$1,445.00	\$300.00	\$1,735.00	\$970.00	\$510.00	\$1,955.00	\$1,625.00	\$2,124.00	\$17,084.76
ADD: RUBS	\$3,659.05	\$3,425.47	\$3,687.86	\$3,287.90	\$2,051.62	\$2,484.52	\$2,183.22	\$2,506.78	\$1,856.50	\$3,124.03	\$2,912.48	\$4,333.00	\$35,512.43
ADD: OTHER INCOME	\$300.00	\$600.00	\$2,268.46	\$1,495.00	\$0.00	\$109.03	\$0.00	\$500.00	\$0.00	\$0.00	\$1,361.94	\$1,000.00	\$7,634.43
TOTAL OPERATING INCOME	\$48,763.41	\$49,818.96	\$51,391.55	\$54,492.72	\$44,177.07	\$46,837.40	\$48,330.39	\$50,449.02	\$44,024.72	\$43,715.16	\$46,777.96	\$52,815.19	\$581,593.55
EXPENSE													
LEGAL AND OTHER PROF. FEES	\$0.00	\$0.00	\$100.00	\$1,580.00	\$1,560.00	\$0.00	\$1,185.00	\$1,975.00	\$0.00	\$0.00	-\$100.00	\$790.00	\$7,090.00
MANAGEMENT FEES	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00	\$20,400.00
LANDSCAPING	\$0.00	\$1,180.00	\$2,470.00	\$1,000.00	\$1,640.00	\$1,340.00	\$1,580.00	\$1,960.00	\$1,990.00	\$1,530.00	\$1,250.00	\$880.00	\$16,820.00
UTILITIES	\$2,678.77	\$3,751.30	\$0.00	\$0.00	\$0.00	\$9,073.69	\$0.00	\$3,914.29	\$2,162.51	\$3,649.69	\$2,917.27	\$2,764.58	\$30,912.10
REPAIR & MAINTENANCE	\$2,281.11	\$1,100.00	\$2,815.00	\$1,800.00	\$1,150.35	\$2,855.00	\$1,192.20	\$820.00	\$3,279.50	\$1,534.00	\$1,176.00	\$2,907.50	\$22,910.66
PROPERTY TAXES	\$1,203.58	\$1,203.58	\$1,203.58	\$1,203.58	\$1,203.58	\$1,203.58	\$1,203.58	\$1,203.58	\$1,203.58	\$1,203.58	\$1,203.58	\$1,203.58	\$14,443.00
INSURANCE	\$1,564.25	\$1,564.25	\$1,564.25	\$1,564.25	\$1,564.25	\$1,564.25	\$1,564.25	\$1,564.25	\$1,564.25	\$1,564.25	\$1,564.25	\$1,564.25	\$18,771.00
TOTAL OPERATING EXPENSE	\$9,427.71	\$10,499.13	\$9,852.83	\$8,847.83	\$8,818.18	\$17,736.52	\$8,425.03	\$13,137.12	\$11,899.84	\$11,181.52	\$9,711.10	\$11,809.91	\$131,346.76
NOI - NET OPERATING INCOME	\$39,335.70	\$39,319.83	\$41,538.72	\$45,644.89	\$35,358.89	\$29,100.88	\$39,905.36	\$37,311.90	\$32,124.88	\$32,533.64	\$37,066.86	\$41,005.28	\$450,246.79

DEMOGRAPHICS



2025 SUMMARY (SITES USA)	1 MILE	3 MILE	5 MILE
DAYTIME POPULATION	30,194	188,534	459,049
ESTIMATED POPULATION	24,385	180,822	437,669
AVERAGE HOUSEHOLD INCOME	\$79,021	\$97,689	\$100,802
MEDIAN AGE	35.1	34.9	35.0
AVERAGE HOUSEHOLD SIZE	2.2	2.5	2.5
HOUSING UNITS	7,645	68,825	179,110
TOTAL HOUSEHOLDS	10,871	70,399	172,941
TOTAL EMPLOYEES	5,809	7,712	21,380

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XCD Reality & Property Management

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