

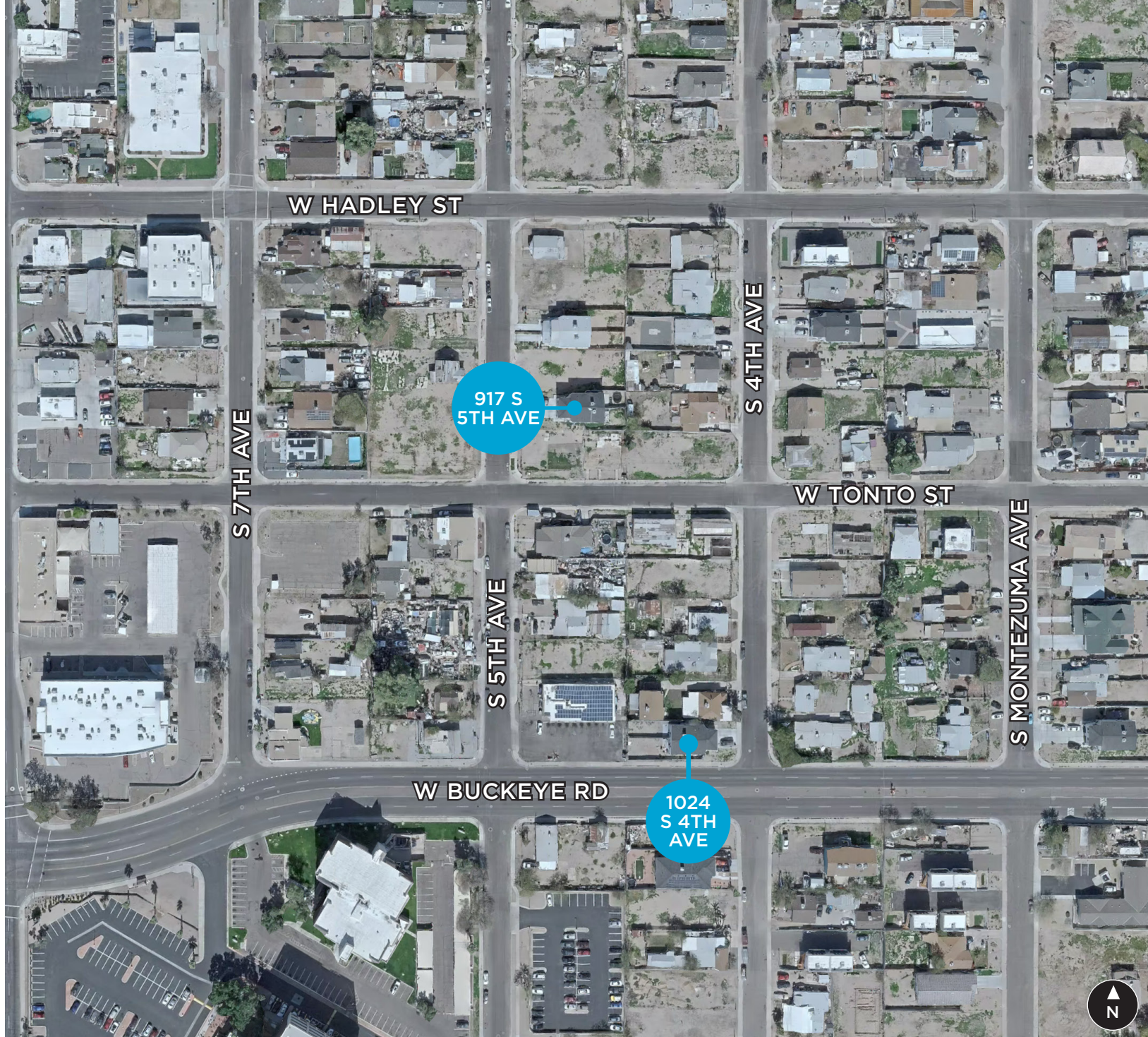
EXCLUSIVE
OFFERING

FOR SALE

DOWNTOWN PHOENIX
DUPLEX PORTFOLIO

CONTACT INFORMATION

GUNNAR SINNETT
VICE PRESIDENT
gsinnett@levrose.com
314.651.0322



EXECUTIVE SUMMARY

This offering presents a rare opportunity to acquire a newer construction duplex portfolio in the rapidly growing Downtown Phoenix submarket. Built in 2021, the portfolio consists of two duplexes (four total units), both featuring spacious 3-bedroom / 2.5-bathroom floor plans with attached one-car garages and private patios.

Designed to meet strong rental demand for larger, single-family-style living, these well-appointed units offer modern construction, functional layouts, and desirable amenities. The properties are strategically located near Downtown Phoenix and Sky Harbor International Airport, providing convenient access to major employment corridors, transportation routes, and ongoing area redevelopment.

With its newer vintage, low-maintenance construction, and highly marketable unit mix, this portfolio offers investors a compelling blend of stable cash flow and long-term growth potential in one of Phoenix's most active rental corridors.



INVESTMENT HIGHLIGHTS

- Easy to manage Duplex Portfolio
- Flexible sale options, can be sold individually
- Potential for Owner-Occupied
- Potential for Single Family Financing
- Built in 2021, low maintenance



PROPERTY DETAILS

ADDRESSES	917 S 5TH AVE, & 1024 S 4TH AVE PHOENIX, AZ 85003
SALE PRICE	\$670,000/Duplex (\$335,000/Unit, \$233/SF)
BUILDING SIZE	3,000 SF Livable/Duplex
LOT SIZE	6,500 SF/Duplex
PARCELS	112-17-059 & 112-17-113
ZONING	R-5 (Phoenix)
YEAR BUILT	2021



PROPERTY HIGHLIGHTS

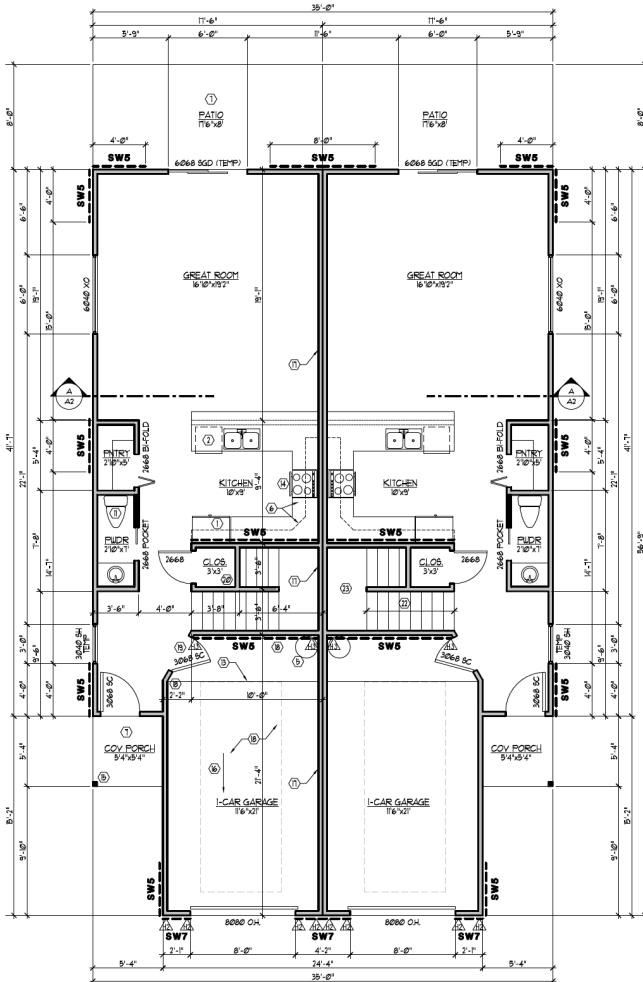
- Newer construction South Phoenix Duplex Portfolio (2021)
- Large Units, all 3BD / 2.5BA with one-car garage
- Private patios for all units
- Located near Downtown Phoenix & Sky Harbor



FLOOR PLAN

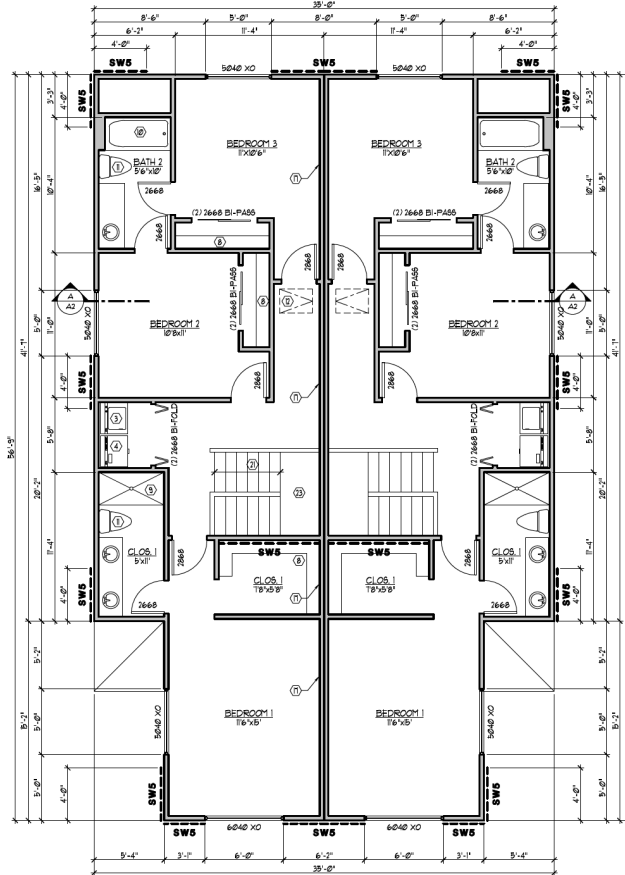
 CLICK TO VIEW FIRST FLOOR VIRTUAL TOUR

 CLICK TO VIEW SECOND FLOOR VIRTUAL TOUR



LOWER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"



UPPER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

City of Phoenix Plan #: 2101019-RPSC Date: 03/08/21

Building Area Calcs

Livable:
 658 SF (Lower) +
 842 SF (Upper)
 = 1,500 SF

Covered Front Porch:
 28 SF

Garage: 254 SF

**Mechanical Chase
 (Upper Level): 17 SF**

**Total Under Roof
 (One Unit): 1,799 SF**

**Total Under Roof
 (Duplex): 3,598 SF**

RENT ROLL

Unit	Unit Type	Lease Status	SF	Monthly Rent	Rent Per SQ. FT	Lease Start	Lease End	Tenancy
1024 S 4th Ave - Unit 1	3BD / 2.5BA	Active	1,500	\$2,200	\$1.47	12/15/22	1/31/26	MTM
1024 S 4th Ave - Unit 2	3BD / 2.5BA	Active	1,500	\$2,200	\$1.47	12/18/24	12/31/25	MTM
917 S 5th Ave - Unit 1	3BD / 2.5BA	Active	1,500	\$2,200	\$1.47	9/25/23	6/3/24	MTM
917 S 5th Ave - Unit 2	3BD / 2.5BA	Active	1,500	\$2,200	\$1.47	2/1/22	2/28/26	MTM
TOTAL/AVG	--	--	9,000	\$13,040	\$1.45	--	--	--



MAJOR RETAILERS



Downtown Phoenix offers a dynamic mix of retailers, restaurants, and entertainment that attracts residents, professionals, and visitors alike. Major anchors such as Fry's Food & Drug, Safeway, Walgreens, and CVS provide convenient daily shopping, while lifestyle centers like CityScape and Arizona Center feature national brands, boutique shops, and dining destinations. This vibrant retail landscape, combined with nearby offices, hotels, and cultural attractions, creates a walkable, high-traffic environment ideal for business growth and investment.



PREMIER DINING OPTIONS

Downtown Phoenix boasts a premier dining scene, offering everything from upscale culinary experiences to casual local favorites. With a diverse mix of cuisines, lively atmospheres, and walkable access to entertainment, hotels, and offices, the area creates a dynamic destination for both business and leisure.

- Arizona Center
- Pizzeria Bianco
- Wren & Wolf
- The Arrogant Butcher
- First & Last
- Blue Hound Kitchen & Cocktails
- Hanny's
- Dahlia Tapas Tequila & Wine
- Cibo Urban Pizzeria
- Latha Restaurant

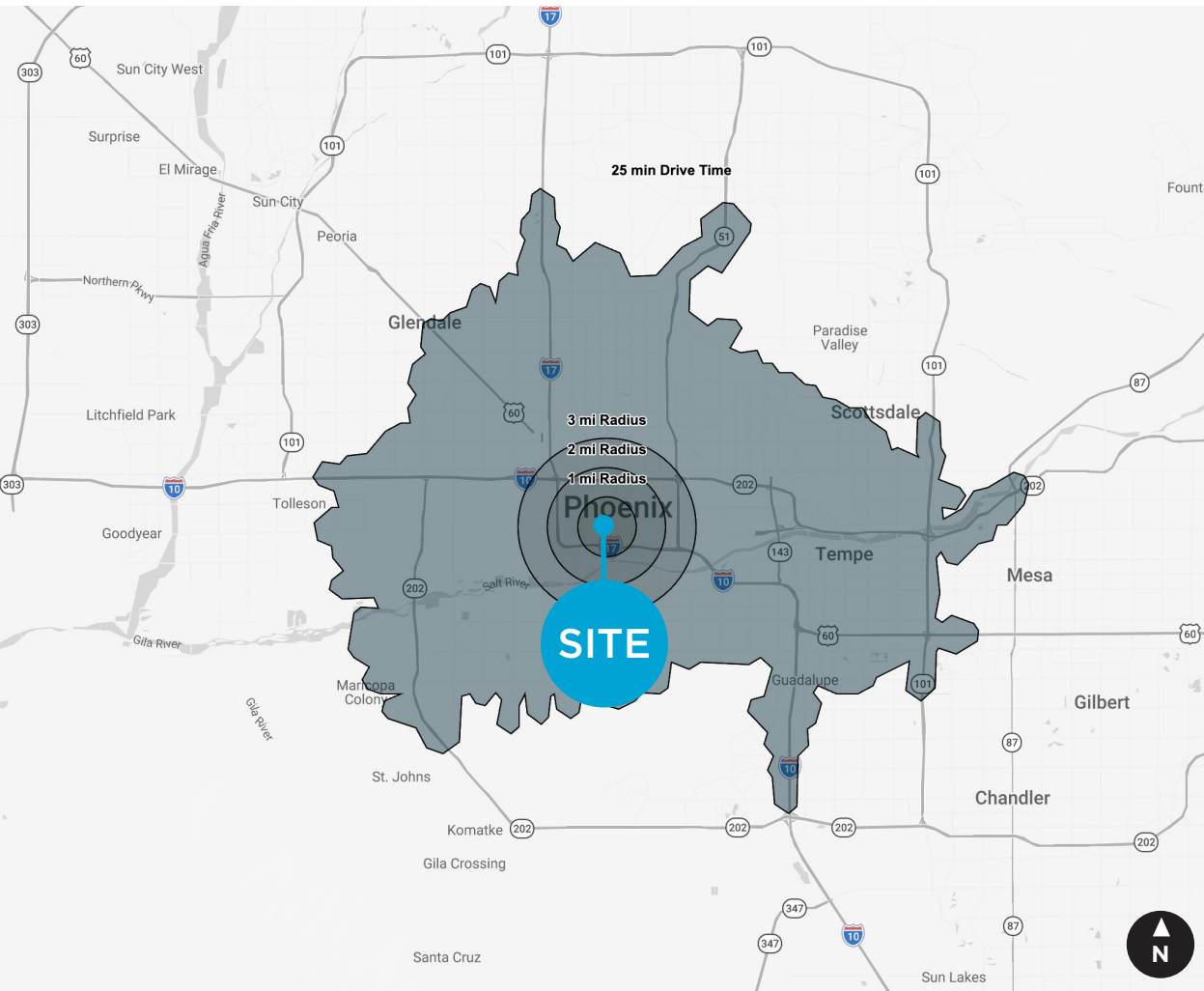


NEARBY APARTMENT COMMUNITIES

Downtown Phoenix offers a wide range of apartment communities, from luxury high-rises and modern mid-rise complexes to affordable workforce housing and adaptive reuse lofts. This housing mix attracts a dynamic population including young professionals, university students, medical staff, creatives, and long-time residents seeking the convenience and energy of urban living. The area continues to grow as more residents are drawn to its walkability, access to transit, and proximity to major employers, universities, and cultural destinations.

- Sol Modern | 747 total units
- Saiya | 308 total units
- Rosie | 370 total units
- X Phoenix | 253 total units
- The Governor | 176 total units
- Ragsdale | 266 total units
- ANOVA | 769 total units
- The Stewart | 312 total units
- Altura | 419 total units
- The McKinley ... and more!

DEMOGRAPHICS



POPULATION

YEAR	1 MILE	2 MILES	3 MILES	25 MIN
2025	15,943	51,419	105,971	1.16 M
2030	17,724	56,872	112,354	1.16 M

HOUSEHOLDS

YEAR	1 MILE	2 MILES	3 MILES	25 MIN
2025	6,350	24,111	42,849	442,803
2030	8,001	29,042	48,584	452,091

AVERAGE INCOME

YEAR	1 MILE	2 MILES	3 MILES	25 MIN
2025	\$77,268	\$83,194	\$87,892	\$106,192
2030	\$81,228	\$82,696	\$86,665	\$105,864

EMPLOYEES

YEAR	1 MILE	2 MILES	3 MILES	25 MIN
2025	26,440	66,274	115,463	642,410

BUSINESSES

YEAR	1 MILE	2 MILES	3 MILES	25 MIN
2025	1,683	4,533	8,816	62,354

*2025 Statistics from SitesUSA.com

PHOENIX CITY OVERVIEW

GROWING POPULATION

The City of Phoenix a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).



GUNNAR SINNETT, VICE PRESIDENT
gsinnett@levrose.com
314.651.0322

W HADLEY ST

917 S
5TH AVE

LEVROSE
COMMERCIAL REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

W TONTO ST

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

S 5TH AVE

S 4TH AVE

S MONTEZUMA AVE

W BUCKEYE RD

1024
S 4TH
AVE

WWW.LEVROSE.COM