



Fontana Court and Fontana East

3127-3134 N Fontana Ave Tucson, AZ 85705 

Year Built:
1952, 1953

Total Units:
24

Asking Price:
\$2,195,000.00

Price Per Unit
\$91,458.00

Price Per Sq Ft
\$177.96

Call for Offers
Entertaining Offers Now



Cash Flow Opportunity

Fontana Court 13 units, built 1952



Fontana East 11 units, built 1953

EXECUTIVE SUMMARY

FONTANA COURT AND FONTANA EAST

Equilibrium Realty is pleased to present this two property investment offering with a total of 24 individually metered units in central Tucson, Arizona. Fontana Court was built in 1952 with 13 units (12 one bed units plus 1 two bed) is located at 3127 North Fontana Avenue. Fontana East was built in 1953 with 11 units (9 one bed units plus 1 three bed) is located at 3134 North Fontana Avenue. All units include a drive up covered carport. The property is currently 92% occupied with more opportunity to increase rents. This investment offers cash flow at COE.

THE OFFERING

Address	3127-3134 N Fontana Ave Tucson, AZ 85705
Offer Price	\$2,195,000.00
Offer Price Per Unit	\$91,458.00
Offer Price Per Square Foot	\$177.96
Offers Due	Entertaining Offers Now
Property Tours	Request Thru Broker
Please Contact	Joseph Dietz

OFFER SUMMARY

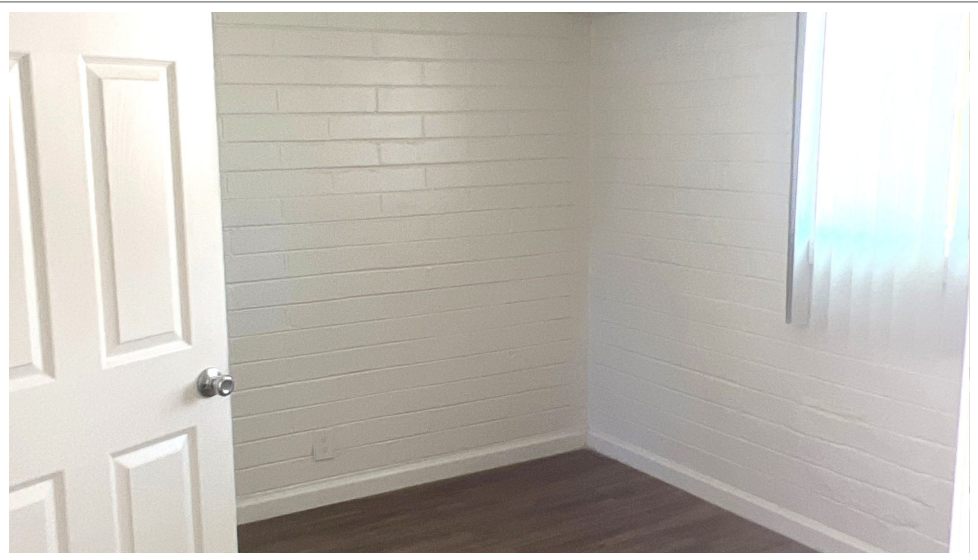
Year Built	1952, 1953
Property Size (acres)	1.5
Number of Units Offered	24
Total Number Units	24
Building Square Feet	12,334
Average Unit Size (per sq ft)	663 SF
Average Unit Density (per acre)	16



OFFER HIGHLIGHTS

- One Level Courtyard Villas
- One Level Casitas with Carports
- 100% Fully Lease Units with Upside
- Solid Central Tucson Rental Location
- Brick and Mortar, Individually Metered

INTERIOR PHOTOS



INTERIOR PHOTOS



EXTERIOR PHOTOS



EXTERIOR PHOTOS



EXTERIOR PHOTOS



EXTERIOR PHOTOS



EXTERIOR PHOTOS



UNIT SUMMARY

UNIT NAME	# BEDROOMS	# BATHROOMS	NUM UNITS	UNIT SIZE	TOTAL SF	MARKET RENT	MONTH TOTAL
One Bedroom	1.00	1.00	12	640	7,680	\$900	10,800
One Bedroom	1.00	1.00	10	649	6,490	\$925	9,250
Two Bedroom	2.00	1.00	1	800	800	\$1,150	1,150
Three Bedroom	3.00	1.00	1	938	938	\$1,350	1,350
TOTALS/AVERAGES:			24	663 SF	15,908 SF	\$940	\$22,550



INVESTMENT SUMMARY

INVESTMENT OVERVIEW

Price	\$2,195,000.00
Price Per Unit	\$91,458.00
Price Per Foot	\$177.96
CAP Rate	7.23%
GRM	8.11
Cash on Cash	7.32
Net Operating Income	\$158,737.00

PROPOSED FINANCING

Down Payment	30%	\$658,500.00
Loan Amount	70%	\$1,536,499.00
Interest Rate		6%
Amortization Period		30
Annual Debt Service		\$110,545.00
Debt Coverage Ratio		1.44
Cash Proceeds After Debt Service		\$48,192.00

INVESTMENT NOTES

- Cash Flow Investment
- Strong Rental Location
- Value Add Opportunity



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable government requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Equilibrium Realty of Arizona, in compliance with all applicable fair housing and equal opportunity laws.

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