



OFFERING MEMORANDUM

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Globe, AZ 86021

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Victorian Style 4-Plex

VICTORIAN STYLE 4-PLEX / PRICE: \$449,000



Victorian Style 4-Plex

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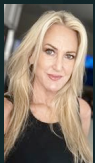
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General Demographics

Exclusively Marketed by:



Laura Good

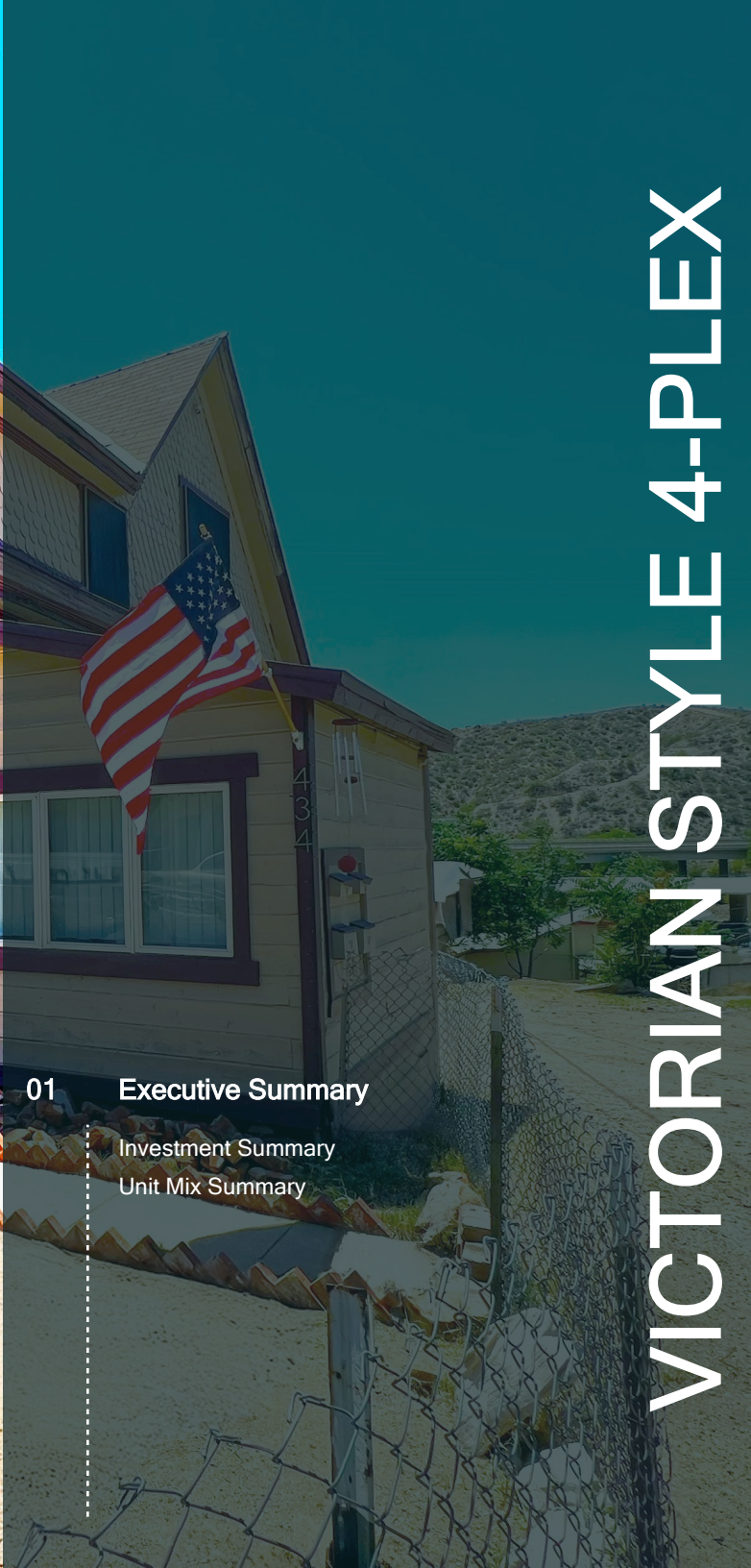
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01

Executive Summary

Investment Summary

Unit Mix Summary

VICTORIAN STYLE 4-PLEX

OFFERING SUMMARY

ADDRESS	434 S Hill St Globe AZ 85501
COUNTY	Gila
MARKET	Larger Globe-Miami Region
SUBMARKET	Globe
BUILDING SF	2,724 SF
LAND SF	7,747 SF
NUMBER OF UNITS	4
YEAR BUILT	1950
YEAR RENOVATED	2024
APN	208-03-108
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$449,000
PRICE PSF	\$164.83
PRICE PER UNIT	\$112,250
OCCUPANCY	100.00%
NOI (CURRENT)	\$28,241
CAP RATE (CURRENT)	6.29%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	4,670	11,913	14,754
2025 Median HH Income	\$64,096	\$67,500	\$65,845
2025 Average HH Income	\$74,407	\$81,509	\$81,926



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Rare Opportunity:

- Unlock a rare income-producing opportunity in the heart of historic Globe, AZ! This meticulously maintained, Victorian-style 4-plex offers a savvy investor the perfect hybrid rental model. Whether you are looking to capitalize on high-demand short-term rentals or stable long-term income, this turnkey property delivers on all fronts.

Why This Property Stands Out:

- The main building features three spacious, fully furnished units—one 2-bed/1-bath and two 1-bed/1-bath units. With all utilities included, these are primed for immediate Airbnb, corporate housing, or vacation rental conversion, allowing you to capture maximum nightly rates. For a stable, low-maintenance asset, the rear property features a private, 800 sq. ft. 2-bed/1-bath cottage with its own dedicated laundry room. This detached unit is separately metered, meaning the tenant pays their own utilities, effectively streamlining your management and boosting your bottom line.

Location:

- Location is everything: Situated right next door to the famous "Nerdburgers" and steps from downtown, this property offers incredible accessibility to local employers, mining-related worksites, and vibrant small-town amenities. Tenants will love the proximity to Arizona's stunning outdoor recreation, hiking, and the Apache Gold Casino Resort, located just a short 12-15 minute drive away.

Note:

- Unit #3 is currently vacant, and the owner-occupied unit (#2) will be delivered vacant at closing. Don't miss out on this ready-to-run business model!

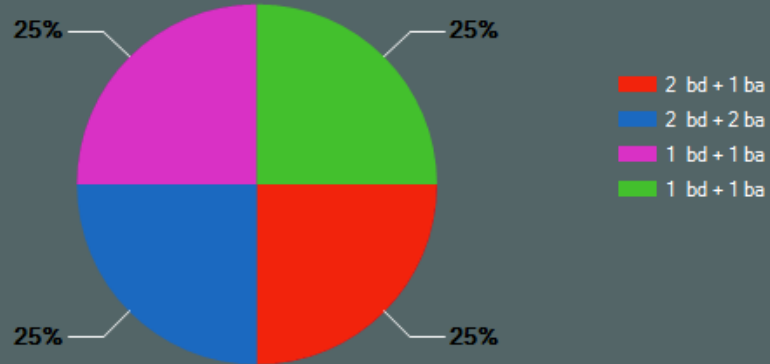


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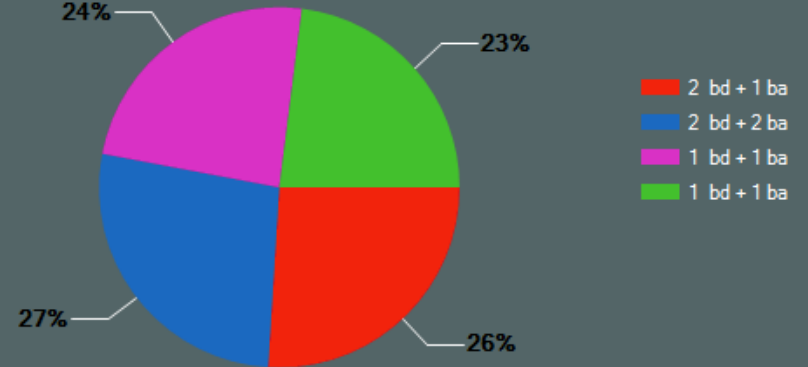
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Unit Mix	# Units	Square Feet	Current Rent	Rent PSF	Monthly Income
2 bd + 1 ba	1	800	\$1,000	\$1.25	\$1,000
2 bd + 2 ba	1	850	\$1,000	\$1.18	\$1,000
1 bd + 1 ba	1	750	\$1,000	\$1.33	\$1,000
1 bd + 1 ba	1	700	\$1,000	\$1.43	\$1,000
Totals/Averages	4	775	\$1,000	\$1.30	\$4,000

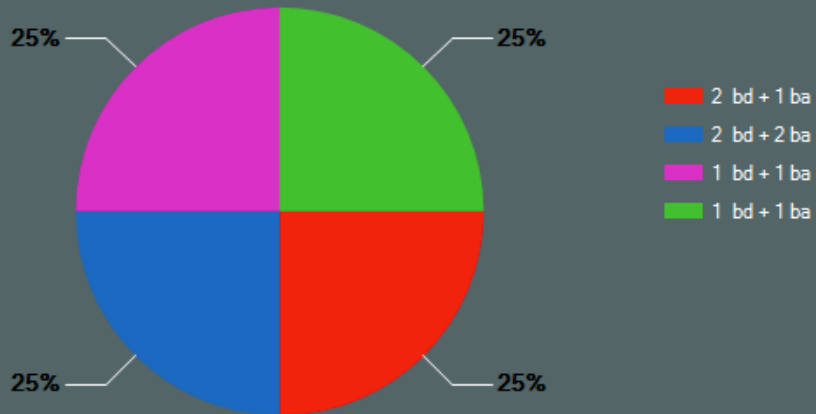
Unit Mix Summary



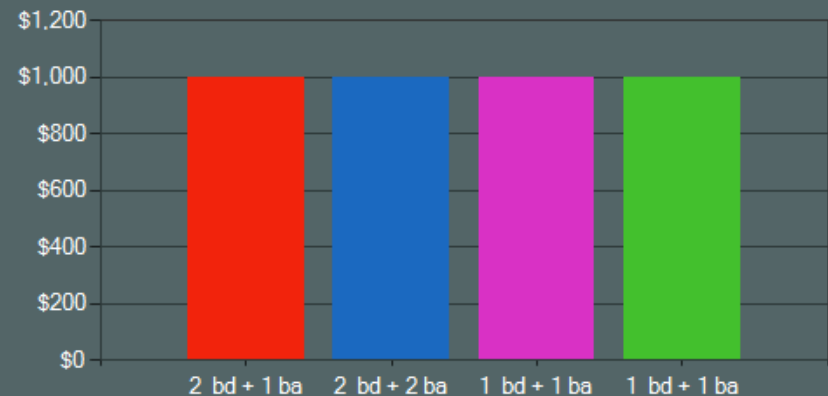
Unit Mix SF



Unit Mix Revenue



Rental Income





02

Location

- Location Summary
- Aerial View Map
- Drive Times

VICTORIAN STYLE 4-PLEX

Globe, AZ Location Summary

- Discover the authentic charm and vibrant community of Globe, Arizona—a historic mining town where the spirit of the Old West meets modern living. Nestled in the scenic foothills of the Pinal Mountains, Globe offers a unique blend of history, outdoor adventure, family-friendly amenities, and a welcoming small-town atmosphere.

Education & Schools

- Served by the Globe Unified School District, which includes several elementary, middle, and high schools, Globe provides a supportive and inclusive educational environment. The district offers college credit classes, strong sports programs, and a diverse student body.

Students benefit from small class sizes and dedicated teachers, with opportunities for advanced coursework and extracurricular activities. The district's commitment to growth and partnerships with parents ensures a nurturing setting for every child.

Jobs & Economy

- Globe's economy is anchored by mining, healthcare, government, education, and retail sectors, providing a variety of employment opportunities.

The city's central location in Gila County also makes it a hub for regional employers and offers easy access to nearby job markets.

Recent investment in housing and revitalization projects is supporting local business growth and attracting new talent.

Recreation & Fun

- Outdoor enthusiasts will love Globe's proximity to the Pinal Mountains and Tonto National Forest, with hundreds of miles of hiking and biking trails, camping, and wildlife viewing.

Local parks like Old Dominion Park celebrate Globe's mining heritage and provide family-friendly amenities and trails.

The city hosts a lively calendar of events, including the Apache Jii Festival, Gila County Fair, art exhibits, and seasonal celebrations that bring the community together.

Dining & Restaurants

- •Globe is famous for its outstanding local cuisine, especially authentic Mexican fare. Top picks include:
 - Chalo's and Guayo's on the Trail for classic Mexican dishes.
 - Nurdberger and Copper Country Rendezvous for burgers, shakes, and American favorites.
 - Drift Inn Saloon for a taste of local history and great food.
 - From historic saloons to modern bistros, there's something for every palate.

Why Choose Globe

- Globe, Arizona, is more than just a place to live—it's a place to belong. With excellent schools, diverse job opportunities, a rich cultural heritage, vibrant local events, and unbeatable access to outdoor adventure, Globe offers the perfect blend of small-town warmth and big possibilities. Whether you're seeking a family-friendly neighborhood, a thriving arts scene, or a gateway to Arizona's natural beauty, Globe is truly "Arizona to the Core." Come explore Globe and discover why so many are proud to call it home!



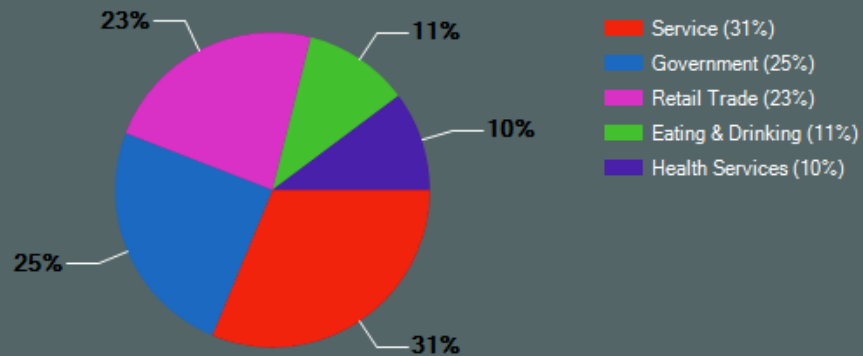
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Location Summary | Victorian Style 4-Plex

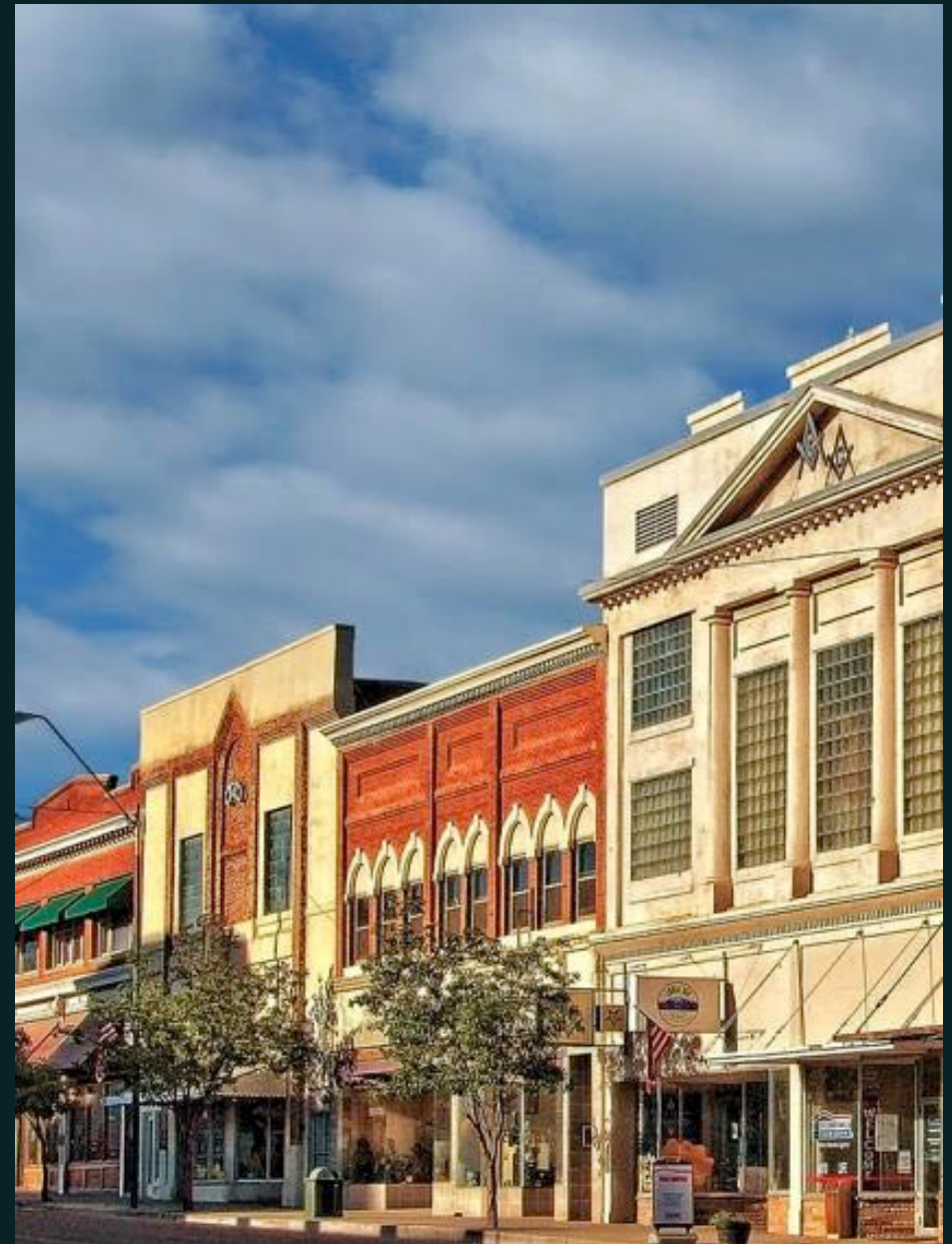
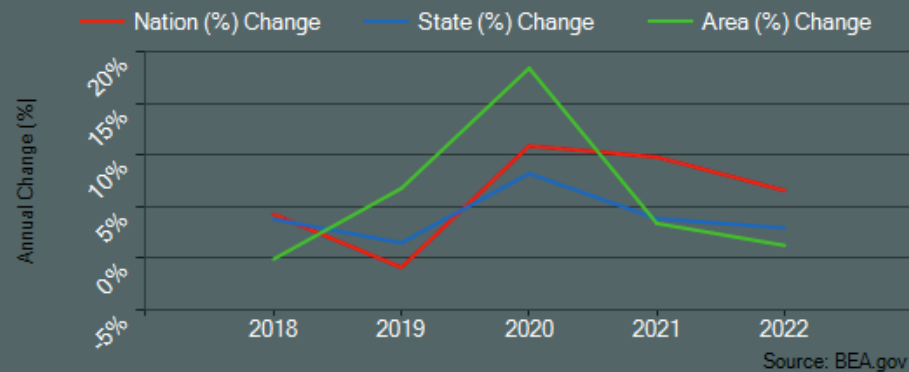
Major Industries by Employee Count



Largest Employers

Gila County	519
Heritage Health Care Center	475
Globe Unified School District	
Gila Community College	
Arizona State Prison Complex - Florence	
Mining Industry (Various Companies)	465
Public Administration (Various Entities)	416
Accommodation & Food Services (Various Businesses)	353

Gila County GDP Trend

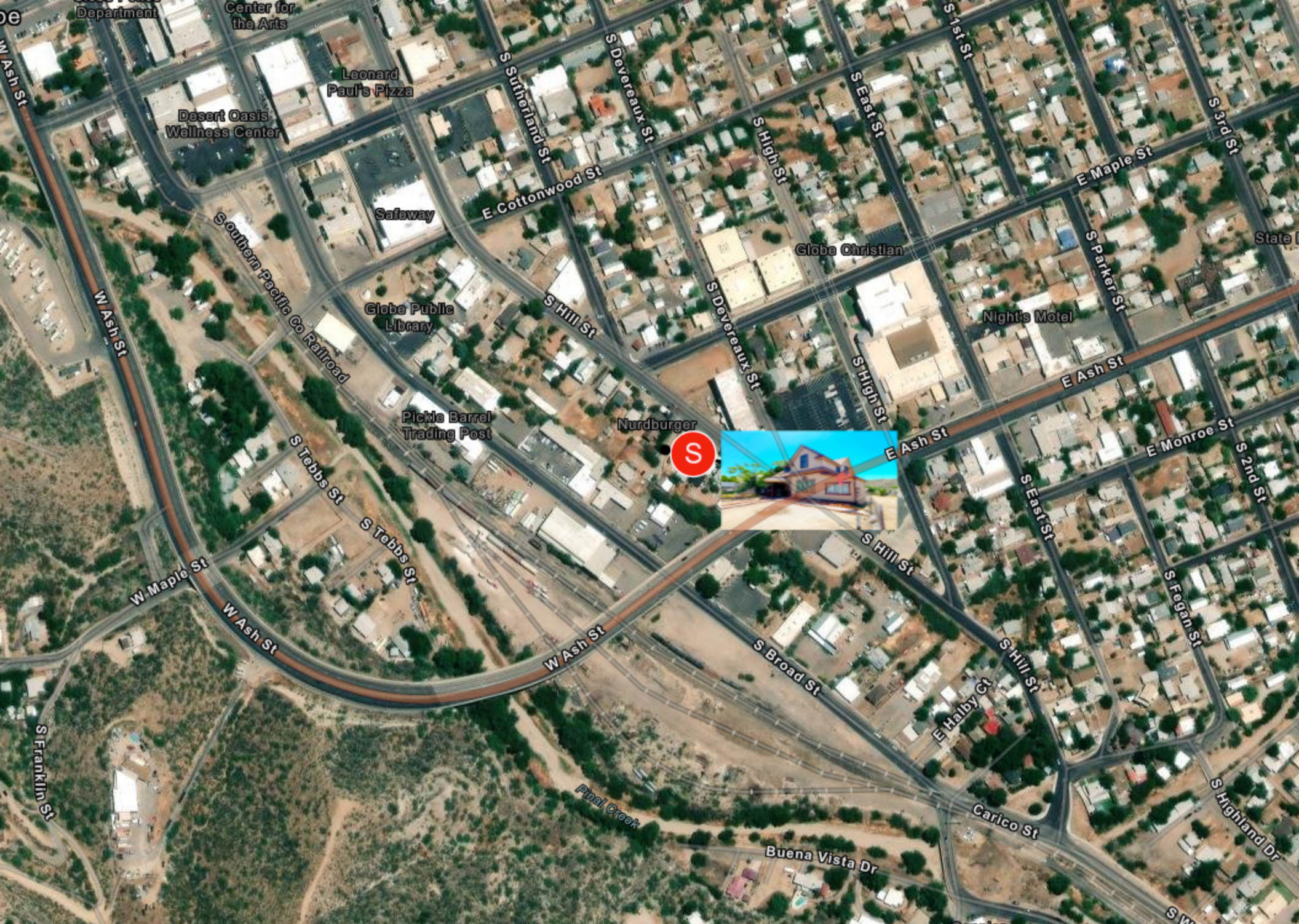


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Aerial View Map | Victorian Style 4-Plex 10

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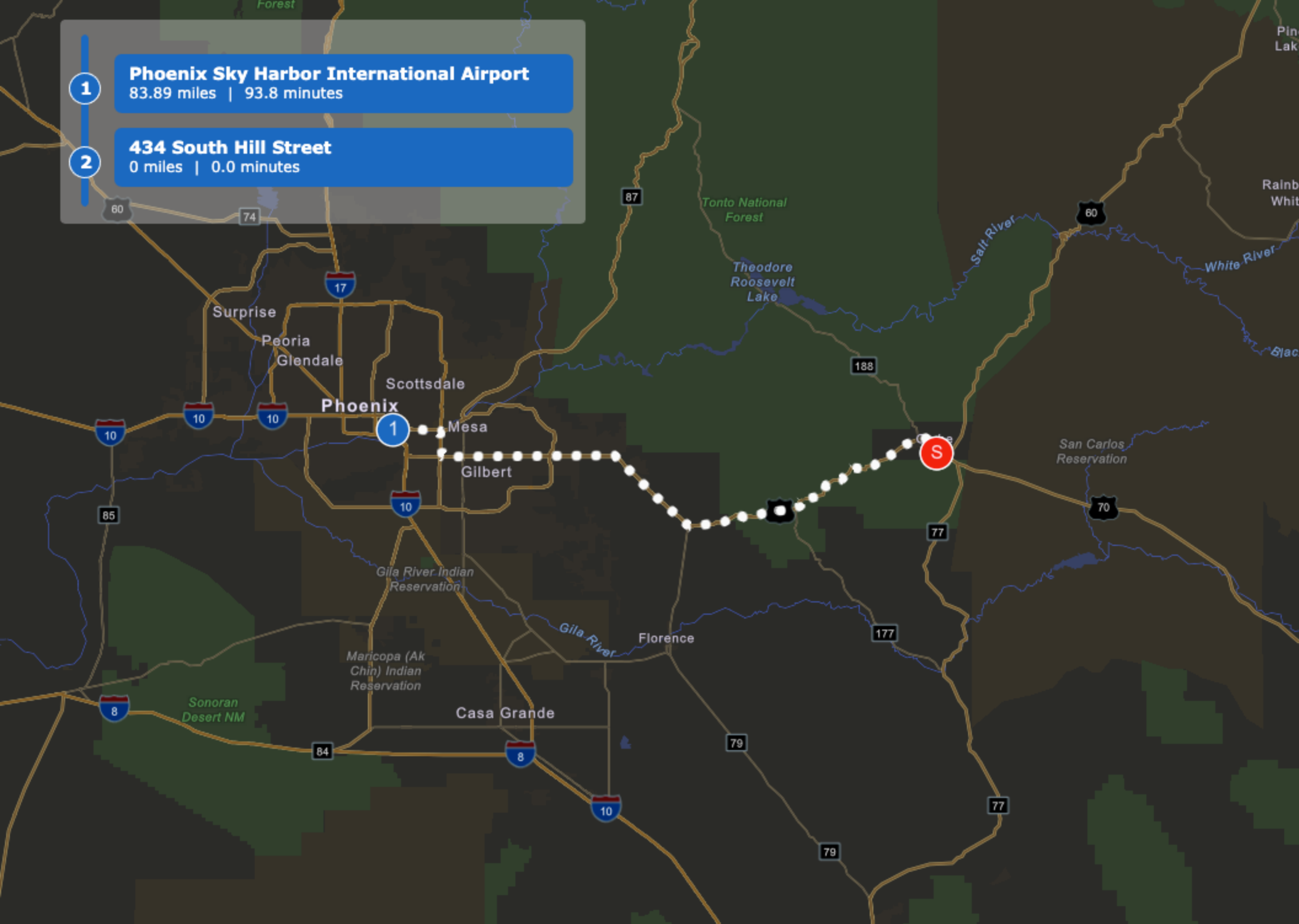
Phoenix Sky Harbor International Airport

83.89 miles | 93.8 minutes

2

434 South Hill Street

0 miles | 0.0 minutes



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Drive Times | Victorian Style 4-Plex 11



03

Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	4
BUILDING SF	2,724
LAND SF	7,747
YEAR BUILT	1950
YEAR RENOVATED	2024
# OF PARCELS	1
ZONING TYPE	Rental Residential
BUILDING CLASS	C
LOCATION CLASS	C
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2
LOT DIMENSION	183.95 x 56.53 x 179.65 x 30.42
NUMBER OF PARKING SPACES	6

UTILITIES

WASHER, SEWER, TRASH	Landlord/Tenant
ELECTRIC	Landlord/Tenant

CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Wood
EXTERIOR	Painted/Wood Siding
PARKING SURFACE	Asphalt
ROOF	Comp
STYLE	Victorian
LANDSCAPING	Natural



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Property Features | Victorian Style 4-Plex



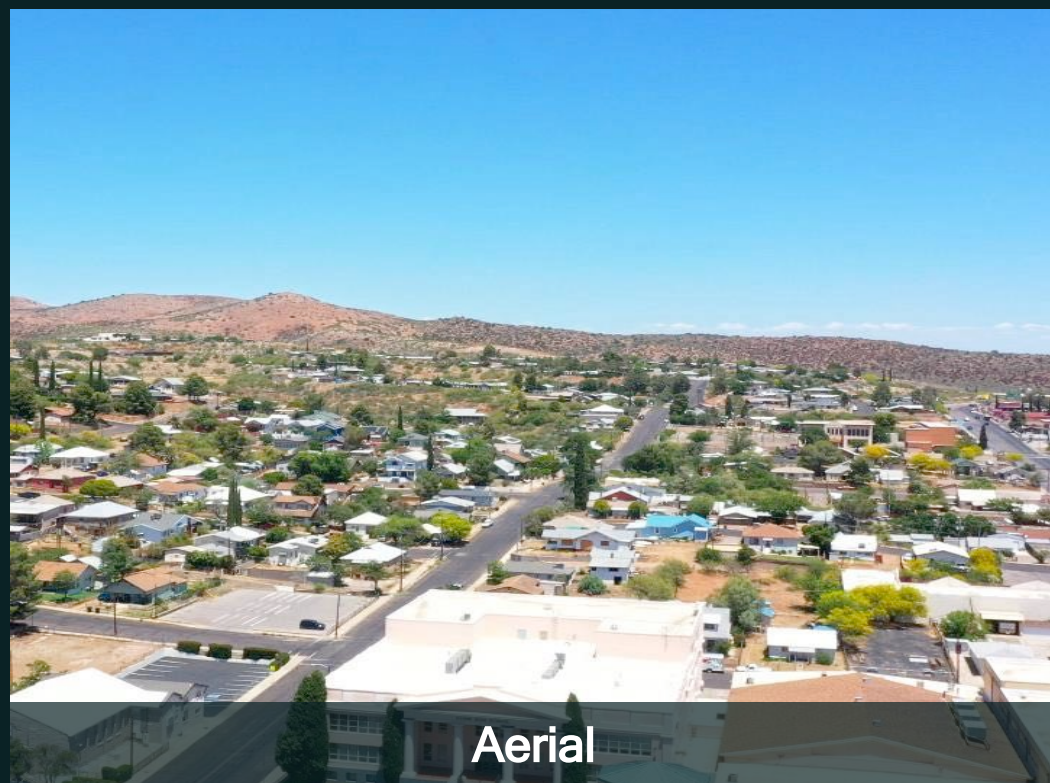
Front of Property



Front Side of Property



Front Patio



Aerial









Welcome to
**HISTORIC
DOWNTOWN
GLOBE**

04

Rent Roll

Rent Roll

Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Move-in Date	Notes
1	1 bd + 1 ba	700	\$1.43	\$1,000.00		Furnished and all utilities are included. Could be used as a short term rental.
2	2 bd + 2 ba	850	\$1.18	\$1,000.00		Owner lives here. Owner plans to move when the building is sold. Furnished with all utilities included - makes this a great short term rental or long term.
3	1 bd + 1 ba	750	\$0.00	\$0.00		Vacant unit. Furnished apartment with all utilities included. Great for short term rental or long term.
4	2 bd + 1 ba	800	\$1.25	\$1,000.00	11/13/2023	This unit is in a separate building behind the front building. Tenant pays utilities. Electric is separately metered.
Totals / Averages		3,100	\$0.96	\$3,000.00		



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Rent Roll | Victorian Style 4-Plex 19



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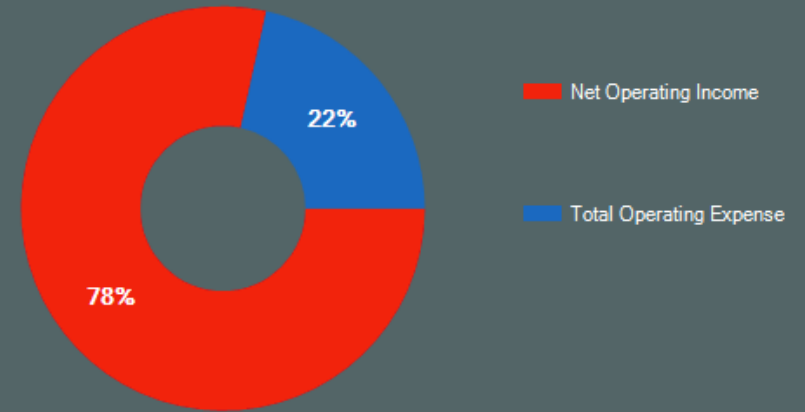
Financial Analysis

Income & Expense Analysis

REVENUE ALLOCATION CURRENT

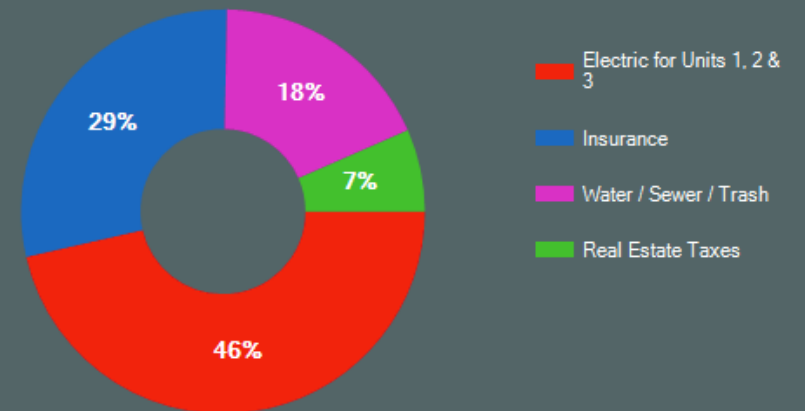
INCOME	CURRENT
Gross Scheduled Rent	\$36,000
Effective Gross Income	\$36,000
Less Expenses	\$7,759
Net Operating Income	\$28,241

Income Notes: ProForma numbers are based on Globe, Arizona Short Term Rental Rates-Monthly. Utilities Included & Furnished.



EXPENSES	CURRENT	Per Unit
Real Estate Taxes	\$511	\$128
Insurance	\$2,244	\$561
Water / Sewer / Trash	\$1,404	\$351
Electric for Units 1, 2 & 3	\$3,600	\$900
Total Operating Expense	\$7,759	\$1,940
Expense / SF	\$2.85	
% of EGI	21.55%	

DISTRIBUTION OF EXPENSES CURRENT



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.



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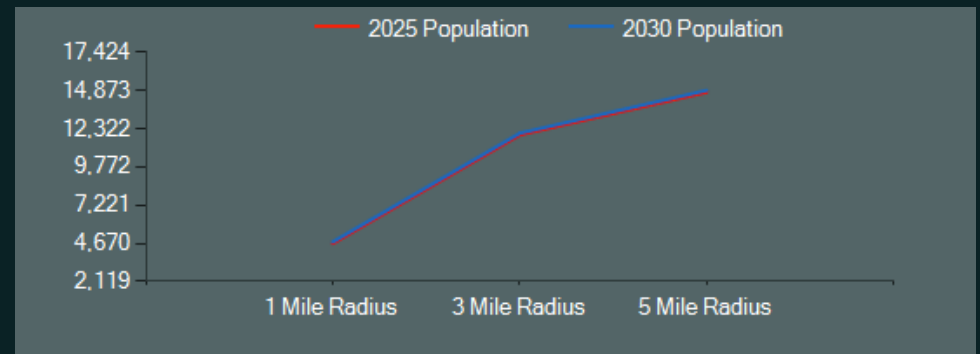
Demographics

General Demographics

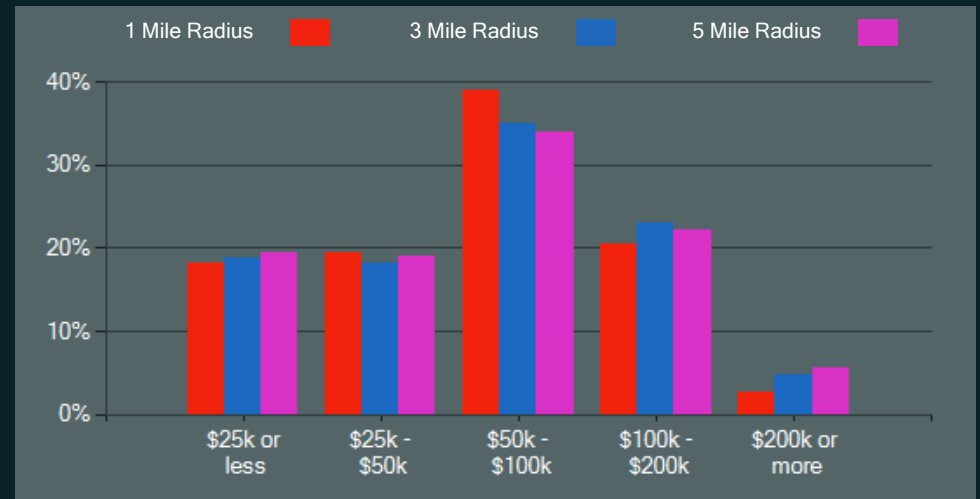
VICTORIAN STYLE 4-PLEX

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,063	12,988	16,304
2010 Population	4,657	12,450	15,618
2025 Population	4,670	11,913	14,754
2030 Population	4,768	12,015	14,873
2025 African American	52	110	150
2025 American Indian	380	959	1,207
2025 Asian	111	188	213
2025 Hispanic	1,682	4,189	5,362
2025 Other Race	560	1,368	1,793
2025 White	2,945	7,673	9,361
2025 Multiracial	619	1,610	2,021
2025-2030: Population: Growth Rate	2.10%	0.85%	0.80%

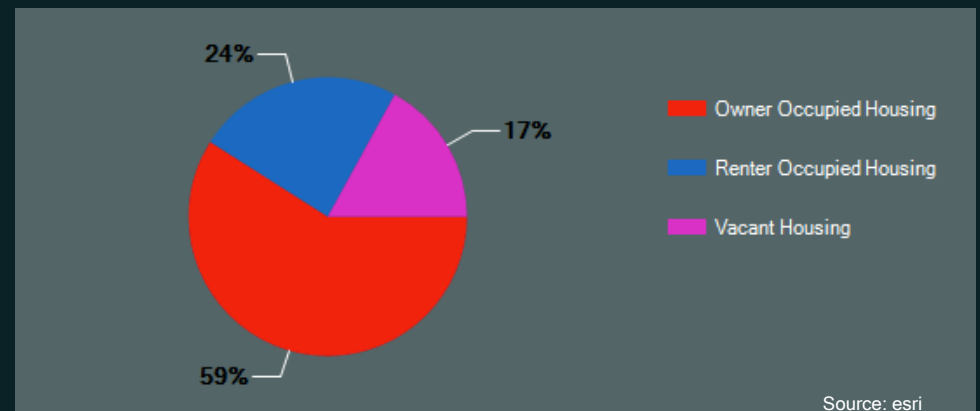
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	256	663	812
\$15,000-\$24,999	91	261	329
\$25,000-\$34,999	169	435	528
\$35,000-\$49,999	201	463	593
\$50,000-\$74,999	415	887	1,044
\$75,000-\$99,999	324	831	949
\$100,000-\$149,999	303	791	945
\$150,000-\$199,999	87	336	357
\$200,000 or greater	51	239	329
Median HH Income	\$64,096	\$67,500	\$65,845
Average HH Income	\$74,407	\$81,509	\$81,926



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri



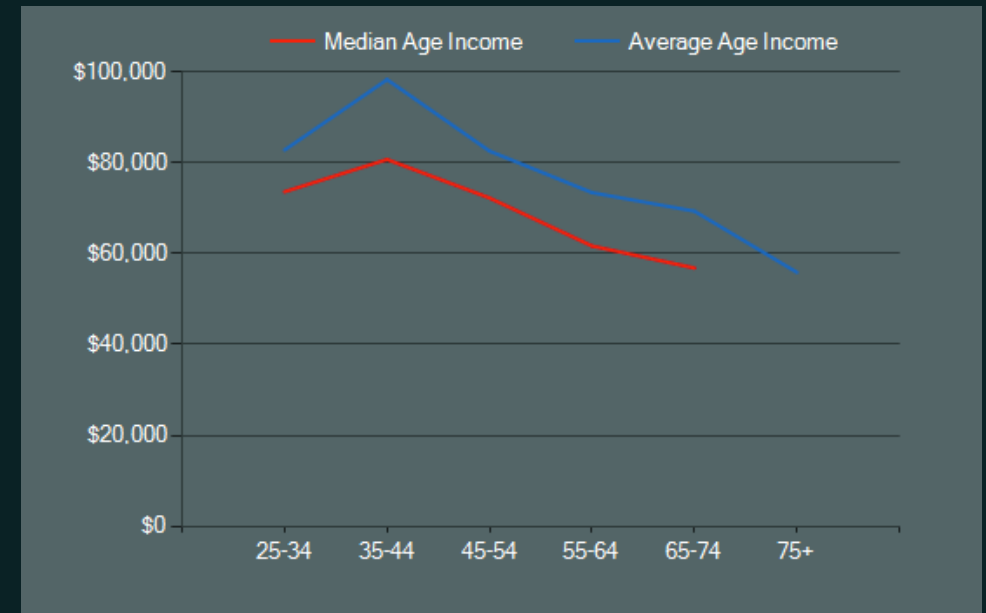
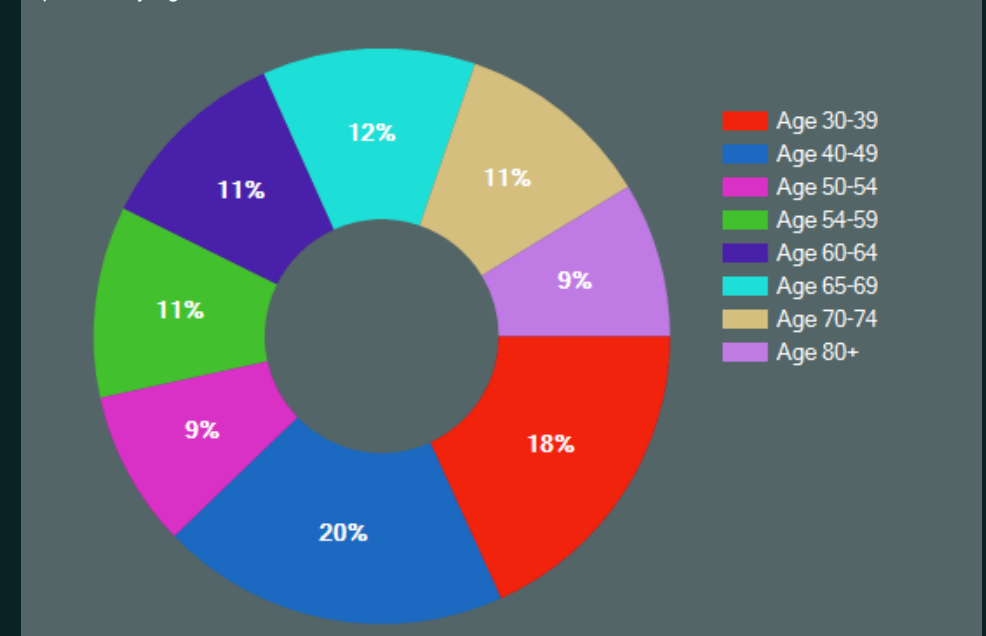
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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	251	709	893
2025 Population Age 35-39	267	653	804
2025 Population Age 40-44	288	682	831
2025 Population Age 45-49	269	651	793
2025 Population Age 50-54	250	654	826
2025 Population Age 55-59	306	746	919
2025 Population Age 60-64	312	783	968
2025 Population Age 65-69	340	867	1,047
2025 Population Age 70-74	315	796	965
2025 Population Age 75-79	247	615	764
2025 Population Age 80-84	143	374	467
2025 Population Age 85+	147	313	374
2025 Population Age 18+	3,735	9,431	11,643
2025 Median Age	45	44	44
2030 Median Age	46	45	44

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$73,667	\$75,736	\$75,431
Average Household Income 25-34	\$82,858	\$86,543	\$89,669
Median Household Income 35-44	\$80,771	\$82,380	\$81,872
Average Household Income 35-44	\$98,364	\$101,964	\$105,045
Median Household Income 45-54	\$72,291	\$78,578	\$77,114
Average Household Income 45-54	\$82,618	\$93,055	\$92,554
Median Household Income 55-64	\$61,716	\$66,113	\$64,705
Average Household Income 55-64	\$73,468	\$79,359	\$82,081
Median Household Income 65-74	\$56,856	\$61,305	\$58,491
Average Household Income 65-74	\$69,383	\$80,223	\$77,902
Average Household Income 75+	\$55,893	\$62,742	\$61,967

Population By Age



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