



FOR SALE

325 & 317 NORTH SAGUARO DRIVE | APACHE JUNCTION, ARIZONA 85120



CODY LESLIE
Senior Associate

O: (480) 908-1107
M: (505) 980-3726
cody.leslie@orionprop.com

PROPERTY OVERVIEW

Shady Village presents a rare opportunity to acquire a fully stabilized RV park with a proven history of long-term, consistent occupancy. The property consists of 12 RV spaces alongside three site-built residential units, including a duplex and a single-family home situated on a separately platted lot.

With a seasoned tenant base and strong in-place monthly income, Shady Village offers a compelling in-place cash flow investment in one of the fastest-growing corridors of Apache Junction. The combination of stabilized operations and diversified income streams creates a durable and reliable revenue profile for an incoming owner.

Beyond the RV component, the inclusion of additional residential units enhances both income stability and operational flexibility, an uncommon attribute in assets of this size. The duplex and single-family home provide supplemental revenue while offering potential upside through future rent optimization or strategic repositioning.

Ownership has demonstrated a high level of stewardship, completing extensive capital improvements that position the asset as a true turnkey investment. A new owner can step into a well-maintained property with minimal near-term capital requirements and strong cashflow.

Gross Monthly Income: \$8,400
Gross Annual Income: \$100,800
GRM: 7.49
Price Per Space (15 Total): \$53,333

RECENT IMPROVEMENTS:

- Sewer & water infrastructure replaced (2018)
- Electrical system upgrades (2020)
- New park lighting & gravel (2018)
- Duplex renovation + new fencing (2022)
- Duplex HVAC replaced (2025)
- Single-family home renovation (2020)
- Home HVAC (2020) & roof replacement (2019)

| | |
|----------------------|----------------------------------|
| Sale Price: | \$800,000 |
| Price/Unit | \$53,333.33 |
| Cap Rate (In-Place): | 7.52% |
| Size (GBA): | 1,500 SF |
| Lot Size: | 0.78 Acres |
| Year Built: | Built in 1959, Renovated in 2020 |
| Parcel Numbers: | 101-02-102 & 101-02-103 |



12 RV Spaces



2 Studio Units



1 2Bd/1Ba Home



SUBMARKET OVERVIEW

325 & 317 NORTH SAGUARO DRIVE
APACHE JUNCTION, ARIZONA 85120

The property at 325 & 317 North Saguar Drive is located in Apache Junction, an eastern suburb of the Phoenix metropolitan area positioned near the base of the Superstition Mountains. This submarket is known for its desert-oriented lifestyle, scenic views, and relative affordability compared to core East Valley cities like Mesa and Gilbert. The area attracts a mix of retirees, seasonal residents, and budget-conscious primary homeowners, contributing to a demographic profile that skews older than the broader metro. Housing stock is diverse but leans toward smaller single-family homes, manufactured housing, and age-restricted communities, reflecting demand from fixed-income and seasonal populations. Population growth has been steady but modest, supported by in-migration from higher-cost states and nearby urban areas.

From a market standpoint, Apache Junction remains one of the more attainable housing submarkets in the region, with home values generally below the Phoenix metro average despite significant appreciation during the 2020–2022 cycle. More recently, conditions have normalized, with increased inventory levels, longer days on market, and more frequent price concessions, signaling a shift toward a balanced market environment. The local economy is driven largely by service industries, tourism tied to outdoor recreation and the historic Apache Trail, and commuter access to larger employment hubs throughout the East Valley. While the area lacks a major employment base of its own, its affordability, lifestyle appeal, and proximity to regional job centers continue to support stable housing demand, particularly among retirees and workforce households seeking lower entry costs within the greater Phoenix area.



INTERIOR PHOTOS

325 & 317 NORTH SAGUARO DRIVE
APACHE JUNCTION, ARIZONA 85120



EXTERIOR PHOTOS

325 & 317 NORTH SAGUARO DRIVE
APACHE JUNCTION, ARIZONA 85120



EXTERIOR PHOTOS

325 & 317 NORTH SAGUARO DRIVE
APACHE JUNCTION, ARIZONA 85120

11,406 TRAFFIC COUNT

NORTH SAGUARO DRIVE



PARCEL NUMBERS:

101-02-102 / 101-02-103

RENT ROLL

325 & 317 NORTH SAGUARO DRIVE
APACHE JUNCTION, ARIZONA 85120

| MONTH | PAD | NAME | RENT | DATE PAID | PAID 1 | PAID 2 | PAID 3 | BALANCE | NOTES | MONTH | TOTAL |
|----------|-----|--------|----------|-----------|----------|---------|--------|---------|----------------------------------|----------|------------|
| Mar 2026 | 1 | Tenant | \$600.00 | Mar/01 | \$600.00 | \$0.00 | \$0.00 | \$0.00 | | Jan 2026 | \$7,215.00 |
| Mar 2026 | 2 | Tenant | \$600.00 | Feb/28 | \$600.00 | \$0.00 | \$0.00 | \$0.00 | | Feb 2026 | \$7,169.00 |
| Mar 2026 | 3 | Tenant | \$561.00 | Feb/28 | \$561.00 | \$0.00 | \$0.00 | \$0.00 | | Mar 2026 | \$7,458.00 |
| Mar 2026 | 4 | Tenant | \$545.00 | Mar/03 | \$545.00 | \$0.00 | \$0.00 | \$0.00 | | | |
| Mar 2026 | 5 | Tenant | \$752.00 | Mar/03 | \$752.00 | \$0.00 | \$0.00 | \$0.00 | | | |
| Mar 2026 | 6 | Tenant | \$752.00 | Mar/01 | \$752.00 | \$0.00 | \$0.00 | \$0.00 | | | |
| Mar 2026 | 7 | Tenant | \$451.00 | Mar/01 | \$451.00 | \$0.00 | \$0.00 | \$0.00 | | | |
| Mar 2026 | 8 | Tenant | \$500.00 | Mar/04 | \$500.00 | \$25.00 | \$0.00 | \$0.00 | Pro-rated \$25.00 for March Boat | | |
| Mar 2026 | 9 | Tenant | \$411.00 | Mar/03 | \$411.00 | \$0.00 | \$0.00 | \$0.00 | | | |
| Mar 2026 | 12 | Tenant | \$451.00 | Mar/03 | \$451.00 | \$0.00 | \$0.00 | \$0.00 | | | |
| Mar 2026 | 13 | Tenant | \$460.00 | Feb/01 | \$460.00 | \$0.00 | \$0.00 | \$0.00 | | | |
| Mar 2026 | 14 | Tenant | \$460.00 | Mar/01 | \$460.00 | \$0.00 | \$0.00 | \$0.00 | | | |
| Mar 2026 | 15 | Tenant | \$430.00 | Mar/02 | \$430.00 | \$0.00 | \$0.00 | \$0.00 | | | |
| Mar 2026 | 16 | Tenant | \$460.00 | Mar/01 | \$460.00 | \$0.00 | \$0.00 | \$0.00 | | | |



FINANCIAL ANALYSIS

325 & 317 NORTH SAGUARO DRIVE
APACHE JUNCTION, ARIZONA 85120

| PERIOD | SECTION | ACCOUNT | AMOUNT | % OF INCOME |
|-------------------------------------|----------------|-----------------------|-----------------|-------------|
| 2025 YEAR TO DATE FINANCIALS | | | | |
| Jan-Dec 2025 | Income | Rental Income | \$77,888 | 100% |
| Jan-Dec 2025 | Income | Total Income | \$77,888 | 100% |
| Jan-Dec 2025 | Expense | Bank Service Charges | \$233 | 0% |
| Jan-Dec 2025 | Expense | Insurance | \$2,739 | 4% |
| Jan-Dec 2025 | Expense | Misc | -\$317 | 0% |
| Jan-Dec 2025 | Expense | Real Estate Tax | \$2,361 | 3% |
| Jan-Dec 2025 | Expense | Repairs & Maintenance | \$32,122 | 41% |
| Jan-Dec 2025 | Expense | Tax/Lic/Fees | \$0 | 6% |
| Jan-Dec 2025 | Utility | Electric | \$5,012 | 6% |
| Jan-Dec 2025 | Utility | Sewer | \$2,756 | 4% |
| Jan-Dec 2025 | Utility | Trash | \$3,510 | 5% |
| Jan-Dec 2025 | Utility | Water | \$1,927 | 2% |
| Jan-Dec 2025 | Utility | Wyfi | \$588 | 1% |
| Jan-Dec 2025 | Utility | Total Utilities | \$13,794 | 18% |
| Jan-Dec 2025 | Expense | Total Expense | \$50,932 | 102% |
| Jan-Dec 2025 | Income | Net Ordinary Income | \$26,956 | -2% |
| Jan-Dec 2025 | Income | Net Income | \$26,956 | -2% |

| PERIOD | PRICE BASED ON | EXPENSES |
|------------------------|--------------------|-----------------------|
| PROFORMA | | |
| RV Rental Income | \$69,120.00 | In-Place Rates |
| Studios Rental Income | \$21,600.00 | \$150 Rent Bump |
| House Rental Income | \$14,400.00 | Rental Rate \$1,200 |
| Other Income | - | |
| Total Potential Income | \$105,120.00 | |
| Less Vacancy | (\$5,256) | |
| Less Bad Debt | (\$525.60) | |
| Less Concessions | (\$1,051) | |
| Gross Income | \$98,287.20 | |
| | | Utilities |
| | | Property Management |
| | | Turn Related Expenses |
| | | Repairs & Maintenance |
| | | Property Taxes |
| | | TPT Tax (Tenant Pays) |
| | | Insurance |
| | | Contract Services |
| | | Other T-12 Expenses |
| | | Total Expenses |
| | | Net Income |

| PERIOD | SECTION | ACCOUNT | AMOUNT | % OF INCOME |
|---------------------------|---------------|-----------------------|----------------|-------------|
| JANUARY FINANCIALS | | | | |
| Jan 2026 | Income | Rental Income | \$7,215 | 100% |
| Jan 2026 | Income | Total Income | \$7,215 | 100% |
| Jan 2026 | Expense | Bank Service Charges | \$21 | 0% |
| Jan 2026 | Expense | Repairs & Maintenance | \$2,261 | 31% |
| Jan 2026 | Utility | Electric | \$278 | 4% |
| Jan 2026 | Utility | Sewer | \$232 | 3% |
| Jan 2026 | Utility | Water | \$119 | 2% |
| Jan 2026 | Utility | Wyfi | \$49 | 1% |
| Jan 2026 | Utility | Total Utilities | \$679 | 9% |
| Jan 2026 | Expense | Total Expense | \$2,961 | 41% |
| Jan 2026 | Income | Net Ordinary Income | \$4,254 | 59% |
| Jan 2026 | Income | Net Income | \$4,254 | 59% |

| PERIOD | SECTION | ACCOUNT | AMOUNT | % OF INCOME |
|----------------------------|---------------|-----------------------|----------------|-------------|
| FEBRUARY FINANCIALS | | | | |
| Feb 2026 | Income | Rental Income | \$7,169 | 100% |
| Feb 2026 | Income | Total Income | \$7,169 | 100% |
| Feb 2026 | Expense | Bank Service Charges | \$10 | 0% |
| Feb 2026 | Expense | Repairs & Maintenance | \$700 | 10% |
| Feb 2026 | Utility | Electric | \$295 | 4% |
| Feb 2026 | Utility | Sewer | \$90 | 1% |
| Feb 2026 | Utility | Trash | \$342 | 5% |
| Feb 2026 | Utility | Water | \$133 | 2% |
| Feb 2026 | Utility | Wyfi | \$49 | 1% |
| Feb 2026 | Utility | Total Utilities | \$909 | 13% |
| Feb 2026 | Expense | Total Expense | \$1,619 | 23% |
| Feb 2026 | Income | Net Ordinary Income | \$5,550 | 77% |
| Feb 2026 | Income | Net Income | \$5,550 | 77% |

APACHE JUNCTION, ARIZONA

Apache Junction is a city in the eastern part of the Phoenix metropolitan area, known for its desert scenery and proximity to the Superstition Mountains. It has a strong Old West character, with local attractions like the historic Goldfield Ghost Town and access to outdoor adventures such as hiking, camping, and exploring the famous Lost Dutchman State Park. The area is also popular with golf enthusiasts, offering scenic desert courses such as Apache Creek Golf Club and MountainBrook Golf Club, where players can enjoy year-round sunshine and dramatic mountain views. The community blends a quiet, rural atmosphere with a rich history tied to mining legends and the American frontier.



5 MILE DAYTIME POPULATION

143,947

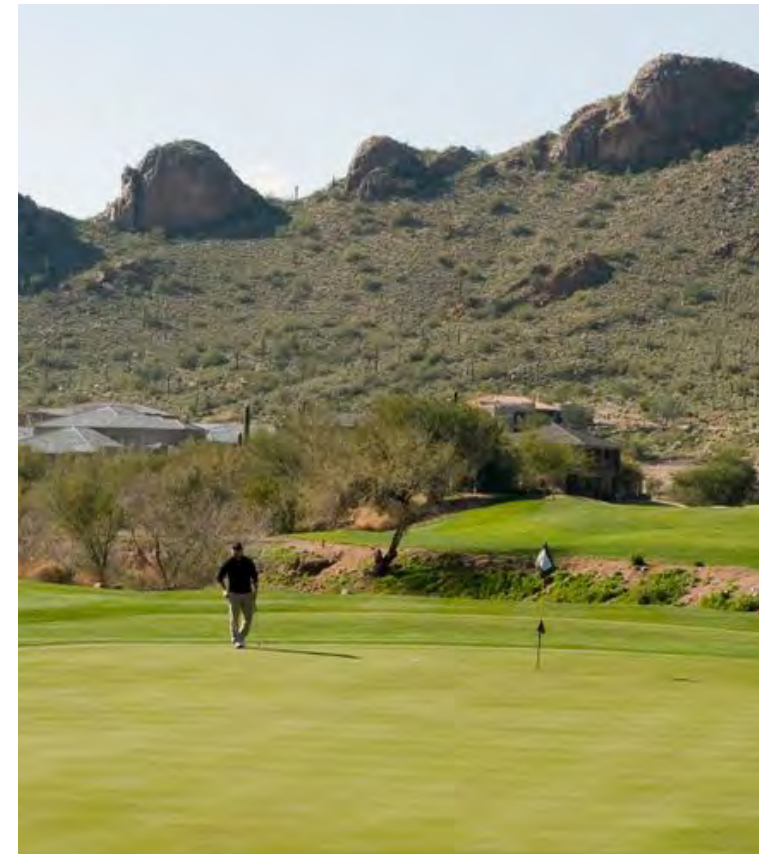


5 MILE AVG HOUSEHOLD INCOME

\$101,330

2025 DEMOGRAPHICS (Sites USA)

| POPULATION: | 1- MILE | 3-MILE | 5-MILE |
|-------------------------------|------------------|-----------------|------------------|
| Daytime: | 13,444 | 67,188 | 143,947 |
| Employees: | 2,124 | 7,261 | 16,366 |
| HOUSEHOLDS: | 1-MILE | 3-MILE | 5-MILE |
| Total: | 6,420 | 29,663 | 61,373 |
| Average Size: | 2.1 | 2.3 | 2.3 |
| INCOME: | 1-MILE | 3-MILE | 5-MILE |
| Average Household Income: | \$72,902 | \$82,489 | \$101,330 |
| Annual Household Expenditure: | \$495.2 M | \$2.69 B | \$5.97 B |





FOR SALE

325 & 317 NORTH SAGUARO DRIVE | APACHE JUNCTION, ARIZONA 85120



ORION Investment Real Estate
7150 East Camelback Road, Suite 425
Scottsdale, Arizona 85251

EXCLUSIVELY LISTED BY:



CODY LESLIE
Senior Associate

O: (480) 908-1107
M: (505) 980-3726
cody.leslie@orionprop.com

ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.