

WALTANN 4PLEX

2440 E WALTANN LN - PHOENIX, AZ



2440 E WALTANN LN



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ORION 
INVESTMENT REAL ESTATE

EXECUTIVE SUMMARY

THIS 4-UNIT PROPERTY IN PHOENIX PRESENTS A COMPELLING OPPORTUNITY FOR THE OWNER-OCCUPANT OR BUY-AND-HOLD INVESTOR LOOKING TO ENTER OR EXPAND IN ONE OF THE VALLEY'S MOST RESILIENT RENTAL MARKETS. THE OFFERING FEATURES A DESIRABLE UNIT MIX OF THREE 2-BEDROOM RESIDENCES AND ONE SPACIOUS 3-BEDROOM UNIT, IDEAL FOR THE HOUSE HACKER LOOKING TO OFFSET THEIR MORTGAGE WHILE BUILDING LONG-TERM EQUITY. THE PROPERTY IS MOVE-IN READY WITH MEANINGFUL UPDATES ALREADY IN PLACE, ALLOWING AN INVESTOR TO STEP IN WITH CONFIDENCE WHILE STILL HAVING A CLEAR RUNWAY TO ADD VALUE THROUGH STRATEGIC IMPROVEMENTS AND RENTAL RATE OPTIMIZATION.



PROPERTY OVERVIEW

PARCEL NUMBER: 214-40-193A



LOCATED IN AN ESTABLISHED PHOENIX NEIGHBORHOOD, 2440 E WALTANN LANE BENEFITS FROM THE AREA'S CONTINUED DEMAND FOR QUALITY, WORKFORCE HOUSING AND PROXIMITY TO THE RETAIL, DINING, AND EMPLOYMENT CORRIDORS THAT PHOENIX RENTERS PRIORITIZE. AS THE BROADER PHOENIX METRO CONTINUES TO ATTRACT NEW RESIDENTS THROUGH STRONG IN-MIGRATION AND JOB GROWTH, WELL-POSITIONED SMALL MULTIFAMILY ASSETS LIKE THIS ONE REMAIN A PROVEN VEHICLE FOR CONSISTENT CASH FLOW AND LONG-TERM APPRECIATION. WHETHER YOU'RE ACQUIRING YOUR FIRST INCOME-PRODUCING PROPERTY OR ADDING A STABILIZED ASSET TO AN EXISTING PORTFOLIO, THIS 4-UNIT OFFERING DELIVERS THE UNIT MIX, LOCATION, AND UPSIDE POTENTIAL TODAY'S INVESTORS ARE ACTIVELY SEEKING.

Sale Price: \$739,000

Price/Unit: \$184,750

Lot Size: 9,750 SF

Units: 4

Unit Mix: 2- 2 BED/ 1 BATH
1- 2 BED/ 1.5 BATH
1- 3 BED/ 2 BATH

Parcel Number: 214-40-193A

DEMOGRAPHICS



5 MILE DAYTIME POPULATION

396,526

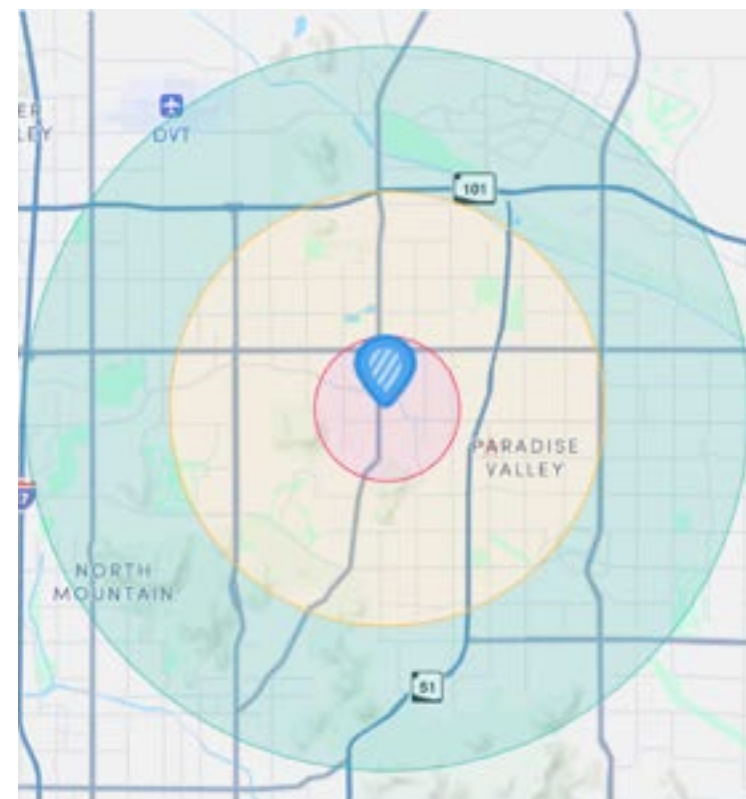


5 MILE AVG HOUSEHOLD INCOME

\$128,122

2025 DEMOGRAPHICS (Sites USA)

POPULATION:	1- MILE	3-MILE	5-MILE
Daytime:	26,395	175,683	396,526
Employees:	4,968	32,877	92,713
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
Total:	7,910	61,428	128,332
Average Size:	3.1	3.0	3.0
INCOME:	1-MILE	3-MILE	5-MILE
Average Household Income:	\$91,896	\$112,062	\$128,122
Total Household Expenditure:	\$760.41 M	\$6.42 B	\$14.22 B



SALES COMPARABLES



2440 E WALTANN LN

	ADDRESS	UNIT COUNT	PRICE	PRICE/UNIT	SALE DATE	YEAR BUILT	UNIT MIX
1	2440 E WALTANN LN, PHOENIX, AZ 85032	4	\$739,000	\$184,750	TBD	1982	(3) 2 BED (1) 3 BED
2	13415 N 21ST PL, PHOENIX, AZ, 85022	5	\$915,000	\$183,000	4/17/2025	1990	(ALL) 1 BED
3	2446 E WALTANN LN, PHOENIX, AZ 85032	4	\$715,000	\$178,750	4/2/2025	1982	(3) 2 BED (1) 3 BED
4	17851 N 40TH ST, PHOENIX, AZ, 85032	4	\$810,000	\$202,500	7/28/2025	1981	(ALL) 2 BED
5	18227 N 40TH PL, PHOENIX 85032	4	\$850,000	\$212,500	9/19/2025	1980	(3) 2 BED (1) 3 BED
6	2726 E TIERRA BUENA LN, PHOENIX, AZ 85032	4	\$615,000	\$153,750	12/1/2025	1987	(ALL) 2 BED



EXTERIOR PICTURES



INTERIOR PICTURES



SUBMARKET OVERVIEW

THE PROPERTY IS LOCATED IN THE PARADISE VALLEY VILLAGE SUBMARKET OF PHOENIX, A WELL-ESTABLISHED RESIDENTIAL AND WORKFORCE HOUSING CORRIDOR IN NORTH PHOENIX. THIS AREA IS CHARACTERIZED BY A MIX OF MID-CENTURY AND RENOVATED MULTIFAMILY PRODUCT, STRONG RENTER DEMAND, AND PROXIMITY TO MAJOR EMPLOYMENT AND LIFESTYLE AMENITIES.

SITUATED APPROXIMATELY 12 MILES NORTH OF DOWNTOWN PHOENIX, THE SUBMARKET BENEFITS FROM CONVENIENT ACCESS TO KEY TRANSPORTATION CORRIDORS INCLUDING STATE ROUTE 51 (PIESTEWA FREEWAY), LOOP 101, AND INTERSTATE 17, PROVIDING EFFICIENT CONNECTIVITY TO MAJOR EMPLOYMENT HUBS THROUGHOUT THE VALLEY.



AREA HIGHLIGHTS



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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.