



NORTHERN PALMS PORTFOLIO

Phoenix, Arizona

95-Unit Value-Add Opportunity

NORTHERN PALMS
50 UNITS
(3 BUILDINGS)



AUGUSTA COVE
45 UNITS
(24 BUILDINGS)



THE PORTFOLIO

List Price	\$25,000,000
Number of Properties	2
Number of Units	95
Number of Buildings	27
Rentable SF	62,600
Acreage	4.07 AC
Zoning	R-5



PROPOSED FINANCING

Loan Amount	\$15,000,000
Loan To Value	40%
Down Payment	\$10,000,000
Interest Rate	4.25%
Loan Term	5 Years (1 Year I.O)



AUGUSTA COVE

2820 W. Augusta Ave., Phoenix, AZ 85051

45 UNITS

24 BUILDINGS

YEAR BUILT/RENOVATED: 1975/2022

33,850 S.F.

3.04 AC

Unit Type	Units	S.F.	Total S.F.	Mkt. Rent	Rent/S.F.	Total
Studio	2	400	800	\$1,000	\$2.50	\$2,000
1/1	13	650	8,450	\$1,300	\$2.00	\$16,900
1/1	1	1,000	1,000	\$1,500	\$1.50	\$1,500
2/1	27	850	21,600	\$1,600	\$1.88	\$43,200
3/1	2	1,350	2,000	\$2,200	\$1.63	\$4,400
Total/AVG	45	752	33,850	\$1,511	\$1.90	\$68,000



NORTHERN PALMS

2835 W. Northern Avenue, Phoenix, AZ 85051

50 UNITS

3 BUILDINGS

YEAR BUILT/RENOVATED: 1984/2022

30,404 S.F.

1.03 AC

Unit Type	Units	S.F.	Total S.F.	Rent/S.F.	Mkt. Rent	Total
1/1	50	575	28,750	\$2.35	\$1,350	\$67,500
Total/AVG	50	575	28,750	\$2.35	\$1,350	\$67,500

WEST VALLEY



- 40 PERCENT OF MARICOPA COUNTY RESIDENTS LIVE IN THE WEST VALLEY
- CURRENT POPULATION 1.7 MILLION
- EXPECTED POPULATION BY 2030 2.1 MILLION
- AVG. HOUSEHOLD INCOME \$59,000
- NORTH I-17 EMPLOYMENT INCLUDES:
4 MILLION S.F. INDUSTRIAL SPACE
7.7 MILLION S.F. OFFICE SPACE
2 MILLION S.F. OF FLEX SPACE

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