



OVERVIEW

Offering Price	\$20,000,000
Per Unit	\$178,571
Per SF	\$229.81
# of Units	112
Avg SF/Unit	777 SF
Built	1986

PROPERTY HIGHLIGHTS

- 112 Total Units, Completed in 1986
- Attractive Mix of Two-Bedroom / Two-Bathroom (57.1%) & One-Bedroom / One-Bathroom (42.9%) Unit Types (777 Average SF)
- Individually Metered for Electricity & Individual HVACs / Hot Water Heaters
- Value-Add Opportunity (92% Classic Units)
- Fully Gated Community With a Dedicated Office, Clubhouse, Laundry Facility, Fitness Center, Bike Racks, Package Locker, & Covered / Open Parking
- Exceptional In-Fill Tempe Location Near Arizona State University & Light Rail
- Offered All Cash / New Loan



YEAR ONE - PROFORMA RENT	# OF UNITS	% TOTAL	SIZE (SF)	TOTAL SF	RENT	RENT/SF
1 Bed / 1 Bath	43	38.4%	635	27,305	\$1,165	\$1.83
1 Bed / 1 Bath (Prior Owner Renovation)	5	4.5%	635	3,175	\$1,225	\$1.93
2 Bed / 2 Bath	25	22.3%	880	22,000	\$1,430	\$1.63
2 Bed / 2 Bath (Prior Owner Renovation)	3	2.7%	880	2,640	\$1,555	\$1.77
2 Bed / 2 Bath	11	9.8%	884	9,724	\$1,450	\$1.64
2 Bed / 2 Bath (Prior Owner Renovation)	1	0.9%	884	884	\$1,500	\$1.70
2 Bed / 2 Bath	12	10.7%	885	10,620	\$1,440	\$1.63
2 Bed / 2 Bath	12	10.7%	890	10,680	\$1,460	\$1.64
TOTALS / AVERAGES	112	100%	777	87,028	\$1,329	\$1.71

PHOENIX
LAS VEGAS
SAN DIEGO
TUCSON

PRIMARY LISTING ADVISORS - INSTITUTIONAL TEAM

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