

# Hill Street 4- Plex

PRICE: \$700,000

OFFERING MEMORANDUM

434 S Hill St  
Globe, AZ 85501



# Hill Street 4-Plex

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*Exclusively Marketed by:*

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01 Executive Summary  
Investment Summary  
Unit Mix Summary

## 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
APN	208-03-108
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

PRICE	\$700,000
PRICE PSF	\$256.98
PRICE PER UNIT	\$175,000
OCCUPANCY	100.00%
NOI (CURRENT)	\$54,355
CAP RATE (CURRENT)	7.77%

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



## Fully Occupied & Cash Flowing:

- Discover Your Next Investment Gem: Charming Victorian Multi-Unit Property in Globe, AZ!

Unlock an exceptional investment opportunity with this beautifully preserved Victorian multi-unit property located at 434 S Hill St in the heart of Globe, Arizona. With all four units currently occupied, you'll benefit from immediate cash flow—perfect for savvy investors looking to expand their portfolio!

## Why This Property Stands Out:

- Fully Occupied & In-Demand - Each of the four thoughtfully designed units exudes warmth and character while offering spacious living areas tailored to comfort. With a strong demand for rentals in Globe, your investment is set up for success from day one!

## Timeless Victorian Elegance:

- Step inside to experience classic architectural details that transport you back in time. From the intricate woodwork to the soaring high ceilings, these units boast a charm that will captivate residents and enhance their living experience.

## Prime Community Location:

- Nestled in the picturesque town of Globe, residents benefit from an abundance of local dining, shopping, and entertainment options. This vibrant community is not just a place to live—it's a lifestyle.

## Nature's Playground:

- Surrounded by stunning mountain ranges, outdoor enthusiasts will thrive! Enjoy hiking, mountain biking, and exploring a wealth of historical sites, making every weekend an adventure.

## Family-Friendly Convenience:

- With nearby schools, parks, and essential services, this property attracts families and working professionals alike, ensuring a diverse and stable tenant base.

## Future-Ready Investment:

- With the highly anticipated Oak Flat Mine set to open in January 2026, the demand for rental units like yours is projected to soar. Secure your foothold in this blossoming area now, and watch your investment thrive!

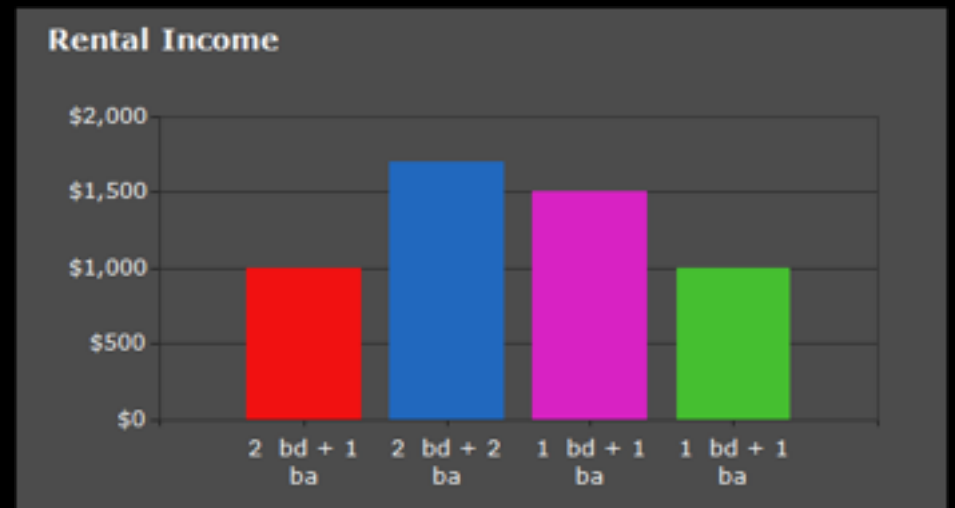
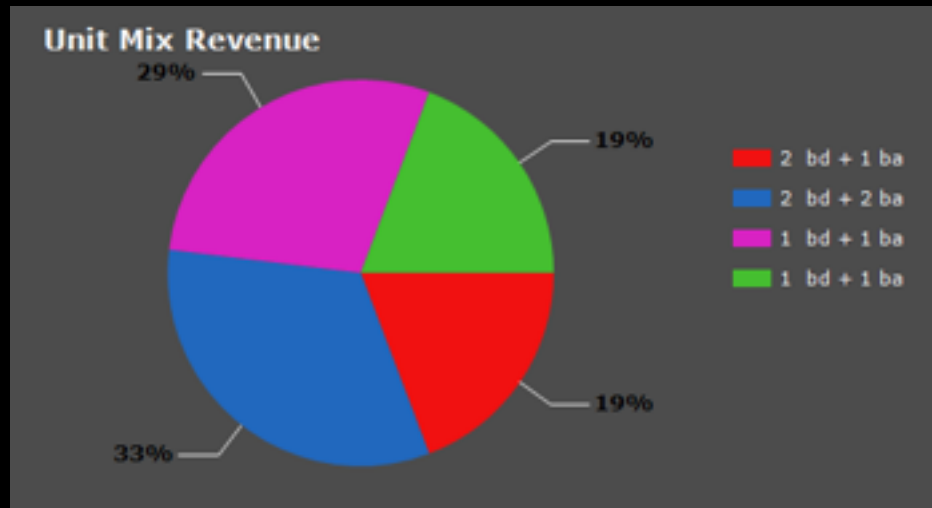
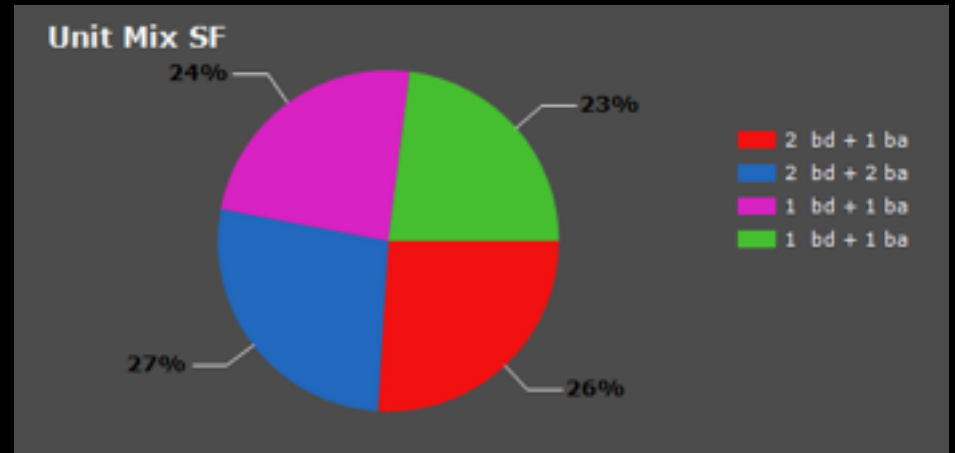
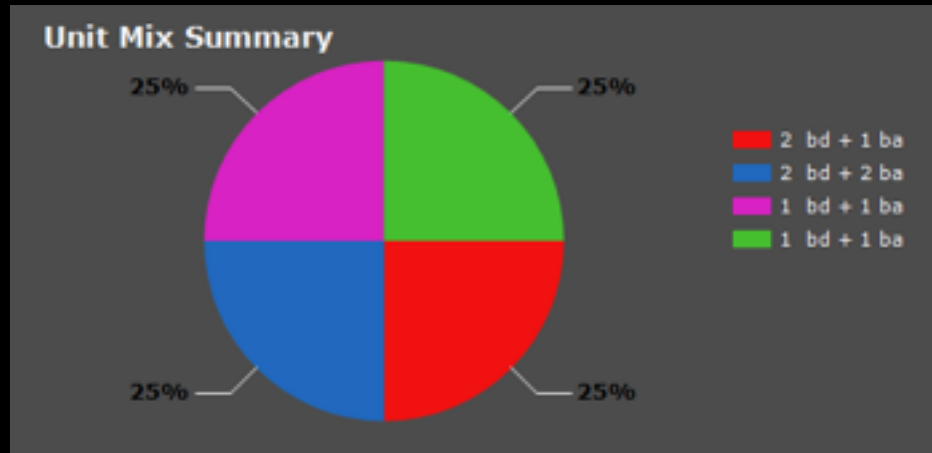
## Flexible Leasing Options:

- Three of the units are fully furnished and include all utilities, ensuring a hassle-free experience for tenants. Competitive month-to-month lease agreements at \$1,700, with attractive discounts for long-term tenants, make this an unbeatable offer.

Don't Miss This Opportunity! Seize the chance to own a piece of history and secure a stable income stream in the vibrant community of Globe, AZ. Your pathway to success begins here!

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	\$1,700	\$2.00	\$1,700
1 bd + 1 ba	1	750	\$1,500	\$2.00	\$1,500
1 bd + 1 ba	1	700	\$1,000	\$1.43	\$1,000
<b>Totals/Averages</b>	<b>4</b>	<b>775</b>	<b>\$1,300</b>	<b>\$1.67</b>	<b>\$5,200</b>

**Notes:** ProForma Monthly Rates are for the average cost for Short-Term Rentals in Globe, Arizona with utilities paid and furnished apartments.





02

Location

- Location Summary
- Aerial View Map
- Drive Times

HILL STREET 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.

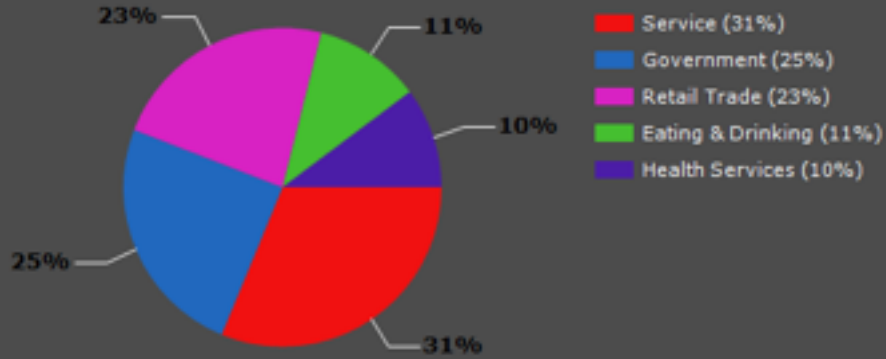
## Dining & Restaurants

- 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!

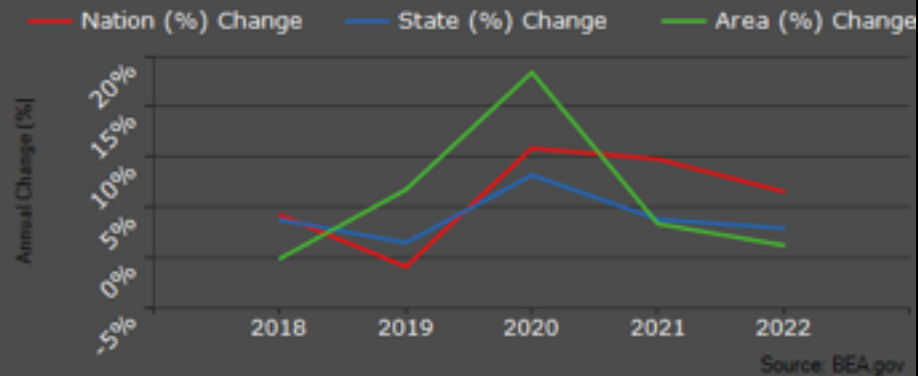
## Major Industries by Employee Count

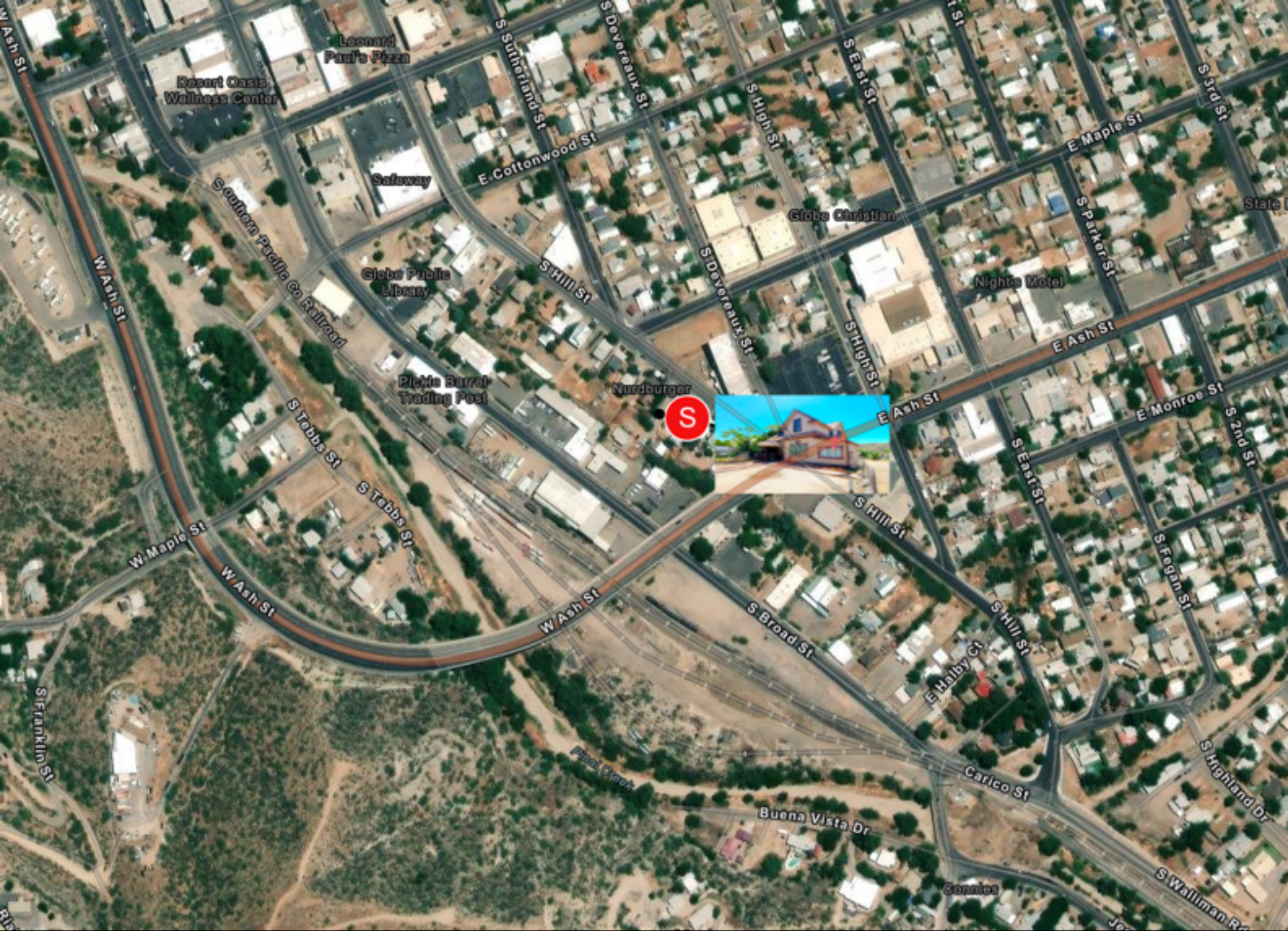


## Largest Employers

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





1

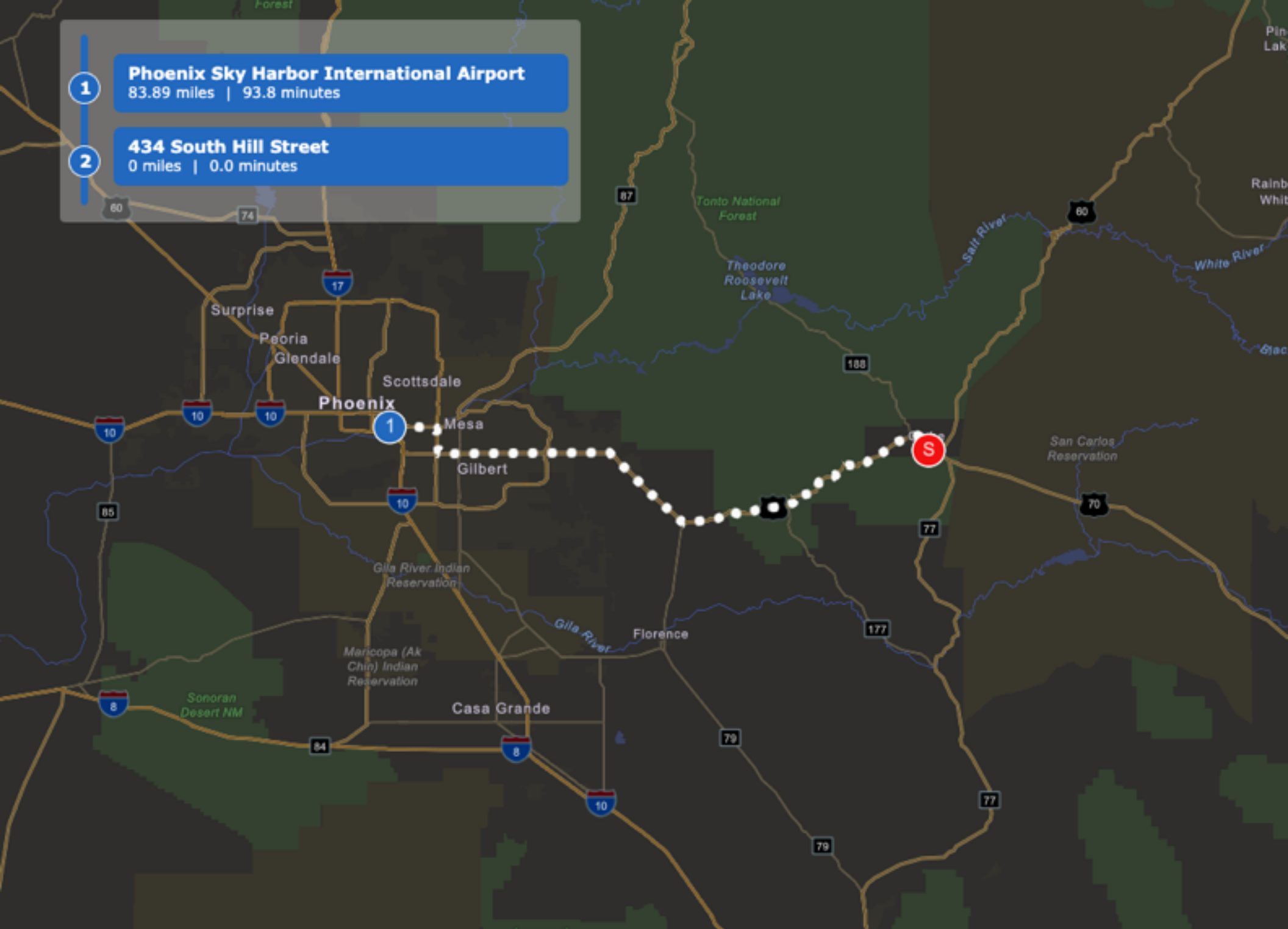
**Phoenix Sky Harbor International Airport**

83.89 miles | 93.8 minutes

2

**434 South Hill Street**

0 miles | 0.0 minutes





03

### Property Description

- Property Features
- Property Images

# HILL STREET 4-PLEX

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## PROPERTY FEATURES

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NUMBER OF UNITS	4
BUILDING SF	2,724
LAND SF	7,747
YEAR BUILT	1950
# 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

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## UTILITIES

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INSURANCE	2,244
WASHER, SEWER, TRASH	1,404
ELECTRIC UNITS 1,2,3	3,600

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## CONSTRUCTION

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

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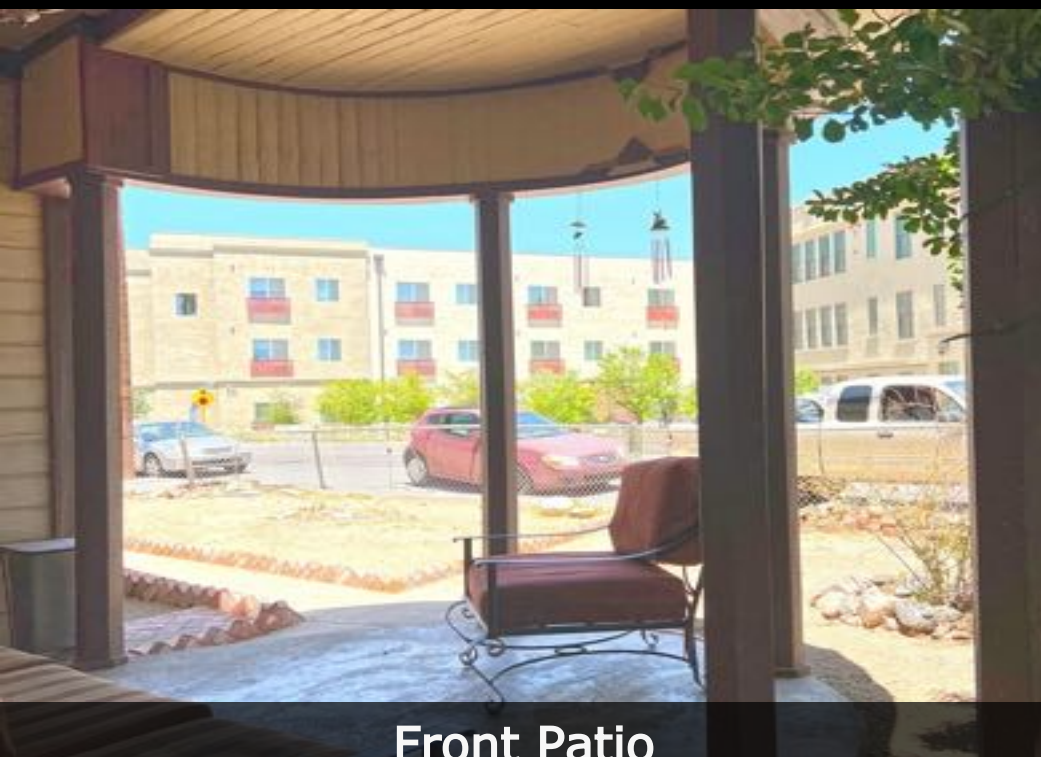




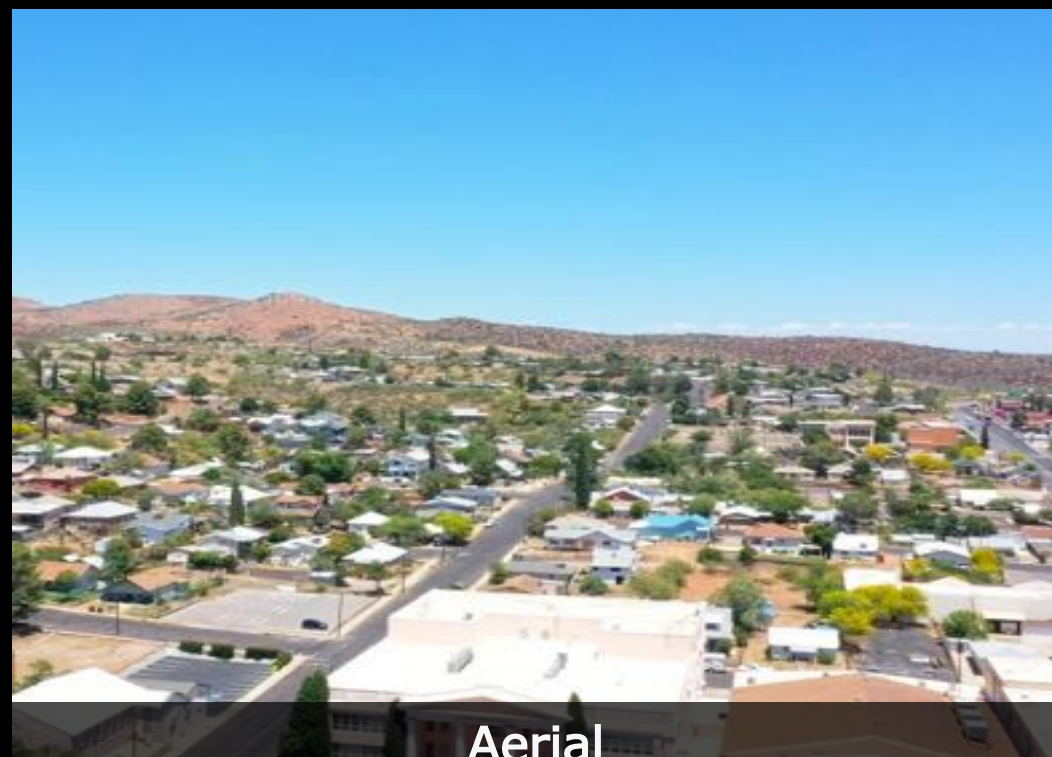
Front of Property



Front Side of Property



Front Patio



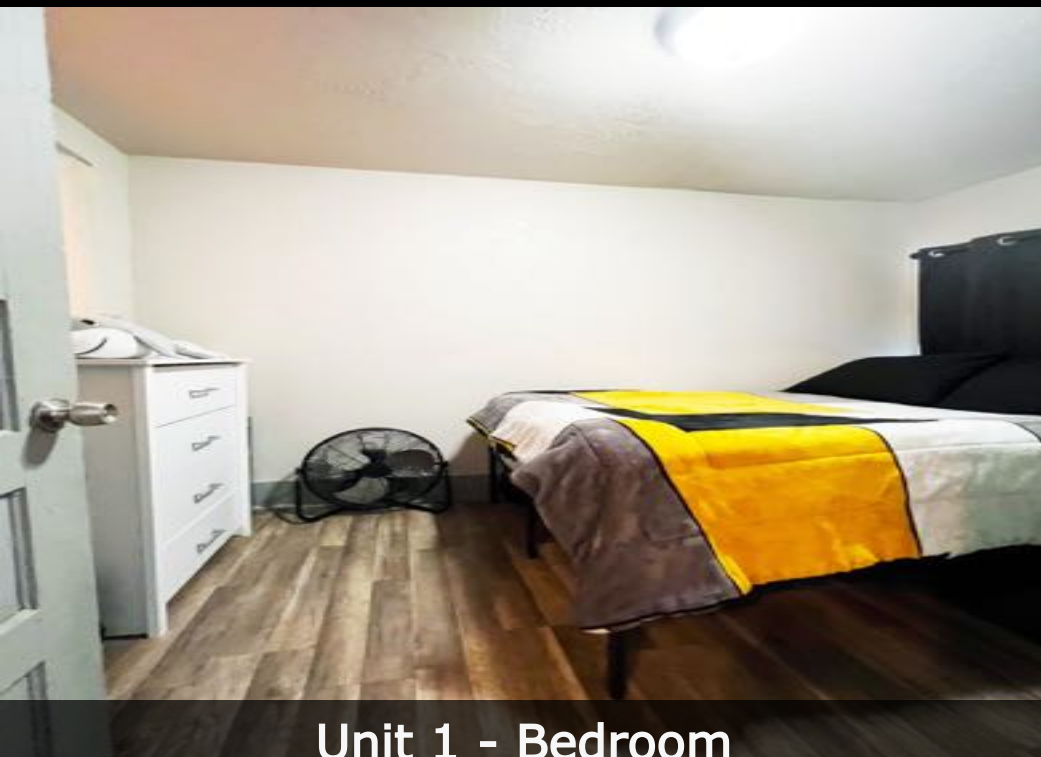
Aerial



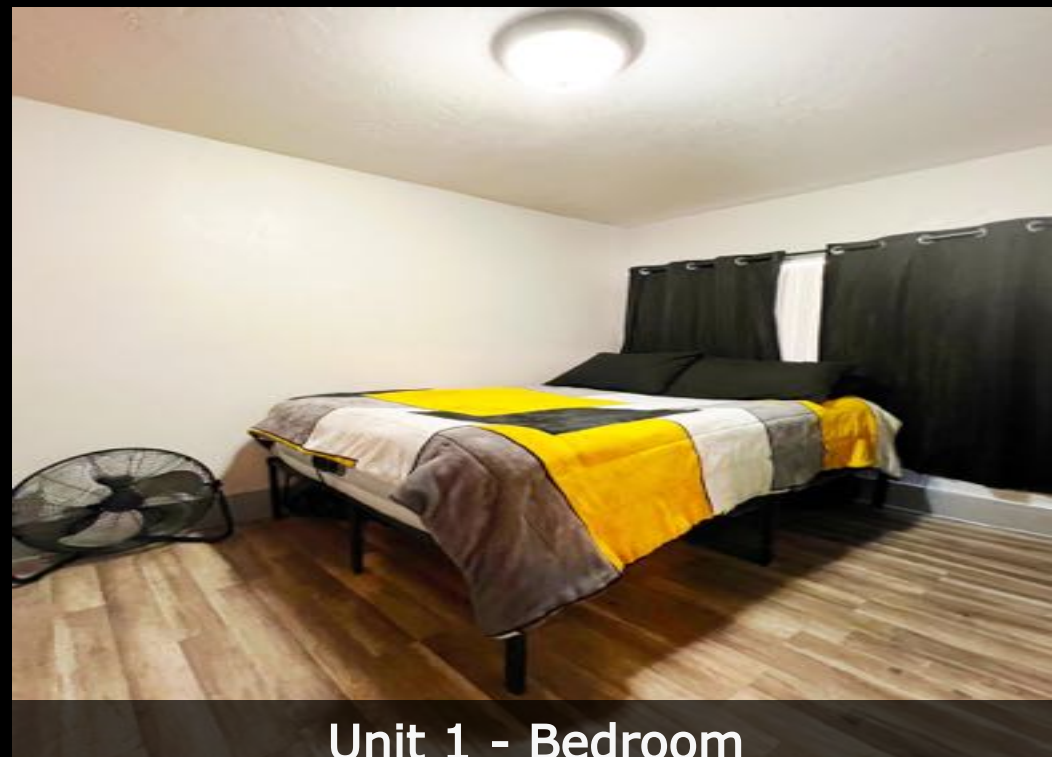
Unit 1 - Front Room



Unit 1 - Kitchen



Unit 1 - Bedroom



Unit 1 - Bedroom



Unit 1 - Bathroom



Unit 1 - Bathroom



Unit 2 - Entryway



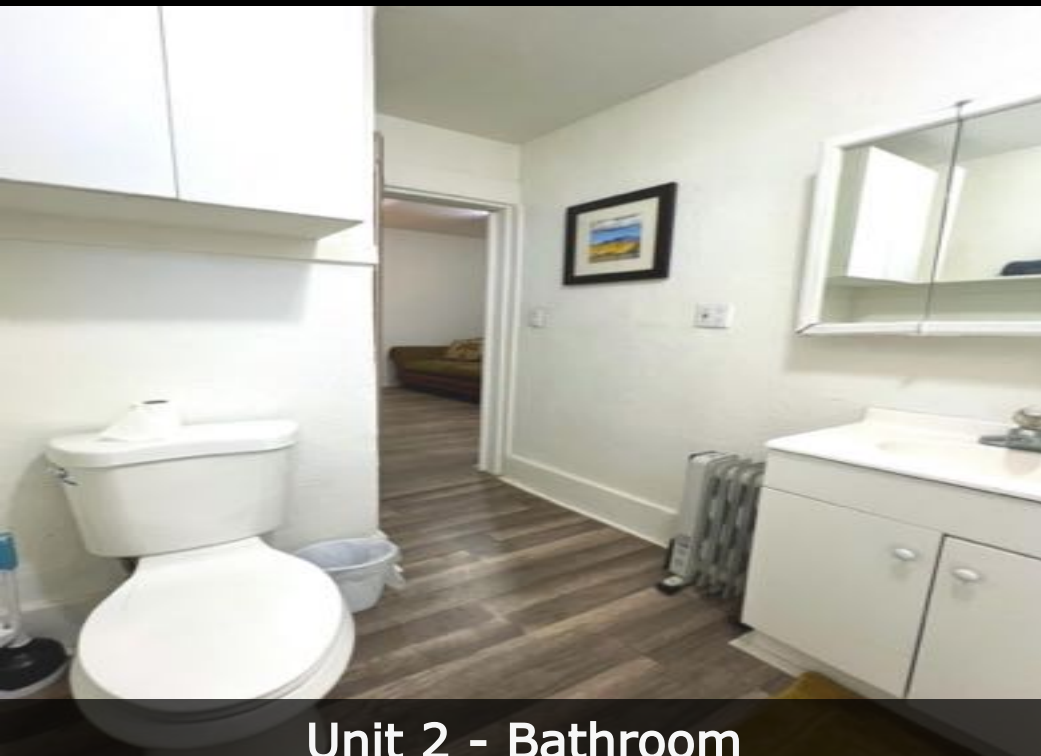
Unit 2 - Living Room



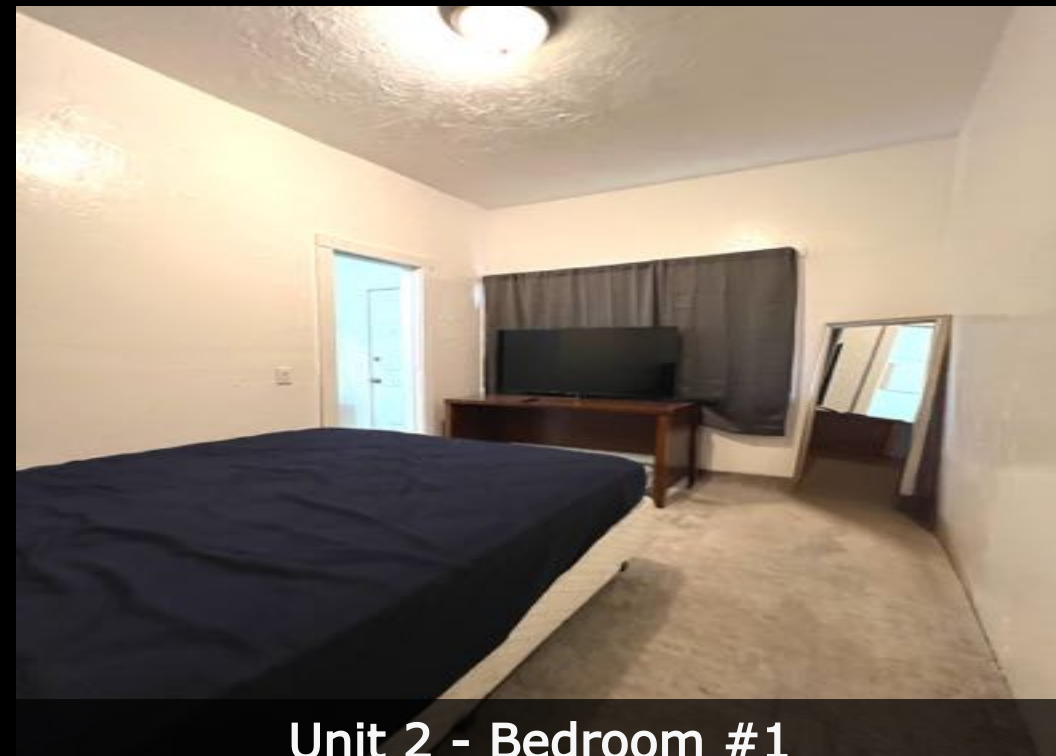
**Unit 2 - Living Room**



**Unit 2 - Bathroom**



**Unit 2 - Bathroom**



**Unit 2 - Bedroom #1**



Unit 2 - Bed 2 Entrance



Unit 2 - Bedroom 2 Desk/TV



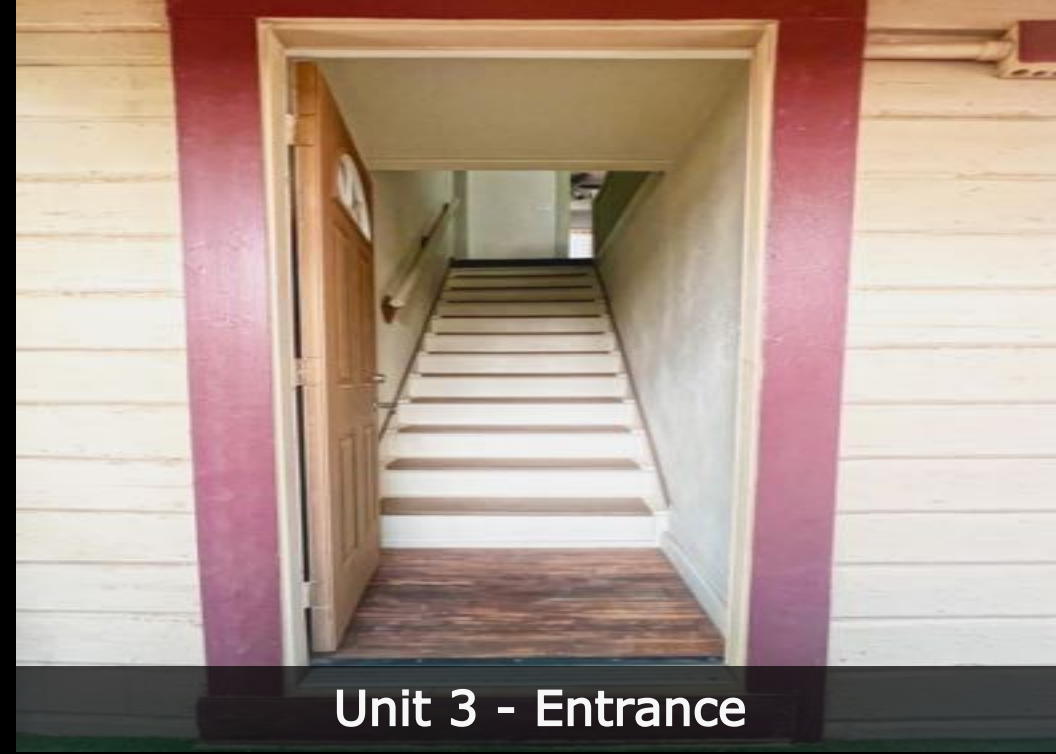
Unit 2 - Bedroom 2



Unit 2 - Kitchen



Unit 2 - Kitchen



Unit 3 - Entrance



Unit 3 - Living Room



Unit 3 - Living Room



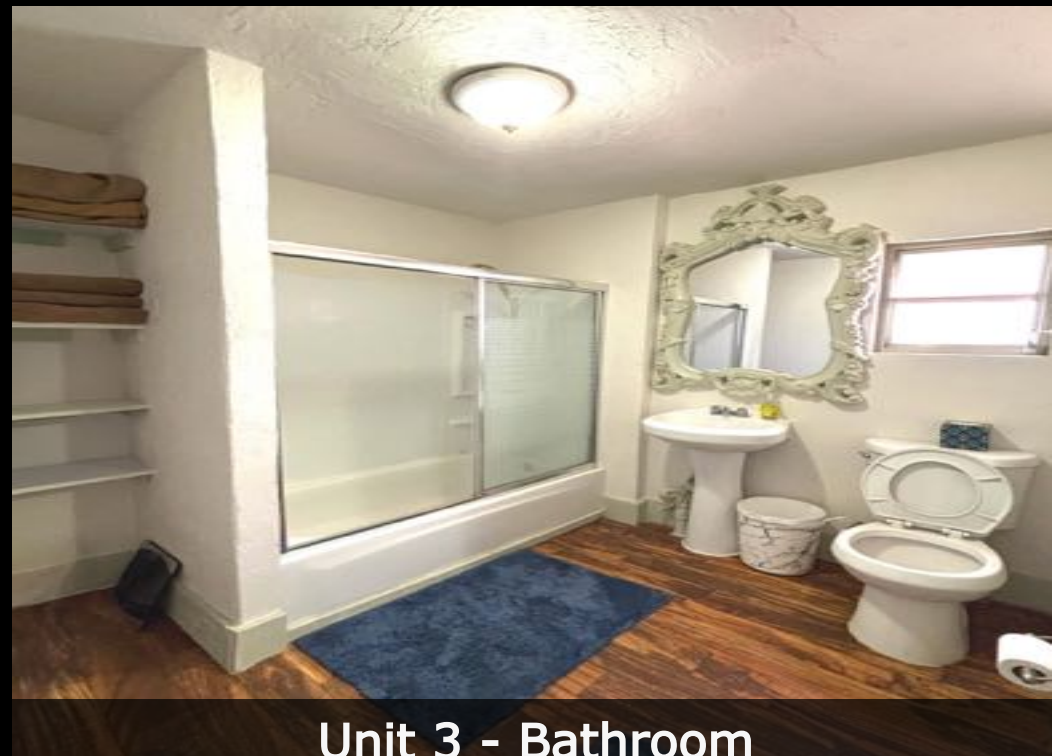
**Unit 3 - Living Room Closet**



**Unit 3 - Kitchen**



**Unit 3 - Bedroom**



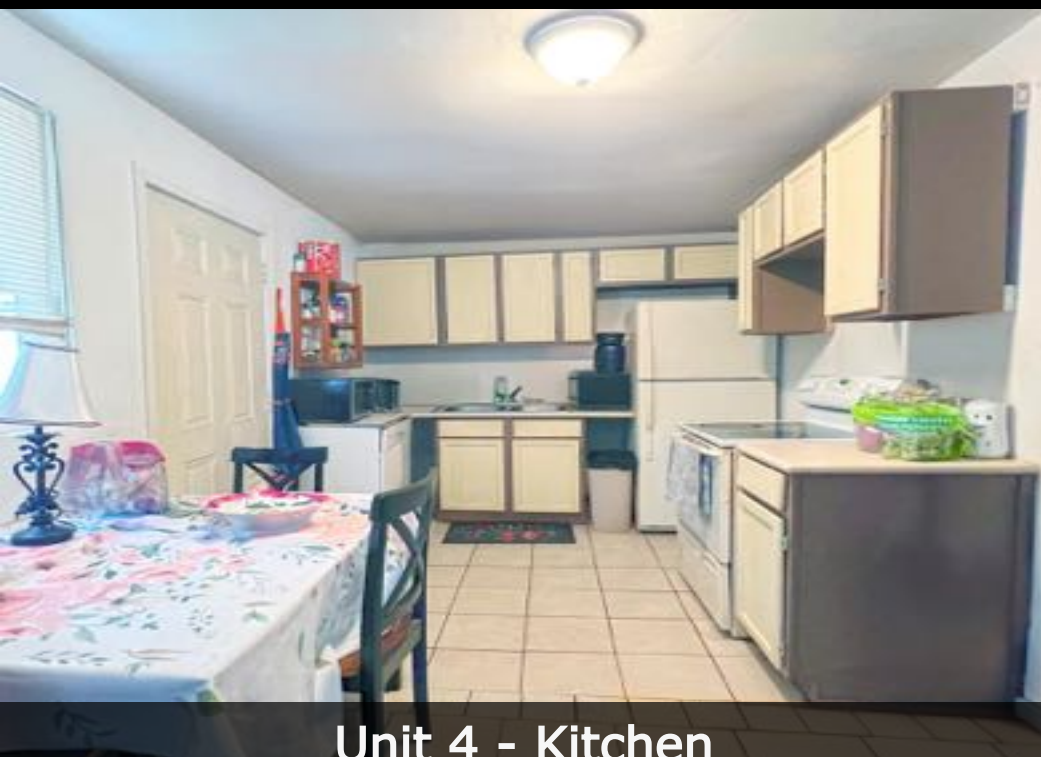
**Unit 3 - Bathroom**



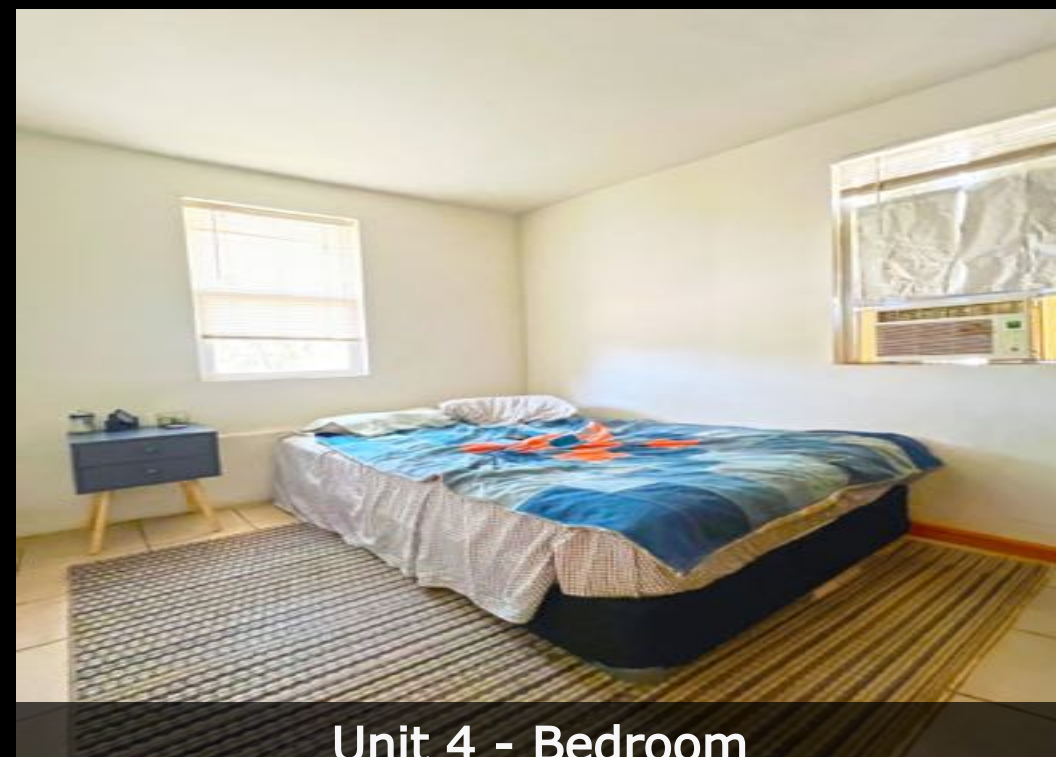
Unit 4 - Living Room



Unit 4 - Dining



Unit 4 - Kitchen



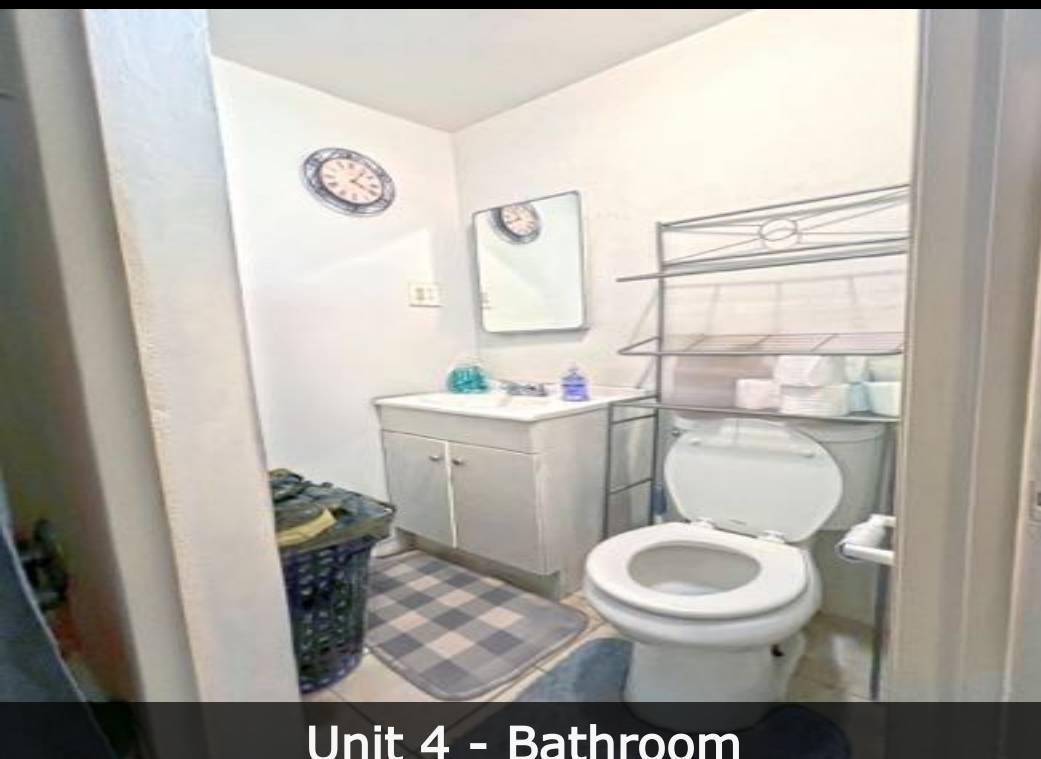
Unit 4 - Bedroom



Unit 4 - Bedroom



Unit 4 - Bedroom 2/Storage



Unit 4 - Bathroom



Aerial



Aerial



Aerial



Aerial



Aerial



Welcome to  
HISTORIC  
DOWNTOWN  
GLOBE

04

Rent Roll

Rent Roll

Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Move-in Date	Lease End	Notes
1	1 bd + 1 ba	700	\$1.43	\$1,000.00	03/03/2024	04/01/2026	Tenant paid first and last month rent plus a \$300 refundable deposit. Tenant is month to month now. All utilities included.
2	2 bd + 2 ba	850	\$2.00	\$1,700.00	05/15/2025		Tenant is a month to month tenant. All utilities included.
3	1 bd + 1 ba	750	\$2.00	\$1,500.00	04/11/2025		Month to month tenant. All utilities included.
4	2 bd + 1 ba	800	\$1.25	\$1,000.00	11/13/2023	04/01/2025	Long term. Tenant pays utilities. Electric is separately metered.
<b>Totals / Averages</b>		<b>3,100</b>	<b>\$1.67</b>	<b>\$5,200.00</b>			





05

Financial Analysis

Income & Expense Analysis

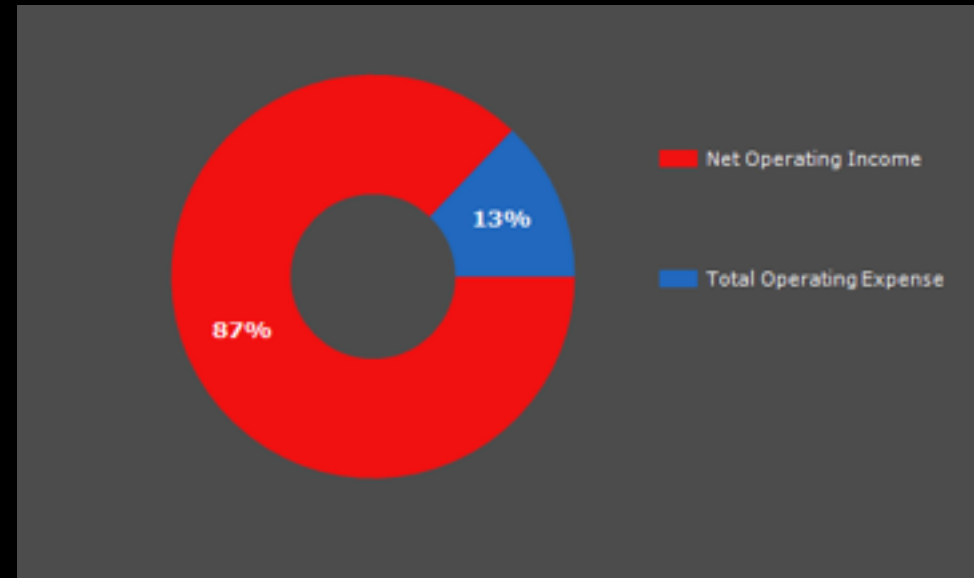
# HILL STREET 4-PLEX

## REVENUE ALLOCATION

CURRENT

INCOME	CURRENT
Gross Scheduled Rent	\$62,400
<b>Effective Gross Income</b>	<b>\$62,400</b>
Less Expenses	\$8,045
<b>Net Operating Income</b>	<b>\$54,355</b>

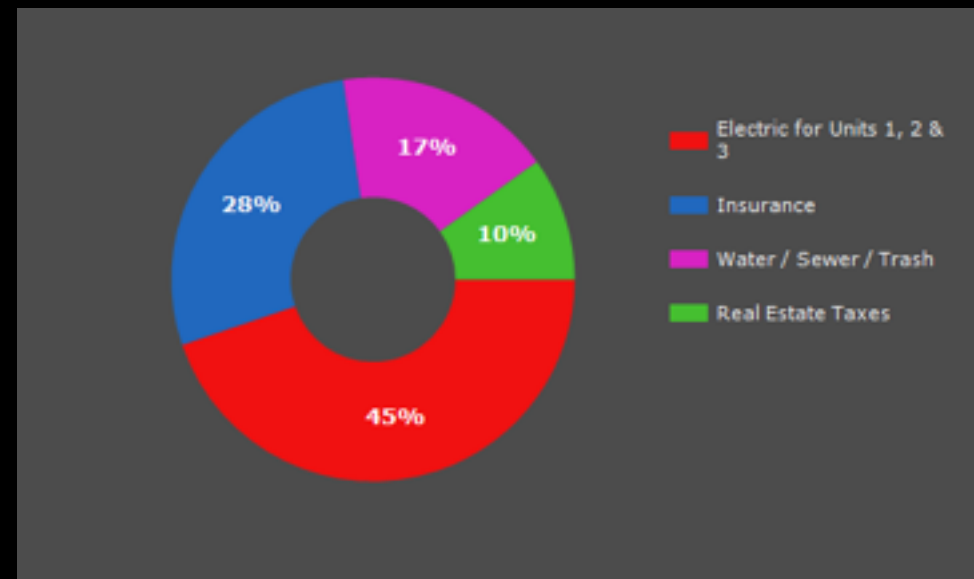
**Income Notes:** ProForma numbers are based on Globe, Arizona Short Term Rental Rates-Monthly. Utilities Included & Furnished.



EXPENSES	CURRENT	Per Unit
Real Estate Taxes	\$797	\$199
Insurance	\$2,244	\$561
Water / Sewer / Trash	\$1,404	\$351
Electric for Units 1, 2 & 3	\$3,600	\$900
<b>Total Operating Expense</b>	<b>\$8,045</b>	<b>\$2,011</b>
Expense / SF	\$2.95	
% of EGI	12.89%	

## DISTRIBUTION OF EXPENSES

CURRENT





06

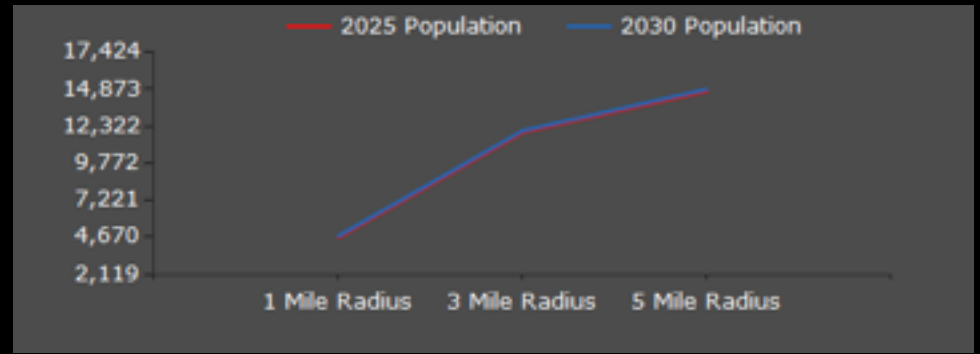
Demographics

General Demographics

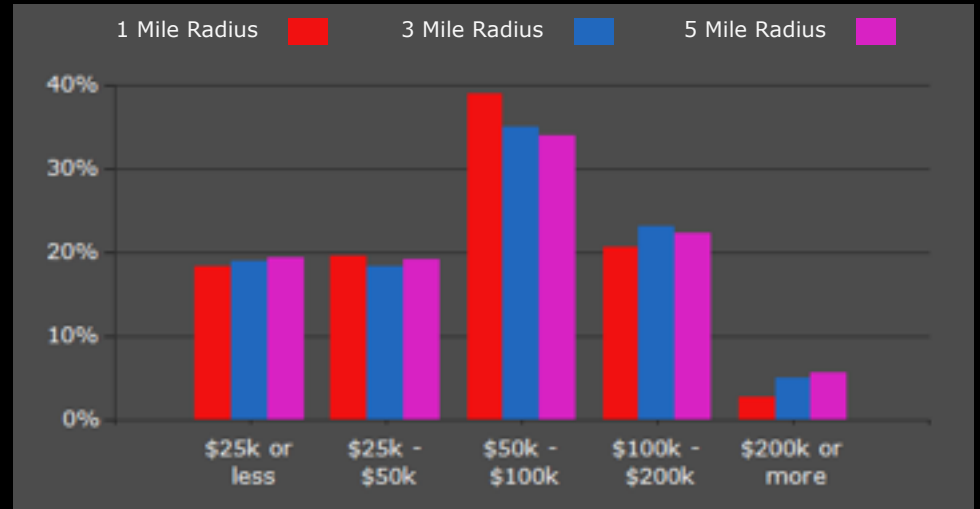
# HILL STREET 4-PLEX

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%

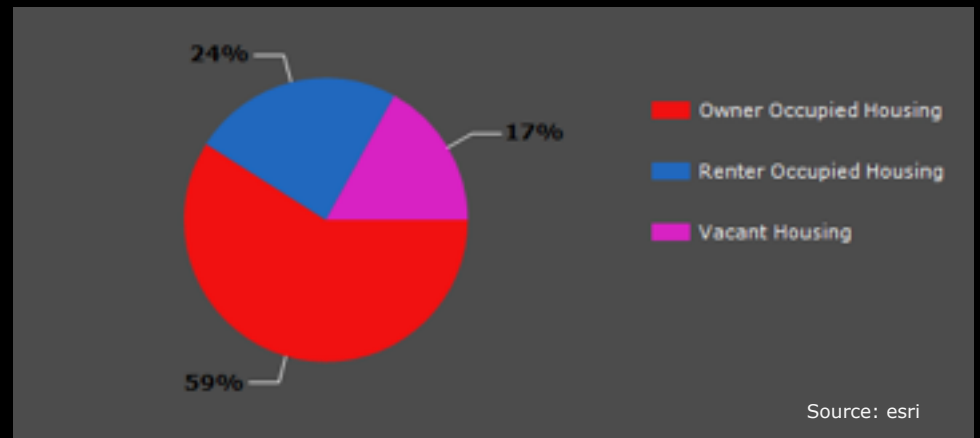
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	256	663	812
\$15,000-\$24,999	91	261	329
\$25,000-\$34,999	169	435	528
\$35,000-\$49,999	201	463	593
\$50,000-\$74,999	415	887	1,044
\$75,000-\$99,999	324	831	949
\$100,000-\$149,999	303	791	945
\$150,000-\$199,999	87	336	357
\$200,000 or 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

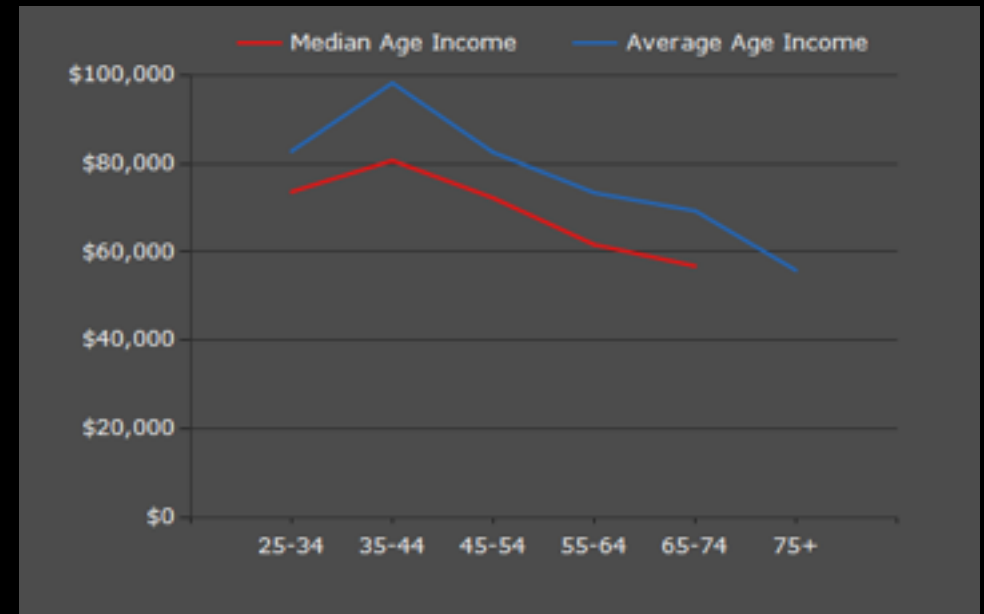
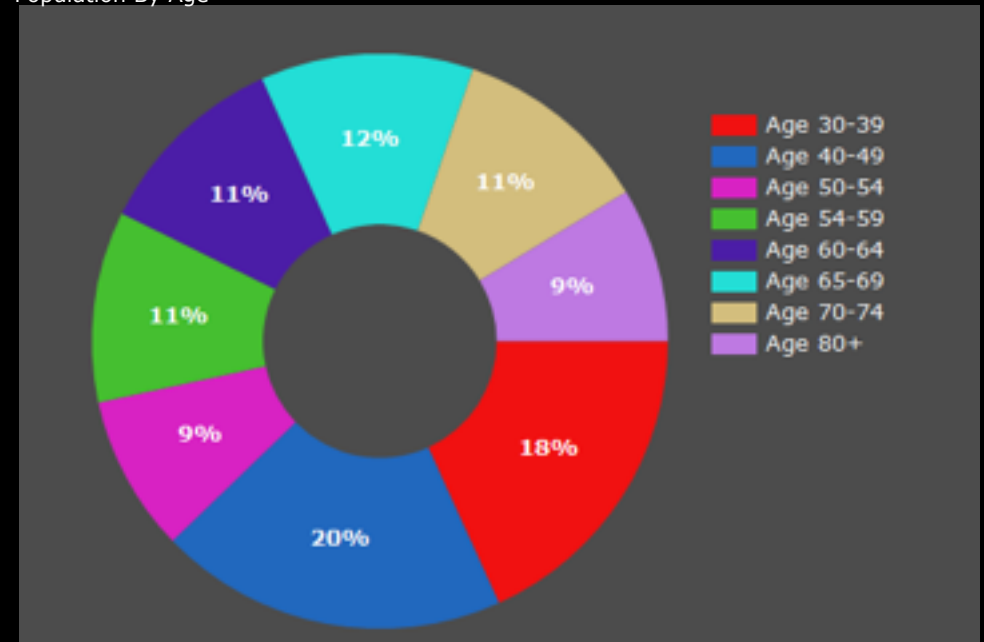


Source: esri

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



# Hill Street 4-Plex

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The information contained herein is not a substitute for a thorough due diligence investigation. SJ Fowler Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, SJ Fowler Real Estate has not verified, and will not verify, any of the information contained herein, nor has SJ Fowler Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

*Exclusively Marketed by:*

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