CAPSTONE
REALTY PROFESSIONALS

HAYWARD AVENUE INVESTMENT OFFERING

PHOENIX, ARIZONA 85021

3 RESIDENCES + SHOP / GARAGE FACILITIES

Large corner site with in place residential income, extensive parking, and flexible storage / work space.

PROPERTY ADDRESSES

2301 W Hayward Ave, Unit 1, Phoenix, AZ 85021

2301 W Hayward Ave, Unit 2, Phoenix, AZ 85021

2305 W Hayward Ave, Phoenix, AZ 85021

CURRENT CAP RATE 4.7%

INVESTMENT SNAPSHOT

Current rent roll based on information provided by seller / manager

$5,769
MONTHLY RENT

$69,228
ANNUALIZED RENT

4,570
APPROX. TOTAL SF

3
RESIDENCES

CURRENT RENT ROLL

RESIDENCE	BEDS / BATHS	APPROX. SF	MONTHLY RENT	RENT / SF	LEASE TERM
2301 W Hayward #1	3 / 1.5	1,720	$1,795	$1.04	Month to Month
2301 W Hayward #2	2 / 1	1,962	$1,974	$1.01	Exp. 4/30/2027
2305 W Hayward	2 / 1	888	$2,000	$2.25	Exp. 5/31/2027
TOTAL		**4,570**	**$5,769**	**$1.26**	

PORTFOLIO HIGHLIGHTS

- All three residences are single level homes in the same central Phoenix location near 23rd Avenue and Northern Avenue.
- Current in place rent totals $5,769 per month, or $69,228 annualized before expenses.
- All three residences are reported with no HOA. Buyer should independently confirm association obligations and any recorded restrictions.
- City water, public sewer and SRP electric service are reported for the properties. At 2305 W Hayward, the owner currently pays utilities.
- Existing lease terms provide a blend of month to month flexibility and longer term tenancy through 2027.

INVESTOR NOTE

Rent and lease information shown here is based on the supplied property notes. Buyers should confirm current leases, deposits, utility responsibilities, payment history, and all operating expenses during due diligence.

OVERALL SITE OVERVIEW

2301 W Hayward Ave + 2305 W Hayward Ave | Sold together as one package

0.82 AC
LOT SIZE Approx.

35,561 SF
SITE AREA Approx.

4,000 SF
SHOP Approx.

18 Spaces
PARKING

SITE AND IMPROVEMENT HIGHLIGHTS

- Large 0.82 acre corner lot totaling approximately 35,561 square feet with multiple residential structures, substantial shop / garage facilities, and extensive parking.
- Approximately 4,000 square foot shop plus an additional approximately 1,500 square feet of covered work area.
- Shop configuration includes 11 garage bays with doors and a larger shop area with approximately 15 foot ceilings, supporting vehicle storage, equipment, workspace, or substantial storage needs.
- 18 total designated parking spaces are reported, including 12 open and 6 covered spaces, along with paved parking and accommodations for RV or boat parking.
- The offering consists of 2301 W Hayward Ave and 2305 W Hayward Ave, sold together as one package, and includes two block homes, a guest home, and the large shop / work area.
- Property is reported as R3 zoning. The listing notes that certain existing uses are grandfathered because they predate the City of Phoenix annexation of the area.

2301 W HAYWARD AVE, UNIT 1, PHOENIX, AZ 85021

AT A GLANCE

PROPERTY TYPE
Single Family Residence

BEDS / BATHS
3 / 1.5

LIVING AREA
Approx. 1,720 SF

YEAR BUILT
1943

CONSTRUCTION
Block

HOA
None reported

$1,795 / mo

MONTH TO MONTH

PROPERTY FEATURES

- Single level floor plan with an updated interior and practical long term rental layout.
- Updated kitchen with gray cabinetry, marble look countertops, appliances and modern fixtures.
- Updated bathroom with gray shaker style vanity and modern dark hardware.
- Additional improvements include updated flooring, windows, lighting, insulation, interior doors and paint.
- Covered and additional on site parking available.
- City water, public sewer and SRP electric service reported.
- Central Phoenix location near 23rd Avenue and Northern Avenue with convenient access to I 17.

2301 W HAYWARD AVE, UNIT 2, PHOENIX, AZ 85021

AT A GLANCE

PROPERTY TYPE
Single Family Residence

BEDS / BATHS
2 / 1

LIVING AREA
Approx. 1,962 SF

YEAR BUILT
1943

PARKING
Carport

HOA
None reported

$1,974 / mo

EXP. 4/30/2027

PROPERTY FEATURES

- Single level two bedroom layout suitable for traditional long term rental use.
- Kitchen features white shaker style cabinetry with brushed nickel hardware.
- Functional two bedroom configuration offers flexibility for couples, roommates, small families or a home office.
- Carport parking provided.
- City water, public sewer and SRP electric service reported.
- Central Phoenix location near 23rd Avenue and Northern Avenue with convenient access to I 17.
- Current lease extends through April 30, 2027, providing in place rental income for a purchaser.

2305 W HAYWARD AVE, PHOENIX, AZ 85021

AT A GLANCE

PROPERTY TYPE
Single Family Residence

BEDS / BATHS
2 / 1

LIVING AREA
Approx. 888 SF

YEAR BUILT
1956

CONSTRUCTION
Block

HOA
None reported

$2,000 / mo

EXP. 5/31/2027

PROPERTY FEATURES

- Single level two bedroom residence with a compact, rental friendly floor plan.
- Interior paint and new carpet reported completed in June 2025.
- Wood look tile throughout common areas provides a durable, low maintenance finish.
- Generous front and back yard areas provide additional outdoor space.
- Carport and additional on site parking are available.
- City water, public sewer and SRP electric service reported. Owner currently pays utilities.
- Current monthly rent is $2,000 and is subsidized through a City of Phoenix Housing Voucher Program contract.
- Current lease term extends through May 31, 2027.

CAPSTONE REALTY PROFESSIONALS

PROFIT & LOSS STATEMENT
2301 W Hayward Ave, Phoenix, AZ 85021
Aug 1, 2025 - Jul 31, 2026

OPERATING INCOME	OPERATING EXPENSES	NET OPERATING INCOME
$38,928.00	**$14,705.63**	**$24,222.37**

Profit & Loss Summary

Income	
Unit 1 rental income	$21,540.00
Unit 2 rental income	$17,388.00
Total Operating Income	**$38,928.00**
Operating Expenses	
Landscaping	$5,005.00
HVAC repairs	$626.40
Plumbing repairs	$315.00
Appliance repair / replacement	$628.94
Pest control	$40.00
Damage remediation	$4,582.29
General repairs	$732.00
Property management fees	$2,776.00
Total Operating Expenses	$14,705.63
NET OPERATING INCOME	**$24,222.37**

NOI Calculation Notes

Income used: $38,928.00 of rent collected, consisting of $21,540.00 from Unit 1 and $17,388.00 from Unit 2. **Excluded from income:** $2,833.65 of utility reimbursements, because the requested NOI calculation excludes utility income. Owner contributions and owner draws were also excluded because they are financing or ownership cash movements, not property operating revenue. **Operating expenses used:** $11,929.63 of property expenses plus $2,776.00 of management fees, totaling $14,705.63.

NOI calculation: $38,928.00 operating income less $14,705.63 operating expenses = **$24,222.37**.

PROFIT & LOSS STATEMENT
2305 W Hayward Ave, Phoenix, AZ 85021
Aug 1, 2025 - Jul 31, 2026

OPERATING INCOME	OPERATING EXPENSES	NET OPERATING INCOME
$24,000.00	**$7,955.22**	**$16,044.78**

Profit & Loss Summary

Income	
Rental income, tenant portion + HAP subsidy	$24,000.00
Total Operating Income	**$24,000.00**
Operating Expenses	
Repairs and maintenance	$1,297.99
HVAC filter service	$599.88
Water, sewer and trash	$853.75
Electricity (SRP)	$2,185.60
Landscaping	$1,230.00
Property management fees	$1,788.00
Total Operating Expenses	$7,955.22
NET OPERATING INCOME	**$16,044.78**

NOI Calculation Notes

Income used: $24,000.00 of rent collected during the statement period. This includes the resident-paid portion and HAP subsidized rent. **Excluded from income:** the $200 pet deposit, because it was transferred to the trust account and is not operating revenue. **Utility treatment:** no utility reimbursement income was included. Water, sewer, trash, and SRP electric charges were treated as operating expenses because the owner paid them. **Excluded from NOI:** owner draws, beginning and ending cash balances, property reserves, and other non-operating cash movements.

NOI Formula	$24,000.00 - $7,955.22 = **$16,044.78**

This statement is a management-report based operating summary and should not be treated as a tax return or audited financial statement. Property taxes, insurance, debt service, depreciation, capital expenditures, or other costs paid outside the management statement are not included unless specifically shown above.

2305 HOUSING VOUCHER TERMS

Key points for a prospective purchaser

CITY OF PHOENIX HOUSING VOUCHER PROGRAM

2305 W Hayward Ave is currently subject to a City of Phoenix Housing Voucher Program Housing Assistance Payments Contract. The program is modeled on the Section 8 Voucher Program, but the contract states that it is not itself a Section 8 program.

PROPERTY STANDARDS	The owner must maintain the residence in decent, safe and sanitary condition in accordance with HUD Housing Quality Standards. The City may inspect at least annually and at other times it determines necessary.
PAYMENT CONDITION	Housing assistance payments may be withheld if the unit does not meet required standards until deficiencies are corrected and verified.
RENT CHANGES	Rent must remain reasonable compared with similar unassisted rentals. The agreement restricts rent increases during the first lease year and requires at least 60 days written notice to the resident and PHA for increases after the first year.
TERMINATION RULES	The owner may not terminate tenancy at will. Termination is limited to serious or repeated lease violations, applicable legal violations, or other good cause. Eviction requires court action and notice to the PHA.
TRANSFER ON SALE	The housing assistance contract may not be transferred without prior written consent from the PHA. A transferee must agree in writing, in a form acceptable to the PHA, to comply with the contract terms.
CONTRACT FUNDING	Housing assistance may terminate under specified circumstances, including insufficient program funding. Buyers should confirm the current status directly with the PHA before closing.

IMPORTANT

This page is a summary for marketing and due diligence convenience only. It does not replace the executed lease, housing assistance contract, program rules, or legal advice. A purchaser should obtain and review all governing documents and confirm transfer procedures directly with the City of Phoenix / PHA.