



OVERVIEW

Offering Price	\$4,900,000
Per Unit	\$175,000
Per SF	\$237.86
# of Units	28
Avg SF/Unit	736 SF
Built	1985

PROPERTY HIGHLIGHTS

- 28 Total Units, Completed in 1985
- All 2-Bedroom Unit Types (2-Bedroom / 1.5-Bathroom (71.4%) & 2-Bedroom / 2-Bathroom (28.6%)), 736 Average Square Footage
- Individually Metered for Electricity & Individual HVAC's / Hot Water Heaters
- Value-Add Opportunity (Only 10 Units With Washer / Dryer Hook-ups & Appliances)
- Long-Term Ownership Since 2014
- Amenities Include On-Site Laundry Facility, Swimming Pool, BBQ / Picnic Area, & Open Visitor & Assigned Parking Spaces



UNIT TYPE	# OF UNITS	% TOTAL	SIZE (SF)	TOTAL SF	RENT	RENT/SF
2 Bed / 1.5 Bath	7	25.0%	730	5,110	\$1,325	\$1.82
2 Bed / 1.5 Bath (W/D)	3	10.7%	730	2,190	\$1,325	\$1.82
2 Bed / 1.5 Bath (Backyard)	7	25.0%	730	5,110	\$1,335	\$1.83
2 Bed / 1.5 Bath (W/D - Backyard)	3	10.7%	730	2,190	\$1,335	\$1.83
2 Bed / 2 Bath	2	7.1%	750	1,500	\$1,375	\$1.83
2 Bed / 2 Bath (W/D)	2	7.1%	750	1,500	\$1,375	\$1.83
2 Bed / 2 Bath (Backyard)	2	7.1%	750	1,500	\$1,385	\$1.85
2 Bed / 2 Bath (W/D - Backyard)	2	7.1%	750	1,500	\$1,385	\$1.85
TOTALS / AVERAGES	28	100%	736	20,600	\$1,344	\$1.83

PHOENIX
LAS VEGAS
SAN DIEGO
TUCSON

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