

7-UNIT MULTI-FAMILY CENTRAL PHOENIX DEVELOPEMENT OPPORTUNITY



ARIZONA
BUILDER SALES, INC.
RE/MAX EXCALIBUR
DEAN SELVEY

1106 E. Campbell Avenue
Phoenix, AZ 85014

PURCHASE PRICE
\$2,800,000

CENTRAL PHOENIX 7-UNIT MULTI-FAMILY DEVELOPMENT NEW CONSTRUCTION INVESTMENT OPPORTUNITY

A rare opportunity to acquire a fully entitled, shovel-ready 7-unit residential investment project in one of Phoenix's most desirable urban locations. The offering includes the land, approved plans, and complete building package, allowing an investor to move directly into construction and capitalize on the strong demand for quality rental housing in Central Phoenix.

PROJECT HIGHLIGHTS

- 7 New Construction Residential Units
- Includes Land & Complete Building Package
 - Approved Plans – Ready to Build
 - Experienced Builder in Place
- Approximately 10-Month Construction Timeline
- Construction-to-Permanent Financing Available
 - Up to 80% Loan-to-Value Financing

BUY FOR PROFIT

Develop, lease, and stabilize the property over the next 18 months and capture significant value appreciation.

Projected Stabilized Value
\$3.9 Million – \$4.2 Million

Estimated Profit Potential
\$1.1 Million – \$1.3 Million

Projected Stabilized Cap Rate
5.5%

A compelling opportunity for investors seeking a substantial equity gain through development and stabilization.

Purchase Price:
\$2,800,000

BUY FOR INCOME

Hold long-term and enjoy strong cash flow from a newly constructed asset with minimal maintenance requirements.

Projected Rental Income
Monthly Rents: \$2,900 – \$3,300 per unit

Conservative Underwriting: \$3,000 per unit

Annual Gross Income:
\$3,000 × 12 Months × 7 Units
\$252,000 Annual Revenue

Operating Assumptions
Taxes, Insurance, Vacancy & Management:
15%

Annual Operating Expense Allowance:
\$37,800

Projected Net Operating Income:
\$214,200 Per Year

Projected Cap Rate
8.0%

WHY THIS INVESTMENT MAKES SENSE

PROVEN CENTRAL PHOENIX LOCATION

Minutes from the Biltmore Corridor, Downtown Phoenix, major employment centers, shopping, dining, and transportation.

EXPERIENCED DEVELOPMENT TEAM

Builder in place with approved plans and a clear path to completion.

CONSERVATIVE FINANCIAL PROJECTIONS

Underwritten using realistic rent and expense assumptions designed to provide dependable returns.

NEW CONSTRUCTION ADVANTAGE

Lower maintenance costs, strong tenant appeal, and reduced capital expenditures for years to come.

FOR MORE INFORMATION

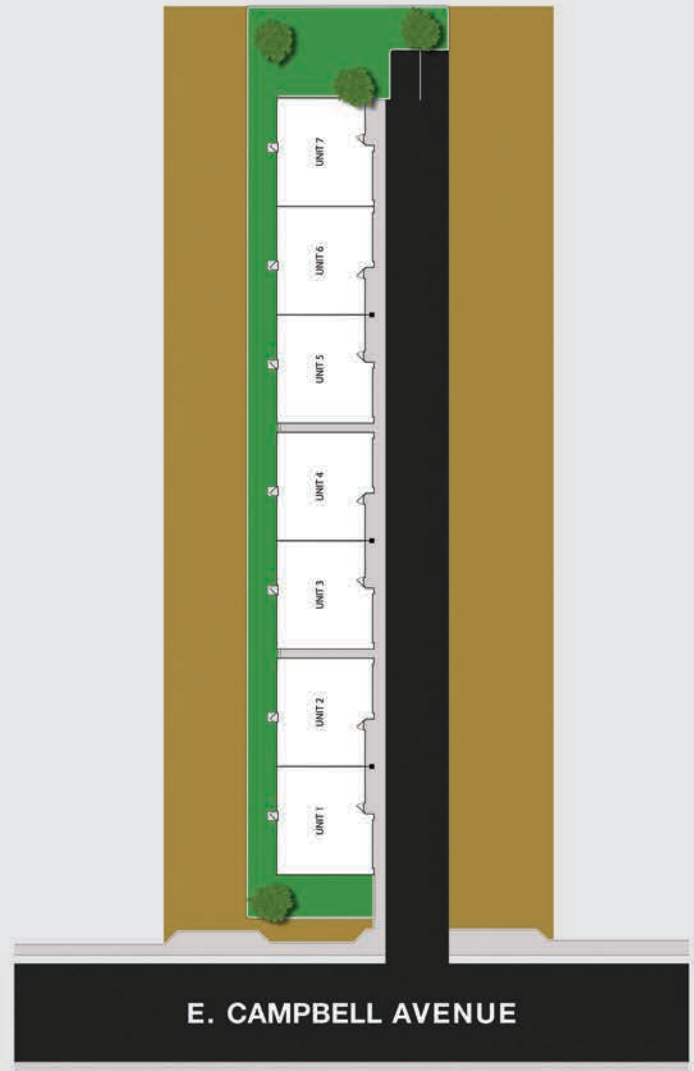
Dean Selvey

Arizona Builder Sales, Inc.
RE/MAX Excalibur

480-254-6444

dean@deanselvey.com

Community Site Map



1106 E. Campbell Avenue • Phoenix, Arizona

4 Bedroom Floor Plan - First Floor



4 Bedroom Floor Plan - Second Floor

