



4012 N 15TH AVENUE

PHOENIX, ARIZONA

5-UNIT MULTIFAMILY INVESTMENT OFFERING

Offering Price | \$1,185,000

INVESTMENT OVERVIEW



\$1.185M	5	5.20%	6.10%
ASKING PRICE	UNITS	CURRENT CAP	STABILIZED CAP

A five-unit multifamily investment opportunity in central Phoenix with a uniform, highly rentable unit mix. The underwriting indicates meaningful mark-to-market potential: current scheduled rents total \$6,550 per month versus approximately \$7,500 per month at stabilization. The property benefits from an infill location with convenient access to major employment, education, healthcare, retail and Downtown Phoenix.

PROPERTY TYPE	Multifamily - 5 Units	UNIT MIX	5 x 2 Bed / 1 Bath
CURRENT RENT	\$6,550 / month	MARKET RENT	\$7,500 / month
CURRENT NOI	\$61,615 / year	STABILIZED NOI	\$72,331 / year

UNIT MIX & UNDERWRITING

Unit	Beds	Baths	Current Rent	Market Rent
1	2	1	\$1,100	\$1,500
2	2	1	\$1,250	\$1,500
3	2	1	\$1,675	\$1,500
4	2	1	\$1,425	\$1,500
5	2	1	\$1,100	\$1,500
TOTAL			\$6,550	\$7,500

FINANCIAL SNAPSHOT

Metric	Current	Stabilized
Gross Scheduled Rent	\$78,600	\$90,000
Net Operating Income	\$61,615	\$72,331
Capitalization Rate	5.20%	6.10%
Monthly Net Cash Flow	(\$483)	\$410



INVESTMENT UPSIDE



MARK-TO-MARKET RENT POTENTIAL	\$950/month	Approx. increase from current scheduled rent to modeled market rent.
STABILIZED NOI	\$72,331/year	Modeled NOI after reaching the pro forma rent schedule.
STABILIZED CAP RATE	6.10%	Based on the uploaded underwriting and current asking price.
ASSUMED APPRECIATION	2.25%/year	Annual appreciation assumption used in the workbook model.

ILLUSTRATIVE FINANCING

Loan-to-Value	75%	Down Payment	\$296,250
Interest Rate	6.50%	Amortization	30 Years
Monthly Debt Service	\$5,618	Actual DSCR	0.88x

CENTRAL PHOENIX LOCATION



The property is positioned in the central Phoenix urban core, with the aerial imagery highlighting proximity to Downtown Phoenix and the surrounding employment base. The location supports long-term rental demand through access to major arterial roads, neighborhood services, schools, healthcare and regional employment centers.



DISCLAIMER: This offering brochure is for informational purposes only. Financial figures are based on the uploaded underwriting workbook and have not been independently verified. Pro forma rents, expenses, financing, appreciation and returns are estimates and assumptions, not guarantees. Prospective purchasers should conduct their own independent due diligence and consult appropriate legal, tax, lending and property-condition professionals.