



## OVERVIEW

Offering Price	\$12,000,000
Per Unit	\$150,000
Per SF	\$205.74
# of Units	80
Avg SF/Unit	729 SF
Built	1985

## PROPERTY HIGHLIGHTS

- 80 Total Units, Completed in 1985
- Majority Two-Bedroom Unit Types (75%), 729 SF Weighted Average
- Individually Metered for Electricity & Individual HVAC's / Hot Water Heaters
- Value-Add Opportunity (Only Five Units With Washer / Dryer Hook-Ups & Appliances)
- Long-Term Ownership Since 2017
- Conveniently Located in North Phoenix Near Major Thoroughfares (SR 51 & Loop 101 Freeways)
- Offered All Cash / New Loan or Assumption of Fannie Mae Loan, ~\$6.4M Current Loan Balance, 3.04% Interest Rate, Maturing in June 2030



YEAR ONE - MARKET PROFORMA (W/D ADDED)	# OF UNITS	% TOTAL	SIZE (SF)	TOTAL SF	RENT	RENT/SF
Studio	1	1.3%	425	425	\$950	\$2.24
1 Bed / 1 Bath	18	22.5%	600	10,800	\$1,150	\$1.92
1 Bed / 1 Bath (W/D)	1	1.3%	600	600	\$1,150	\$1.92
2 Bed / 1 Bath	56	70.0%	775	43,400	\$1,275	\$1.65
2 Bed / 1 Bath (W/D)	4	5.0%	775	3,100	\$1,275	\$1.65
<b>TOTALS / AVERAGES</b>	<b>80</b>	<b>100%</b>	<b>729</b>	<b>58,325</b>	<b>\$1,241</b>	<b>\$1.70</b>

**PHOENIX**  
**LAS VEGAS**  
**SAN DIEGO**  
**TUCSON**

**PRIMARY LISTING ADVISORS**  
**ALON SHNITZER**  
SENIOR MANAGING PARTNER  
602.714.1283  
alon.shnitzer@abimultifamily.com  
Lic. # AZ: BR534786000

**ADDITIONAL LISTING ADVISORS**  
**RUE BAX**  
ASSOCIATE BROKER  
602.714.1406  
rue@abimultifamily.com  
Lic # AZ: BR531213000

**EDDIE CHANG**  
SENIOR PARTNER  
602.714.1398  
eddie@abimultifamily.com  
Lic # AZ: SA545071000

**DOUG LAZOVICK**  
SENIOR PARTNER  
602.714.1388  
doug@abimultifamily.com  
Lic # AZ: BR552832000

**TYLER BRUGGMAN**  
VICE PRESIDENT  
602.714.1834  
tyler.bruggman@abimultifamily.com  
Lic # AZ: SA680047000