

5-PROPERTY LEASED-FEE PORTFOLIO

5924 E AIRE LIBRE LN, SCOTTSDALE, AZ 85254; 5905 E AIRE LIBRE LN, SCOTTSDALE, AZ 85254; 3102 E CICERO ST, MESA, AZ 85213
515 W PEBBLE BEACH DR, TEMPE, AZ 85282; 1708 N 75TH ST, SCOTTSDALE, AZ 85257

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5905 E AIRE LIBRE LN, SCOTTSDALE, AZ 85254



3102 E CICERO ST, MESA, AZ 85213



515 W PEBBLE BEACH DR, TEMPE, AZ 85282



FOR SALE

Passive, absolute-net residential ground-lease income – with the land and improvements reverting to the owner at lease end.

1708 N 75TH ST, SCOTTSDALE, AZ 85257



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PORTFOLIO SUMMARY

OFFERING PRICE:	\$1,100,000 (portfolio)
PROPERTIES:	5 (10 units: 3 single-family, 1 triplex, 1 fourplex)
IN-PLACE GROUND RENT:	~\$31,707/yr, absolute-net
RENT ESCALATION:	+17.5% every 5 years (contractual)
UNDERLYING FEE VALUE (EST.):	~\$3,260,000
LEASE TERM REMAINING:	93–97 years
TENANCY:	100% occupied — unrelated third-party lessees
TOTAL BUILDING / LOT:	11,034 SF / ±0.819 AC (±35,657 SF)

This is a rare opportunity to acquire the leased-fee (lessor) interest in a five-property residential ground-lease portfolio across Scottsdale, Tempe, and Mesa — three single-family homes, one triplex, and one fourplex, ten residential units in total. The owner holds the land and collects an in-place ground rent of approximately \$31,707 per year that increases 17.5% every five years by contract. The leases are absolute-net: the lessees pay all property taxes, insurance, maintenance, and capital costs, leaving the owner with no operating responsibilities. Roughly 93 to 97 years remain on the 99-year terms, at the end of which the land and all improvements revert to the owner at no cost. With an estimated underlying fee-simple value of approximately \$3.26 million against a portfolio price of \$1,100,000, the offering pairs durable, rising income with a deep discount to underlying real-estate value — a profile suited to 1031 exchange buyers, family offices, estate-planning strategies, and self-directed retirement accounts. Offered exclusively as a single five-property portfolio.

- Leased-fee (lessor) interest in five residential ground leases — own the land and the income, not the operating costs
- In-place ground rent of ~\$31,707/year, absolute-net, increasing 17.5% every five years by contract
- ~\$3.26M estimated underlying fee value versus the \$1,100,000 portfolio price
- 93–97 years remaining; land and improvements revert to the owner at lease end
- 100% occupied by unrelated, third-party lessees — stable, in-place income
- No property tax, insurance, maintenance, or management burden on the owner
- Ideal for 1031 exchange, family office, estate planning, and self-directed IRA/Roth investors



PORTFOLIO ECONOMICS

Five well-located residential properties with staggered lease expirations, long-term in-place income, and strong upside potential.



STABLE INCOME
Long-term cash flow



LONG-TERM LEASES
99-year absolute-net terms



STRONG UPSIDE
17.5% increases every 5 years



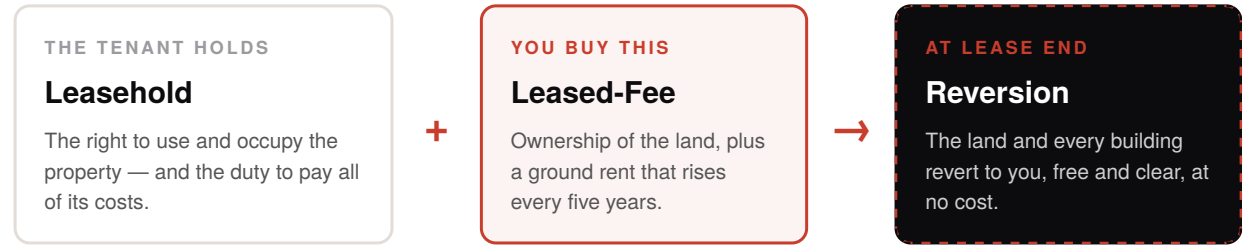
PRIME LOCATIONS
Phoenix Metro Area

PROPERTY	GROUND RENT (MO / YR)	COMMENCED	LEASE TERM	~YRS LEFT	NEXT STEP
5924 E Aire Libre	\$392.45 / \$4,709	Jul 6, 2020	99 yr (exp. 2119)	~93	2030
5905 E Aire Libre	\$421.07 / \$5,053	Nov 16, 2020	99 yr (exp. ~2119)	~93	2030
3102 E Cicero (4-plex)	\$689.72 / \$8,277	Apr 12, 2021	99 yr (exp. ~2120)	~94	2031
515 W Pebble Beach (3-plex)	\$705.00 / \$8,460	Jan 7, 2020	99 yr (exp. ~2119)	~93	2030
1708 N 75th St	\$434.00 / \$5,208	Apr 4, 2024	99 yr (exp. ~2123)	~97	2028
 PORTFOLIO	\$2,642 / \$31,707	—	Absolute-net	—	+17.5% / YR*

THE ASSET CLASS

What Is a Residential Leased-Fee?

A ground lease splits a property into two parts. You're buying the durable half.



THE TENANT (LESSEE) PAYS

- Property taxes • Insurance
- Maintenance, repairs & capital costs
- Management & finding renters

YOU (THE OWNER) DO

- Collect the ground rent
- Nothing else — these are absolute-net leases
- Sit ahead of the lessee's entire equity (ground rent is ~1% of value)

What do I actually own?

The land and the right to collect ground rent — plus the right to the land and all buildings when the lease ends.

Why is the price below the homes' value?

You're buying the leased-fee interest, not the houses, and the full real-estate value reverts to you over the lease term — not today.

Who handles taxes, repairs, and tenants?

The tenant. The owner carries no operating costs and no day-to-day responsibilities.

What if a tenant stops paying?

Your position sits ahead of the lessee's entire equity. A default can lead, through the legal process, to forfeiture of the leasehold and an earlier reversion to you.

What happens at the end of the lease?

The land and every improvement revert to the owner at no cost — a significant capital gain.

Is this a cap-rate deal?

No. The return is total: rising net income, the value behind your basis, and the reversion.

HOW A LEASED-FEE IS VALUED

Two parts: the **present value of the contractual ground-rent stream**, plus the **present value of the reversion** (the land and buildings received at lease end), measured against prevailing long-term benchmarks. Detailed analysis is available to qualified buyers.

BUILT FOR

1031 Exchange

Defer capital gains into a fully passive, management-free asset.

Family Offices

Low-touch, easily divisible income for long-horizon holding.

Estate Planning

A core asset to pass between generations of ownership.

Self-Directed IRA / Roth

Long-duration income plus reversion fits the wrapper well.



The half of the property that pays you to own it — and hands you everything at the end.

THE LONG VIEW

How This Investment Compounds Over Time

This is a **total-return** investment, not a cap-rate play. The going-in yield is intentionally modest — three forces drive the return, and each strengthens with time.

01 — VALUE BEHIND YOUR BASIS

\$1.10M backed by \$3.26M of real estate

Your position is backed by roughly **\$3,260,000** of underlying real estate that **reverts to you over the lease term** — about **34¢ of basis per dollar** of underlying value.

02 — RISING NET INCOME

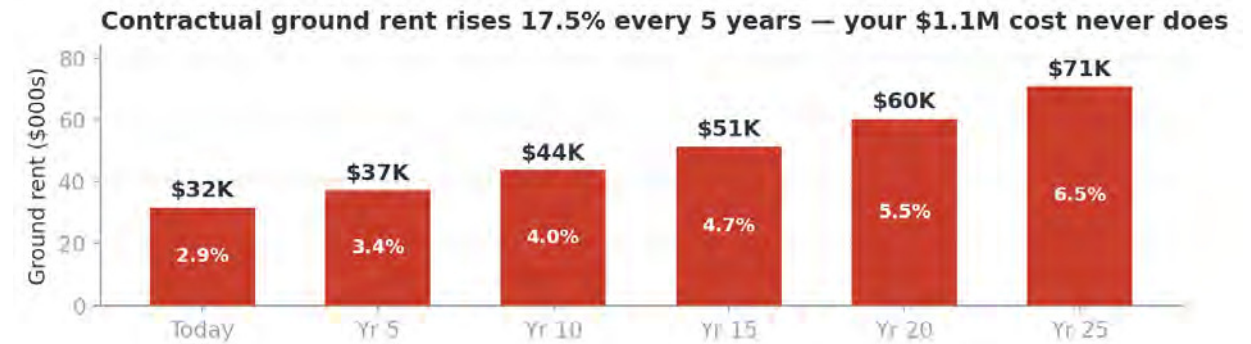
\$31,707/yr, +17.5% every 5 yrs

In-place ground rent is **absolute-net** — no taxes, insurance, or upkeep. Contractual increases recover the **full price in ~25 years** (nominal, undiscounted).

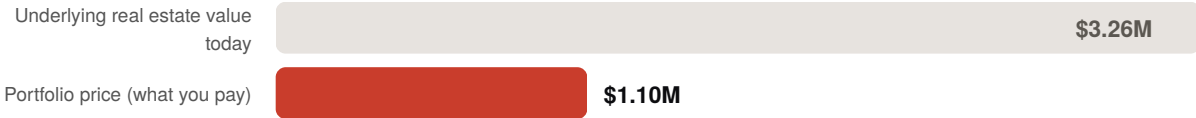
03 — REVERSION

You end up owning everything

At lease end the **land and all improvements revert** to the owner at no cost — real estate worth **~\$3.26M today**, free and clear.



Bold % = yield on cost (annual ground rent ÷ the \$1.1M price). Illustrates income growth against a fixed basis — not a cap rate; the going-in yield is intentionally modest.



Your \$1.10M basis is backed by ~\$3.26M of underlying real estate that reverts to you over the lease term — a \$2.16M margin behind your position.

How this is valued: the present value of the contractual ground-rent stream, plus the present value of the reversion (the land and improvements received at lease end), measured against prevailing long-term benchmarks.

LEASE TERM 99-yr · 93–97 left	ESCALATION +17.5% / 5 yrs	STRUCTURE Absolute-net	OCCUPANCY 100% occupied	REVERSION Land + buildings
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Five-Property Residential
Leased-Fee Portfolio
Scottsdale · Tempe · Mesa

Figures based on R.O.I. broker analysis, Maricopa County assessor records, and the current rent roll; estimates, not an appraisal. Income increases reflect the 17.5% contractual five-year floor; CPI-indexed adjustments may be higher. Reversion and underlying values depend on long-term appreciation and are not guaranteed. Not an offer or solicitation.

PROPERTY 1 SUMMARY - 5924 E AIRE LIBRE LN, SCOTTSDALE, AZ 85254

CURRENT GROUND RENT:	\$392.45/mo - \$4,709/yr
LEASE COMMENCEMENT:	July 6, 2020
YEARS REMAINING:	~93 (99-yr term, exp. 2119)
NEXT RENT STEP:	2030 (+17.5%)
LESSEE:	Occupied, unrelated third party
UNDERLYING FEE VALUE (EST.):	\$589,000
TYPE / YEAR:	Single-family / 1986
BUILDING / LOT:	1,498 SF / 4,992 SF
APN:	215-36-102
SUBMARKET / ZONING:	Paradise Valley Village / R-3

This is the leased-fee (lessor) position in a single-family home in Scottsdale's sought-after 85254 "Magic ZIP." The owner collects a contractual ground rent of \$4,709 per year — rising 17.5% every five years — with no responsibility for property taxes, insurance, maintenance, or management, all of which fall to the lessee. Approximately 93 years remain on the 99-year ground lease; at expiration, the land and improvements revert to the owner at no cost. The underlying home sits in the established Desert Shires community minutes from Kierland Commons, Scottsdale Quarter, Desert Ridge Marketplace, Mayo Clinic, SR-51, and Loop 101 — a supply-constrained, high-demand location that supports the long-term value of the reversion. Underlying fee-simple value is estimated at \$589,000.

- Leased-fee interest — own the land and collect the ground rent; the lessee carries all costs
- Ground rent \$392.45/mo (\$4,709/yr), increasing 17.5% every five years (next step 2030)
- ~93 years remaining; land and improvements revert to the owner at lease end
- Occupied by an unrelated, third-party lessee
- Estimated underlying fee value \$589,000; Scottsdale's 85254 "Magic ZIP"

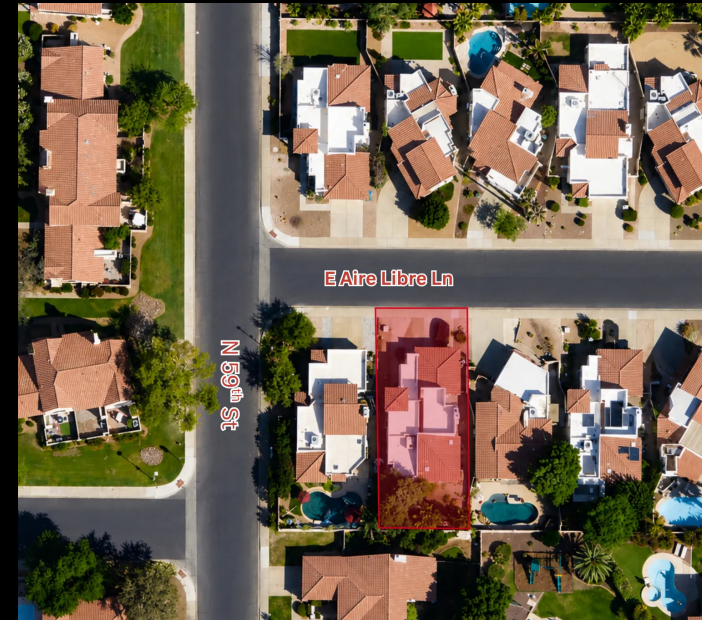


PROPERTY 2 SUMMARY - 5905 E AIRE LIBRE LN, SCOTTSDALE, AZ 85254

CURRENT GROUND RENT:	\$421.07/mo - \$5,053/yr
LEASE COMMENCEMENT:	November 16, 2020
YEARS REMAINING:	~93 (99-yr term, exp. ~2119)
NEXT RENT STEP:	2030 (+17.5%)
LESSEE:	Occupied, unrelated third party
UNDERLYING FEE VALUE (EST.):	\$589,000
TYPE / YEAR:	Single-family / 1986
BUILDING / LOT:	1,498 SF / 5,085 SF
APN:	215-36-078
SUBMARKET / ZONING:	Paradise Valley Village/ R-2

This is the leased-fee (lessor) position in a single-family home in Scottsdale's desirable 85254 "Magic ZIP." The owner collects a contractual ground rent of \$5,053 per year, rising 17.5% every five years, while the lessee pays all property taxes, insurance, maintenance, and management. Approximately 93 years remain on the 99-year ground lease, with the land and improvements reverting to the owner at no cost at expiration. The underlying home is in the established Desert Shires community, minutes from Kierland Commons, Scottsdale Quarter, Desert Ridge Marketplace, Mayo Clinic, SR-51, and Loop 101 — strong, supply-constrained fundamentals that support the reversionary value. Underlying fee-simple value is estimated at \$589,000.

- Leased-fee interest — own the land and collect the ground rent; lessee carries all costs
- Ground rent \$421.07/mo (\$5,053/yr), +17.5% every five years (next step 2030)
- ~93 years remaining; reversion of land and improvements at lease end
- Occupied by an unrelated, third-party lessee
- Estimated underlying fee value \$589,000; Scottsdale 85254 "Magic ZIP"



PROPERTY 3 SUMMARY - 3102 E CICERO ST, MESA, AZ 85213

CURRENT GROUND RENT:	\$689.72/mo · \$8,277/yr
LEASE COMMENCEMENT:	April 12, 2021
YEARS REMAINING:	~94 (99-yr term, exp. ~2120)
NEXT RENT STEP:	2031 (+17.5%)
LESSEE:	Occupied, unrelated third party
UNDERLYING FEE VALUE (EST.):	\$640,000
TYPE / UNITS:	Fourplex — 4 units (confirm unit mix)
BUILDING / LOT:	3,514 SF / 7,928 SF
YEAR / APN:	1984 / 140-11-404
SUBMARKET / ZONING:	North Mesa / RM-3

This is the leased-fee (lessor) position beneath a four-unit residential building (fourplex) in the established University Villa East community in North Mesa. The owner collects a contractual ground rent of \$8,277 per year — already stepped up to \$689.72 per month at its 2026 anniversary — increasing 17.5% every five years, with the lessee responsible for all taxes, insurance, maintenance, and management. Approximately 94 years remain on the 99-year ground lease; the land and improvements revert to the owner at no cost at expiration. The underlying fourplex offers durable multifamily fundamentals with convenient access to Loop 202, US-60, Downtown Mesa, and Arizona State University. Underlying fee-simple value is estimated at \$640,000.

- Leased-fee interest beneath a four-unit residential building — the portfolio's largest single income contributor
- Ground rent \$689.72/mo (\$8,277/yr), +17.5% every five years (next step 2031)
- ~94 years remaining; reversion of land and improvements at lease end
- Occupied; four residential units, unrelated third-party lessee
- Estimated underlying fee value \$640,000; North Mesa near US-60 and ASU



PROPERTY 4 SUMMARY - 515 W PEBBLE BEACH DR, TEMPE, AZ 85282

CURRENT GROUND RENT:	\$705.00/mo - \$8,460/yr
LEASE COMMENCEMENT:	January 7, 2020
YEARS REMAINING:	~93 (99-yr term, exp. ~2119)
NEXT RENT STEP:	2030 (+17.5%)
LESSEE:	Occupied, unrelated third party
UNDERLYING FEE VALUE (EST.):	\$830,000
TYPE / UNITS:	Triplex — 3 units (confirm unit mix)
BUILDING / LOT:	2,882 SF / 9,596 SF
YEAR / APN:	1972 / 123-45-139
SUBMARKET / ZONING:	Central Tempe / R-3R

This is the leased-fee (lessor) position beneath a three-unit residential building (triplex) in the established Laguna Estates community in Central Tempe. The owner collects a contractual ground rent of \$8,460 per year, rising 17.5% every five years, while the lessee carries all property taxes, insurance, maintenance, and management. Approximately 93 years remain on the 99-year ground lease, with the land and improvements reverting to the owner at no cost at expiration. The underlying triplex benefits from strong infill rental demand near Arizona State University, Downtown Tempe, and the Valley's primary freeway network (Loop 101, Loop 202, US-60, and I-10). Underlying fee-simple value is estimated at \$830,000 — the highest in the portfolio.

- Leased-fee interest beneath a three-unit residential building in Central Tempe
- Ground rent \$705.00/mo (\$8,460/yr), +17.5% every five years (next step 2030)
- ~93 years remaining; reversion of land and improvements at lease end
- Occupied; three residential units, unrelated third-party lessee
- Highest underlying fee value in the portfolio — est. \$830,000; steps from ASU








PROPERTY 5 SUMMARY - 1708 N 75TH ST, SCOTTSDALE, AZ 85257

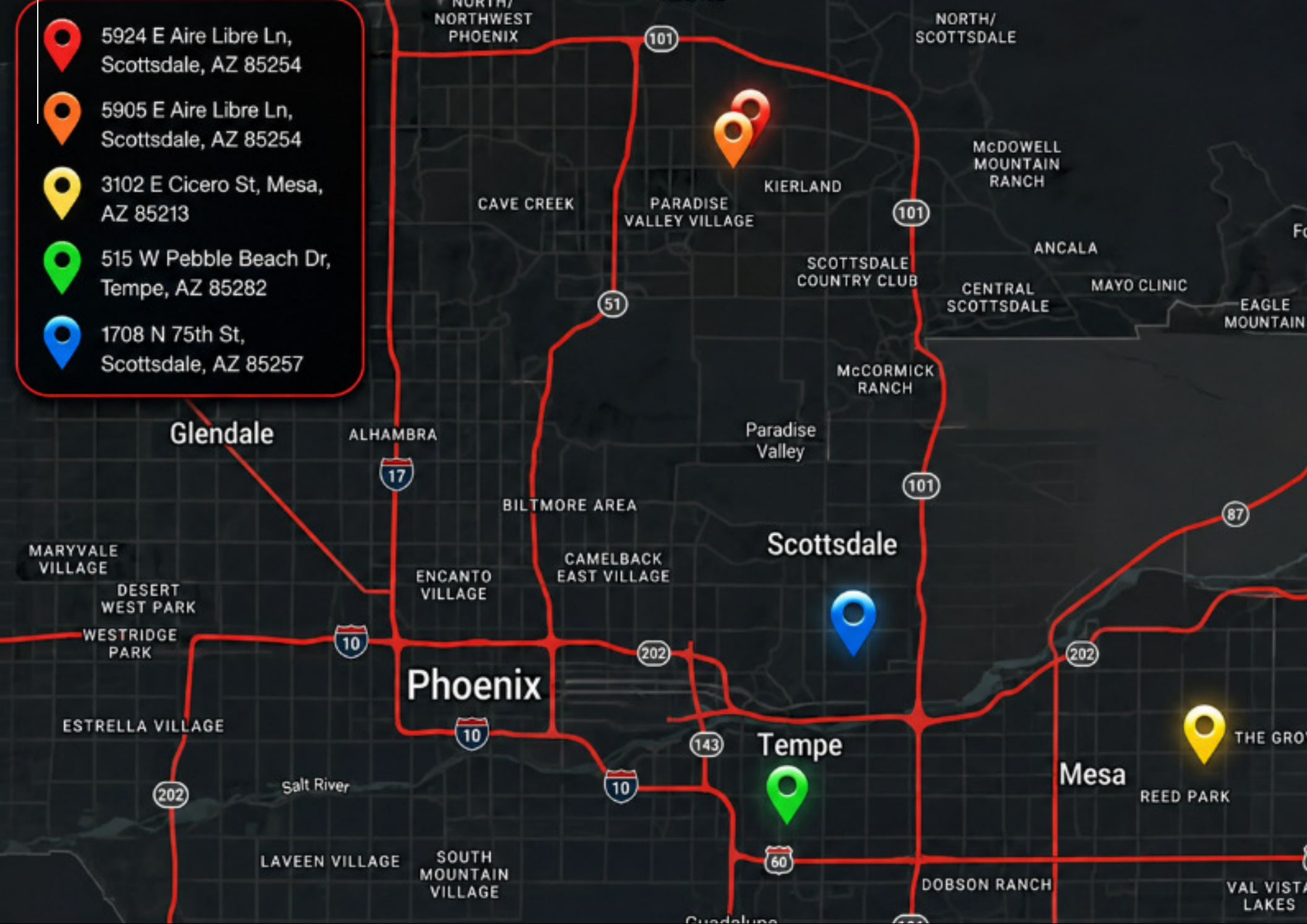
CURRENT GROUND RENT:	\$434.00/mo - \$5,208/yr
LEASE COMMENCEMENT:	April 4, 2024
YEARS REMAINING:	~97 (99-yr term, exp. ~2123)
NEXT RENT STEP:	2028 (+17.5%)
LESSEE:	Occupied, unrelated third party
UNDERLYING FEE VALUE (EST.):	\$609,000
TYPE / YEAR:	Single-family / 1957
BUILDING / LOT:	1,642 SF / 8,056 SF
APN:	131-21-106
SUBMARKET / ZONING:	South Scottsdale / R1-7

This is the leased-fee (lessor) position in a single-family home in the desirable South Scottsdale submarket, held under a 2024 master ground lease with the longest remaining term in the portfolio. The owner collects a contractual ground rent of \$5,208 per year, rising 17.5% every five years, with the lessee responsible for all taxes, insurance, maintenance, and management. Approximately 97 years remain; at expiration the land and improvements revert to the owner at no cost. The underlying home sits in the established Scottsdale Estates Two neighborhood near Old Town Scottsdale, Arizona State University, Tempe Town Lake, Loop 101, and Loop 202 — a rapidly appreciating area that supports the reversionary value. Underlying fee-simple value is estimated at \$609,000.

- Leased-fee interest in a South Scottsdale single-family home — longest term in the portfolio
- Ground rent \$434.00/mo (\$5,208/yr), +17.5% every five years (next step 2028)
- ~97 years remaining; reversion of land and improvements at lease end
- Occupied by an unrelated, third-party lessee
- Estimated underlying fee value \$609,000; minutes from Old Town Scottsdale



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