

# 7 UNIT MULTIFAMILY OPPORTUNITY

4020 N 12<sup>th</sup> Street, Phoenix, AZ 85014



Exclusively Listed by  
Russ Lyon | Sotheby's  
INTERNATIONAL REALTY

OFFERING MEMORANDUM

FOR SALE AT \$4,800,000

3 Bed/2.5 Bath

1,779 sq ft each

\*All visits must be scheduled in advance\*  
Please contact Miki Nakajima or Rebekah Mayes



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# CONFIDENTIALITY AGREEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 4020 N 12th Street, Phoenix, AZ 85014. It has been prepared by Russ Lyon Sotheby's International Realty (RLSIR). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or RLSIR. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by RLSIR from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence. By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree: 1) The Offering Memorandum and its contents are confidential; 2) You will hold it and treat it in the strictest of confidence; and 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller. Owner and RLSIR expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. If you wish not to pursue negotiations leading to the acquisition of 4020 N 12th St, Phoenix, AZ 85014 or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or RLSIR or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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## EXECUTIVE SUMMARY

### **7 unit urban multifamily building located in the Encanto Village area of midtown Phoenix, AZ.**

Introducing an exceptional multifamily opportunity in the evolving Encanto Village community of Phoenix, AZ. Russ Lyon Sotheby's International Realty is pleased to present this 7-townhome multifamily project, with tenant income, to the marketplace. This property was built in 2022 and consists of seven three-bedroom/two-and-a-half bathroom units, each with an oversized two-car garage. The property sits on .25 acres in Midtown Phoenix, AZ. Located at Indian School Rd and 12<sup>th</sup> St, these homes are within walking distance of Idylwild Park and is across the road from Longview Elementary School.

Each of the units is equipped with stainless steel appliances, quartz countertops, euro-style cabinets and have been designed to offer a timeless modern appeal. In addition, all units are electrically stubbed with the ability to expand the amenities to include eV charging in the oversized two car garage and solar power on the roof. Adjacent to a blossoming residential area, tenants enjoy convenient access to downtown Phoenix, Sky Harbor International Airport and they live in close proximity to St. Joseph's, Banner and Phoenix Children's Hospitals. For day-to-day living the light rail and 27 miles of bike paths connect tenants to the numerous well-known restaurants, coffee shops and cultural attractions in the immediate area. 4020 N 12<sup>th</sup> Street is in the heart of Phoenix's dynamic city life. Contact us today to schedule a viewing and seize this exceptional opportunity.

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**Operating Income - \$221,835**

Unit 1	Vacant
Unit 2	Vacant
Unit 3	\$2,695/mo: Lease ends 4/30/26
Unit 4	\$2,795/mo: Lease ends 8/31/26
Unit 5	\$2,795/mo: Lease ends 7/31/27
Unit 6	\$3,294/mo: Month-to-month
Unit 7	\$2,695/mo: Lease ends 8/31/26

**Operating Expenses - \$90,484**

Common Area Maintenance	
Landscaping	\$4,982/year
Utilities	\$5,245/year
Property Management	\$18,026/year
Maintenance/Repairs	\$31,135/year
Property Taxes (2024)	\$21,096/year



**Offering Price: \$4,800,000**

**Price Per Unit: \$685,714**

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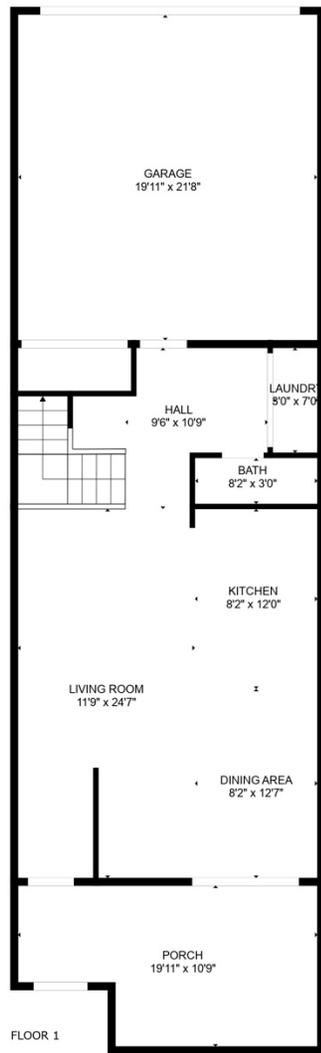
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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# DEMOGRAPHIC REPORT

## Population Summary

	2024 Total Population	2029 Total Population
<b>1 Mile</b>	22,872	25,181
<b>3 Miles</b>	180,149	196,723
<b>5 Miles</b>	409,595	445,070

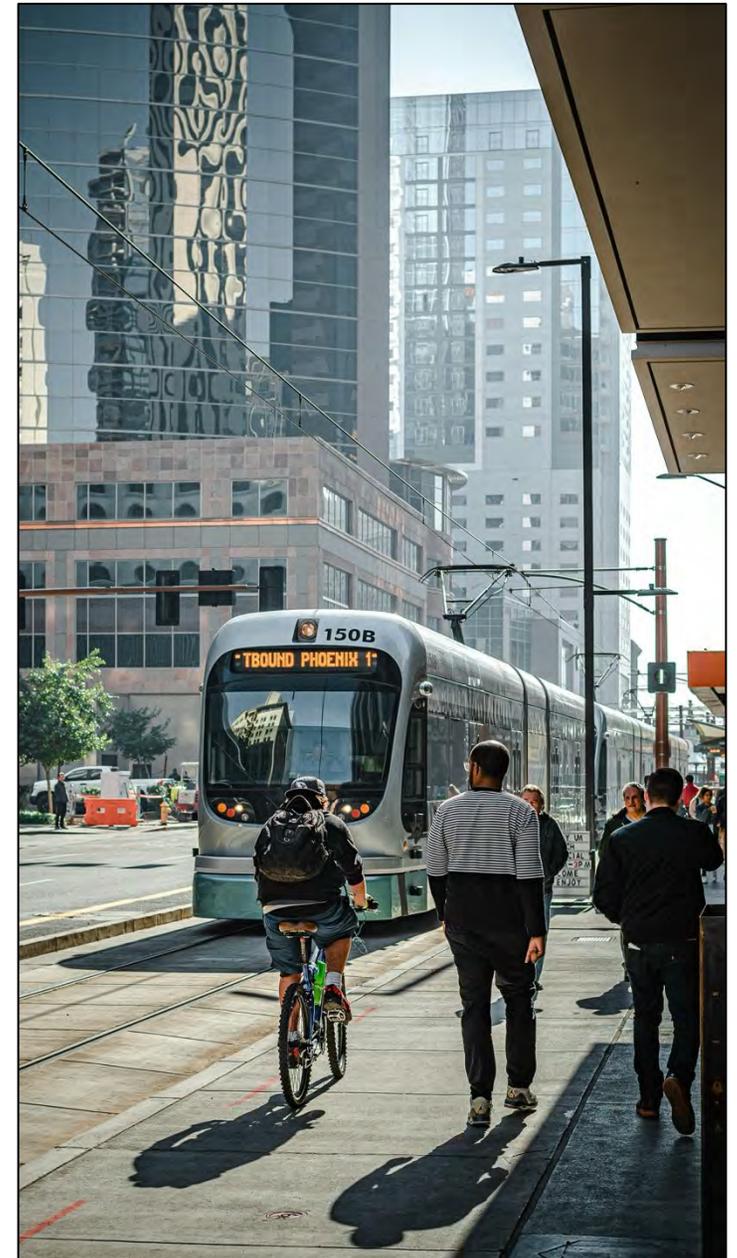
## 2024 Household Income Summary

	Average Household Income	Median Household Income
<b>1 Mile</b>	\$76,317	\$59,822
<b>3 Miles</b>	\$89,110	\$62,364
<b>5 Miles</b>	\$86,688	\$59,661

## Household Summary

	2024 Total Households	2029 Total Households
<b>1 Mile</b>	11,447	12,619
<b>3 Miles</b>	84,293	92,292
<b>5 Miles</b>	167,559	182,780

Source: Ersi, CoStar, U.S. Census, Phoenix.gov., ARMLS, Cromford Report, CWMarketbeat



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# MARKET OVERVIEW

## PHOENIX, ARIZONA

The Metro Phoenix area continues to grow, as a result of its supportive business climate, job opportunities, and its continued high ranking for life-work quality. Phoenix, as the fifth largest metropolitan statistical area in the United States boasts a population of nearly 5 million people.

The Metro Phoenix area consists of nearly 14,600 square miles within Maricopa and Pinal counties and encompasses Phoenix, Scottsdale, Tempe, Gilbert, Chandler, Glendale and Peoria. Of these cities, Bloomberg just named Scottsdale, Chandler and Tempe in their list of Top 10 places to find a job in 2025. In addition, Phoenix ranked first for projected manufacturing job gains by Newmark Group. The report analyzed manufacturing jobs announced, labor pool, and energy costs. Phoenix leads among large metros for manufacturing growth. A few top companies that call Phoenix home include ON Semiconductor, PetSmart, U-Haul, Circle K, GoDaddy, Carvana, and Banner Health.

Over 40 million people traveled to Arizona in 2024 last year for the year-round sun and sun. The Valley of the Sun is known for its high-end resorts and spas, sprawling golf courses, mountain hikes, top tier dining and shopping, as well as four professional sports teams. It is no wonder why Phoenix is one of the top draws in the country for relocation and tourism.

## OVERALL PHOENIX MARKET STATISTICS

**25,260**

12 Mo Delivered Units

**11.7%**

Vacancy Rate

**3.3%**

Phoenix Unemployment Rate

**18,621**

12 Mo Absorption Units

**-1.6%**

12 Mo Asking Rent Growth

**2.5M**

Phoenix Employment



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# PHOENIX MARKET OVERVIEW

**4.95M**

Metro Population

**3.3M**

Average Monthly  
Sky Harbor International  
Airport Passengers

**\$29.3B**

Annual Tourism  
Revenue

**\$450K**

Median Home  
Price

**14<sup>th</sup>**

Most Populous  
State in the U.S.



Chase Field, located in downtown Phoenix and home to the AZ Diamondbacks, is able to seat 48,330 persons. In just the typical baseball season, Chase field is attended by over 2 million fans.



Arizona State University continues to steadily grow in students and notoriety. The student population has grown to a headcount of 181,000 and the Mountain America Stadium can seat 53,000 people.



The colossal State Farm Stadium, home of the AZ Cardinals can seat 63,400 persons per event. Annually, State Farm Stadium hosts an average of 1.2M visitors for 200 events.



Footprint Center is shared by the Phoenix Mercury and the Phoenix Suns. The seating capacity here is 17,716 people. In excess of 2 million visitors attend the Footprint center for sports and entertainment events.



Offering over 800,000 sq ft of event, exhibition, meeting and ballroom space, the Phoenix Convention Center welcomes about 800,000 people a year.

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# MULTIFAMILY BUILDING FOR SALE

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### Disclaimer:

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of 1133 E Indian School Rd., Phoenix, AZ 85014. This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information that prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and Russ Lyon Sotheby's International Realty. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor Russ Lyon Sotheby's International Realty, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Russ Lyon Sotheby's International Realty. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Russ Lyon Sotheby's International Realty. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. If after reviewing this Memorandum, you have no further interest in leasing the Property, kindly return this Memorandum to Russ Lyon Sotheby's International Realty.

