



OVERVIEW

Offering Price	\$19,575,000
Per Unit	\$399,490
Per SF	\$234.60
# of Units	49
Avg SF/Unit	1,703 SF
Built	2023

PROPERTY HIGHLIGHTS

- 49 Two-Story Townhomes & Common Area, Completed in 2023
- Attractive Mix of 3-Bed / 2.5-Bath & 4-Bed / 3.5-Bath Unit Types (Majority 1,776 SF Units)
- Each Residence Includes a One or Two-Car Garage (200 or 400 SF Garage) & Private Enclosed Backyard
- Unit Amenities Include: Stainless Steel Appliance Package, Quartz Countertops, Shaker Cabinets, Private Balcony, & Backyard
- Common Area Amenities Include Splash Pad Area & Multiple Picnic & Barbecue Areas
- Located in East Phoenix in the Papago Park Area Minutes From Scottsdale, Tempe, & Phoenix Sky Harbor International Airport
- Priced at or Below Replacement Cost (\$235/SF)
- Offered All Cash / New Loan or Possible Ownership Entity Sale



YEAR ONE - MARKET PROFORMA	# OF UNITS	% TOTAL	SIZE (SF)	TOTAL SF	RENT	RENT/SF
3 Bed / 2.5 Bath (One-Car Garage)	16	32.7%	1,552	24,832	\$2,400	\$1.55
3 Bed / 2.5 Bath (Two-Car Garage)	25	51.0%	1,776	44,400	\$2,600	\$1.46
3 Bed / 2.5 Bath (Two-Car Garage)	3	6.1%	1,776	5,328	\$2,850	\$1.60
4 Bed / 3.5 Bath (Two-Car Garage)	4	8.2%	1,776	7,104	\$3,150	\$1.77
4 Bed / 3.5 Bath (Two-Car Garage)	1	2.0%	1,776	1,776	\$3,175	\$1.79
TOTALS / AVERAGES	49	100%	1,703	83,440	\$2,607	\$1.53

PHOENIX
LAS VEGAS
SAN DIEGO
TUCSON

PRIMARY LISTING ADVISORS - INSTITUTIONAL TEAM

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ADDITIONAL LISTING ADVISORS - INSTITUTIONAL TEAM

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