

421 EAST 6TH DRIVE

Mesa, AZ 85204

Sophia Willets
480.375.0227
sophia@gracecre.com



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SECTION 1

PROPERTY INFORMATION

421 EAST 6TH DRIVE

Mesa, AZ 85204

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Introducing a prime opportunity for multifamily investment in Mesa, AZ! This well-maintained property features a 1,504 SF building with 2 spacious and fully-occupied units, offering a robust investment potential. Built in 1986, this property provides a stable and reliable income stream in a high-demand rental market. With a 100% occupancy rate, investors can enjoy immediate returns and the promise of long-term growth. Don't miss the chance to add this exceptional asset to your portfolio and capitalize on the thriving multifamily market in Mesa.

OFFERING SUMMARY

Sale Price:	\$425,000
Number of Units:	2
Lot Size:	7,131 SF
Building Size:	1,504 SF
NOI:	\$22,103.00
Cap Rate:	5.2%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,319	2,815	7,670
Total Population	4,326	9,341	24,910
Average HH Income	\$61,253	\$66,588	\$67,486

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PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

Discover the endless potential of Mesa, AZ! Situated in the heart of the city, the area surrounding the property is a thriving hub for commerce and community. Just moments away, Mesa's historic downtown district offers a vibrant mix of dining, retail, and cultural attractions, perfect for office tenants seeking a dynamic work environment. Nearby, the Mesa Arts Center and the Arizona Museum of Natural History provide enriching experiences for employees and clients alike. With convenient access to major highways and public transportation, the location offers a seamless connection to the broader Phoenix metropolitan area. Embrace the energy and opportunity that Mesa has to offer at this prime office location.

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ADDITIONAL PHOTOS



This home is in a **very convenient** area. Some daily errands in this location **require a car** and most major services are within **1 mile**.

GROCERIES	GYM	MEDICAL	WELLS FARGO ATM	ARCO GAS
0.3 MILES	0.5 MILES	0.6 MILES	0.7 MILES	0.7 MILES

AMC THEATRES	CLEANERS	COFFEE	PHARMACY
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This home is located near a variety of outdoor activities.

POPULAR

PARK PLAYBRITE	1.1 MILES
GOLF COURSE A-HEAD OF THE GAME GOLF	1.1 MILES
DOG PARK COUNTRYSIDE PARK	3.5 MILES
LAKE DOBSON RANCH PARK	4 MILES

41 GOLF COURSES
24 PARKS
2 LAKES
WITHIN 10 MILES



This home is located near **150** moderately priced restaurants and has an **above average** variety of cuisines.

151

★★★★+ WITHIN 5 MILES

\$	107
\$\$	43
\$\$\$	0

GOOD EATS BY CATEGORY

FAST FOOD	37
MEXICAN	29
AMERICAN	24
ASIAN	10
ITALIAN	8
JAPANESE	5
PIZZA	4

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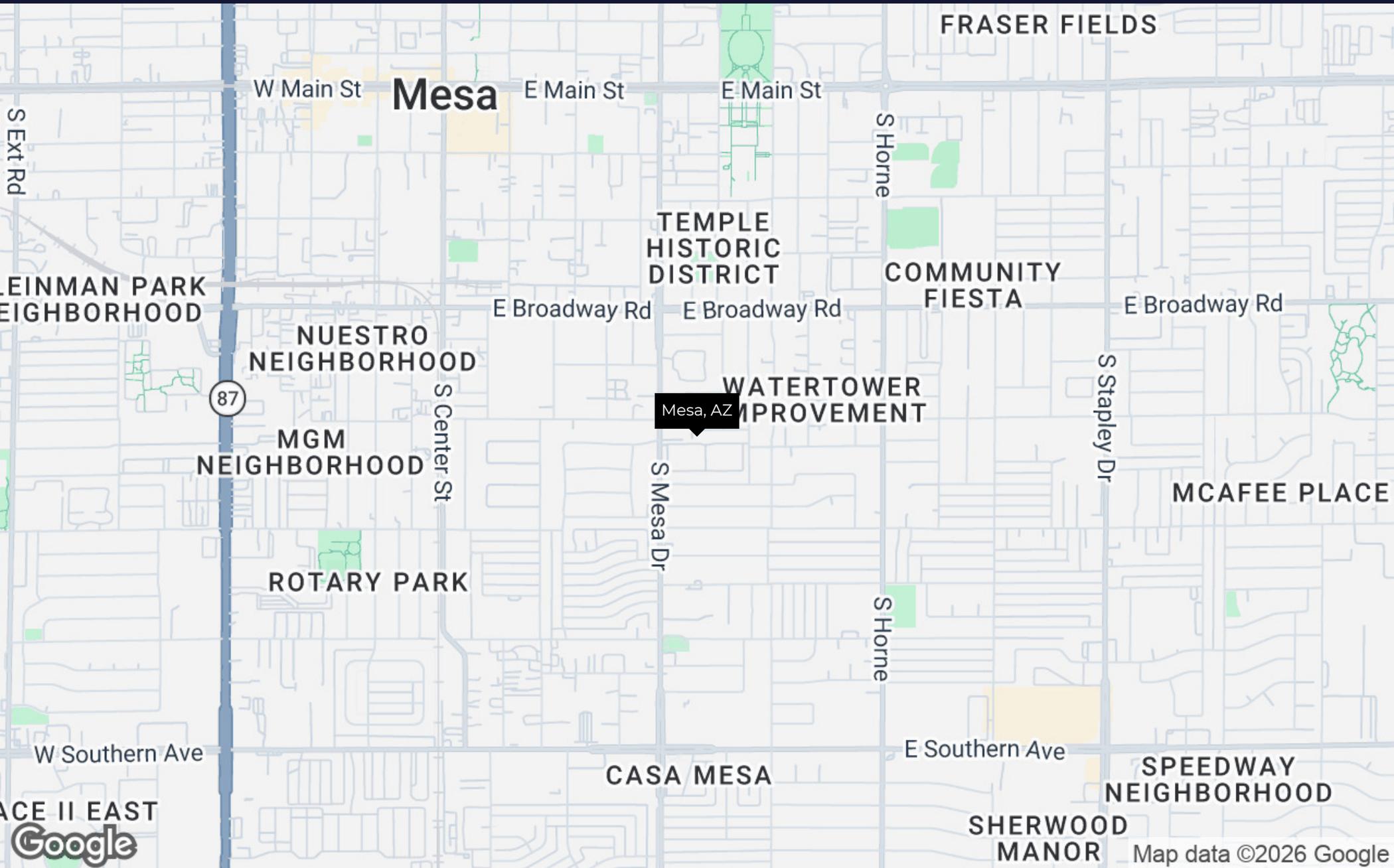
SECTION 2

LOCATION INFORMATION

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REGIONAL MAP



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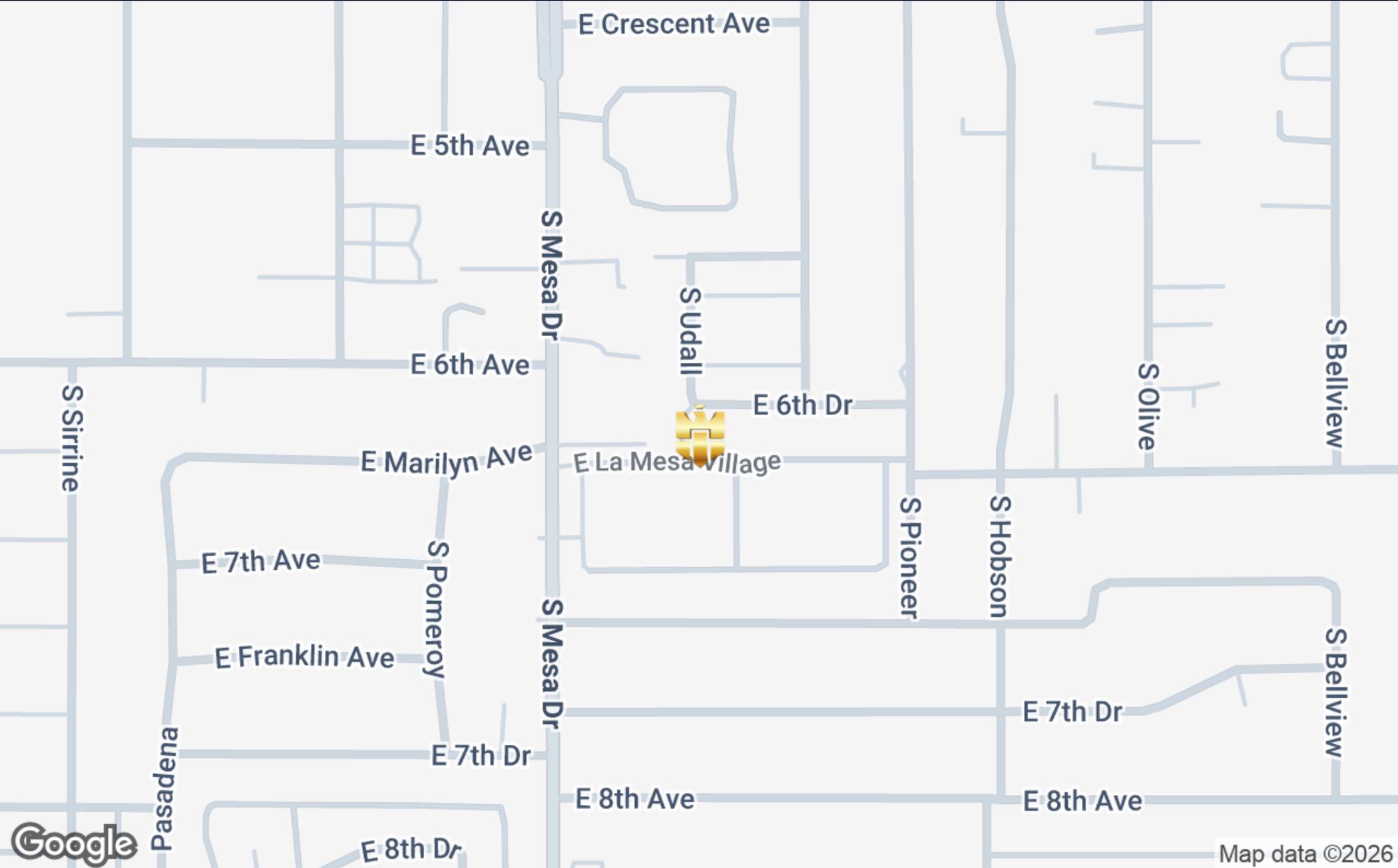
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LOCATION MAP



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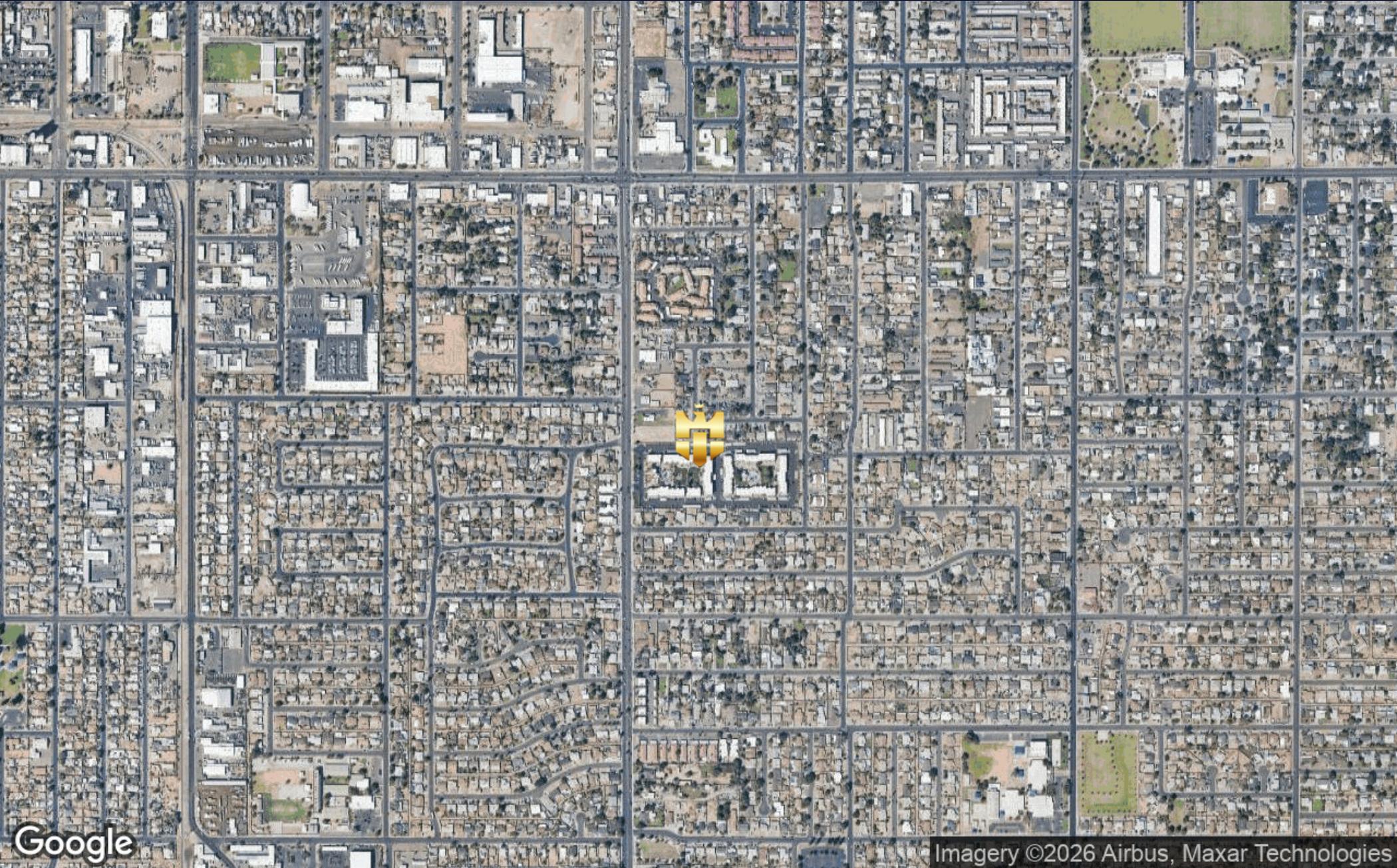
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AERIAL MAP



Google

Imagery ©2026 Airbus, Maxar Technologies

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SECTION 3

FINANCIAL ANALYSIS

421 EAST 6TH DRIVE

Mesa, AZ 85204

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$425,000
Price per SF	\$283
Price per Unit	\$212,500
CAP Rate	5.20%

OPERATING DATA

Total Scheduled Income	\$27,096
Gross Income	\$27,096
Operating Expenses	\$4,993
Net Operating Income	\$22,103

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INCOME & EXPENSES

INCOME SUMMARY

Unit A	\$14,760
Unit B	\$12,336
GROSS INCOME	\$27,096

EXPENSES SUMMARY

Utilities	\$1,440
Pool/Yard Care	\$1,500
Insurance	\$1,218
Property Taxes	\$835
OPERATING EXPENSES	\$4,993

NET OPERATING INCOME	\$22,103
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RENT ROLL

SUITE	BEDROOMS	BATHROOMS	RENT	SECURITY DEPOSIT	LEASE END
A	2	1	\$1,230	\$1,050	1/1/26
B	2	1	\$1,028	\$500	1/1/26
TOTALS			\$2,258	\$1,550	
AVERAGES			\$1,129	\$775	

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SECTION 4

SALE COMPARABLES

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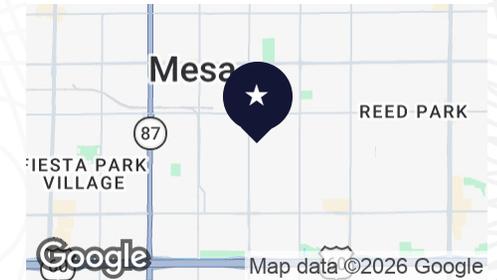
SALE COMPS



421 EAST 6TH DRIVE

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Price: \$425,000 Bldg Size: 1,504 SF
 Lot Size: 7,131 SF No. Units: 2
 Cap Rate: 5.20% Year Built: 1986



4710 E. CAMINO STREET

Mesa, AZ 85205

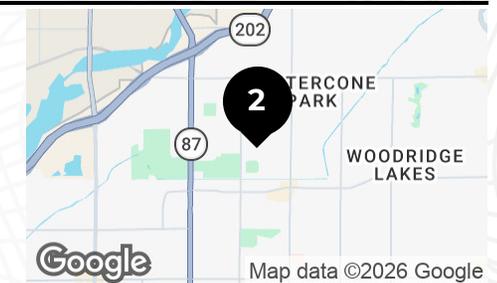
Price: \$425,000 Bldg Size: 1,725 SF
 No. Units: 2 Year Built: 1984



122 E. 14TH PLACE

Mesa, AZ 85201

Price: \$426,000 Bldg Size: 2,066 SF
 No. Units: 2 Year Built: 1971



234 N. STANDAGE

Mesa, AZ 85201

Price: \$427,000 Bldg Size: 2,562 SF
 No. Units: 2 Year Built: 1970



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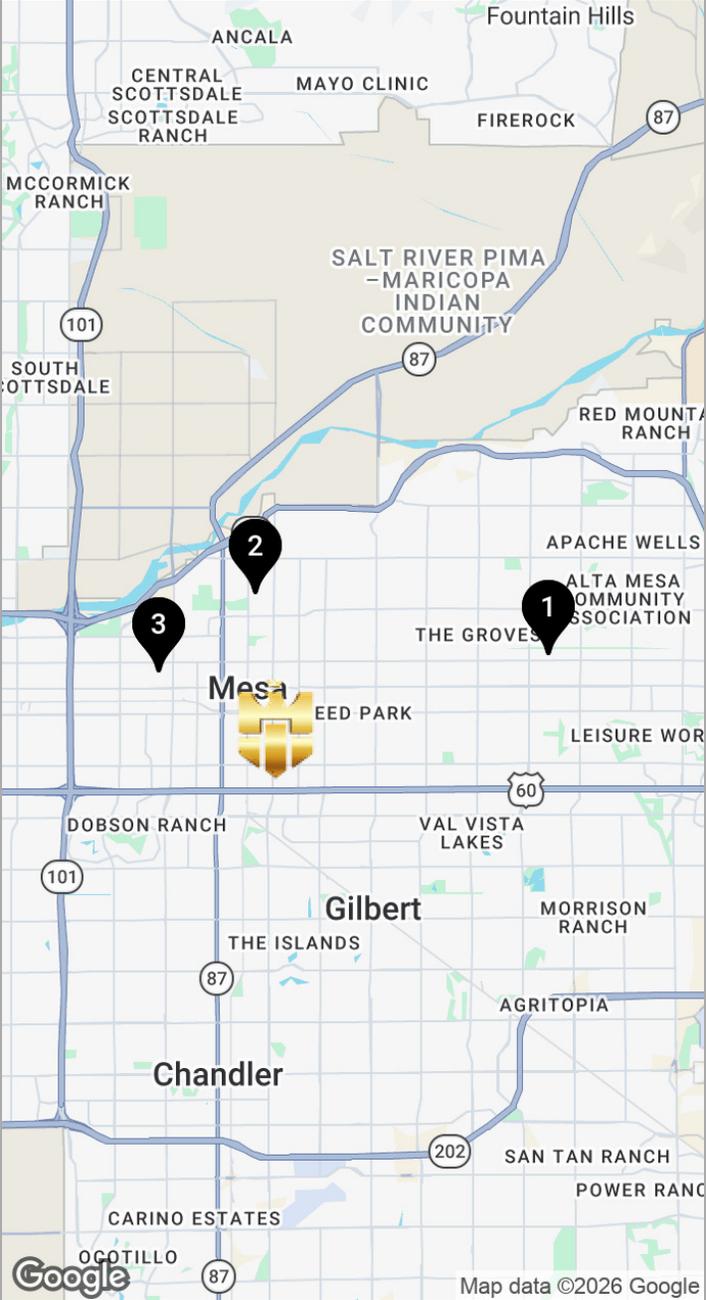


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SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	PRICE/UNIT
★	421 East 6th Drive Mesa, AZ	\$425,000	1,504 SF	\$212,500
1	4710 E. Camino Street Mesa, AZ	\$425,000	1,725 SF	\$212,500
2	122 E. 14th Place Mesa, AZ	\$426,000	2,066 SF	\$213,000
3	234 N. Standage Mesa, AZ	\$427,000	2,562 SF	\$213,500
	AVERAGES	\$426,000	2,118 SF	\$213,000



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SECTION 5

DEMOGRAPHICS

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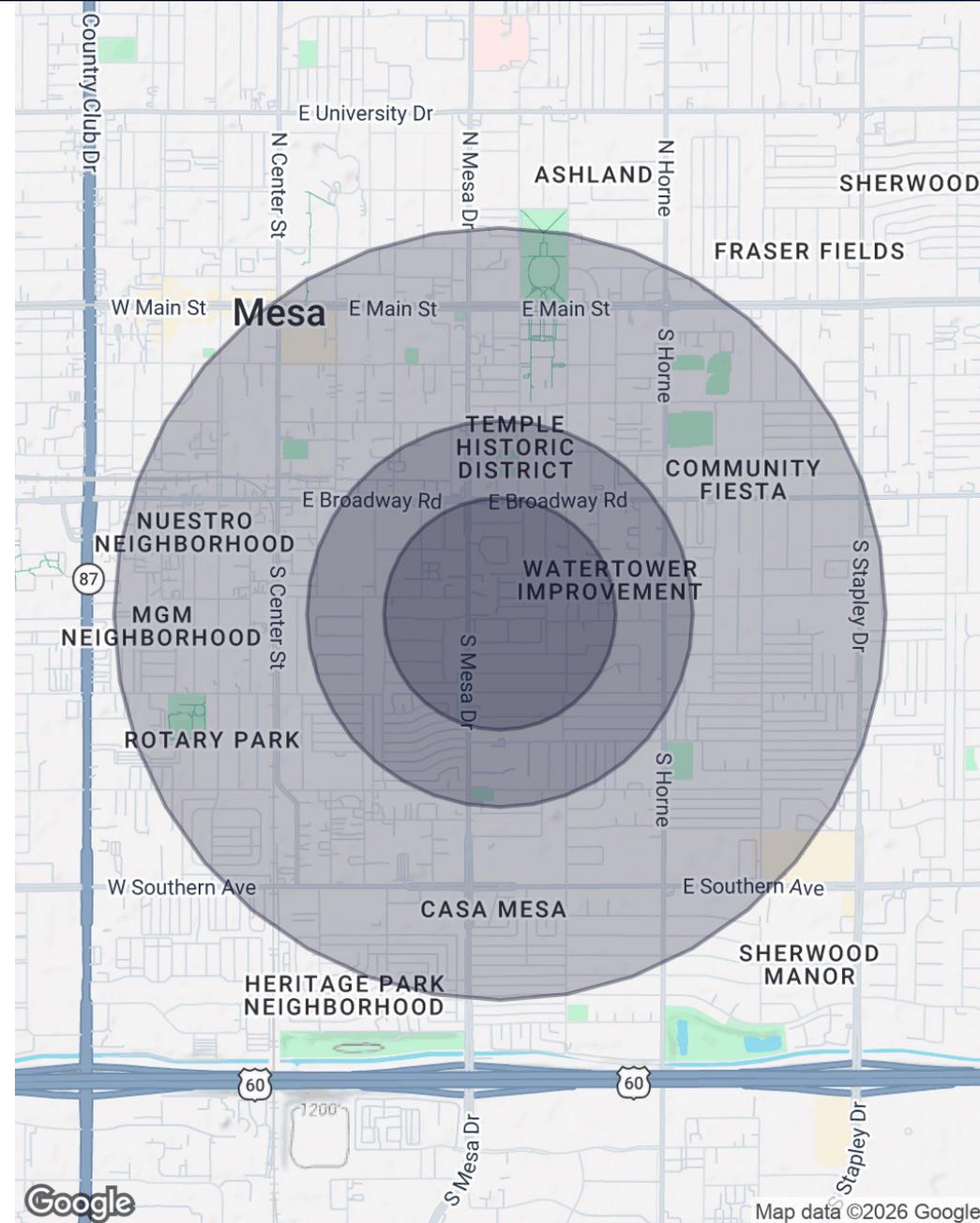
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,326	9,341	24,910
Average Age	31	32	33
Average Age (Male)	31	32	33
Average Age (Female)	31	33	34

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,319	2,815	7,670
# of Persons per HH	3.3	3.3	3.2
Average HH Income	\$61,253	\$66,588	\$67,486
Average House Value	\$366,335	\$323,450	\$302,905

Demographics data derived from AlphaMap



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SECTION 6

ADVISOR BIOS

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INVESTMENT SALES ADVISORY



GARRETT PEDICINI

Garrett is a dynamic commercial real estate professional with a proven track record in acquisitions, sales, and business development. While earning his degree in Economics from Arizona State University, he joined LevRose Commercial Real Estate as a Junior Agent but earned a permanent place on the team after graduation. He continues to leverage his market knowledge to deliver results-driven solutions. Garrett's expertise spans over \$80 million in commercial property sales and leases. As a commercial agent, he advised clients on site selection, property valuations, market analysis, and enhancing client portfolios. As a member of NAIOP and ICSC, Garrett continues to refine his industry knowledge. Recognized as an Emerging Professional by Commercial Executive Magazine, Garrett embodies innovation, leadership, and a commitment to excellence in commercial real estate.

O: (602) 223-1721
C: (602) 791-9497
garrett@gracecre.com
LIC: SA687268000

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200 East Las Olas Boulevard, Floor 14

561.269.9525
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SOPHIA WILLETS

Sophia Willets, the owner and lead broker of Grace CRE, is a seasoned professional with a deep passion for commercial real estate. She leads the company with a client-first mentality to bring maximum returns to her investors. Unlike larger, more traditional brokerages, she is committed to full-market exposure and ethical representation to every deal. Since starting her career in 2013, Sophia has completed over 1,000 transactions and over 30 personal investments, achieving over One Billion dollars in returns for her clients.

With offices in Southeast Florida and Arizona, two of the fastest growing real estate markets, she can provide a variety of unique investment opportunities to meet your financial goals.

O: (561) 269-9525
C: (480) 375-0227
sophia@gracecre.com
LIC: BR648866000 (AZ) / BK3595388 (FL)

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3200 E. Camelback Road,

Phoenix, AZ 85018
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