

Multi-Unit Portfolio Sale – Ideal for Value-Add Investors

**3319 W Harmont Dr
Phoenix, AZ 85051**



**3364 W Harmont Dr
Phoenix, AZ 85051**



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Property Highlights for 3319 & 3364 W Harmont

- Below market rents - increase easily for quick cash-flow
- Identical layout for easy management
- Centrally located near major employment hubs such as HonorHealth, Amazon, and Deer Valley business parks.
- One - 3 Bed/2 Bath House & three 2 Bed/1 Bath units



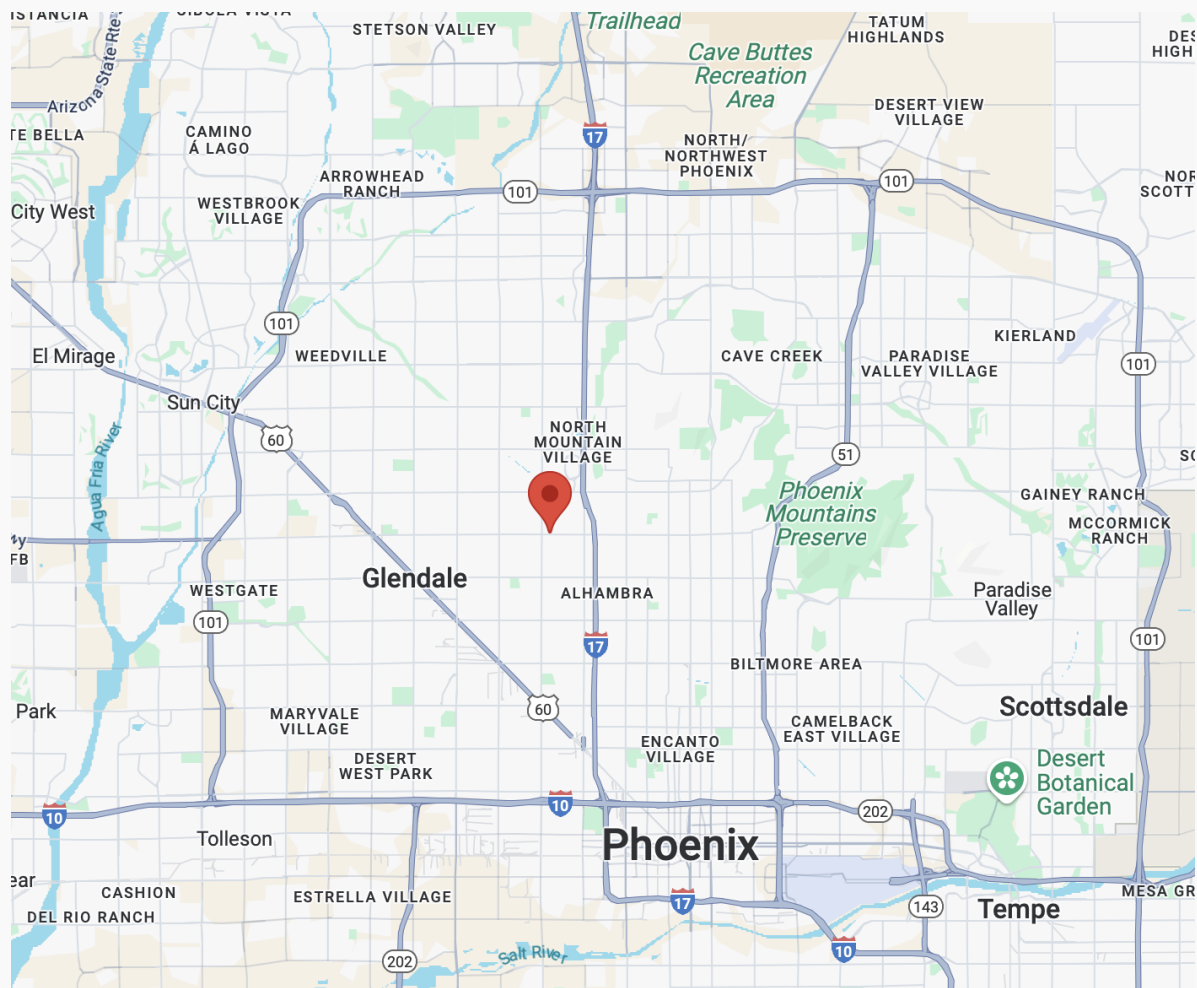
Rare Value-Add Opportunity: Two Fourplexes in the Same Community

An excellent chance to acquire a pair of fourplexes located in a quiet, residential pocket near I-17, Grand Canyon University, and the rapidly revitalizing Metrocenter area. Each building features a unit mix of **one 3-bedroom/2-bath and three 2-bedroom/1-bath units**, offering strong rental appeal and efficient operations. With all units individually metered and identical floorplans, property management is streamlined. This package provides immediate upside through rental increases and benefits from consistent demand in a high-growth corridor. Buyer to verify all facts and figures.

COMPARABLE SALES								
Sale No.	ADOM	Sale Date	Property Address	Year Built	Units	Unit Mix	Sale Price	Price Per Unit
1	26	3/5/25	3301 W Harmont Dr, Phoenix	1974	4	1: 3-BDRM/2-BATH & 3: 2-BDRM/1-BATH	\$ 858,500	\$ 214,625
2	7	12/3/24	3307 W Harmont Dr, Phoenix	1974	4	1: 3-BDRM/2-BATH & 3: 2-BDRM/1-BATH	\$ 799,000	\$ 199,750
3	35	6/21/24	3307 W Loma LN, Phoenix	1974	4	1: 3-BDRM/2-BATH & 3: 2-BDRM/1-BATH	\$ 805,000	\$ 201,250
4	10	3/15/24	8108 N 33rd Ave, Phoenix	1974	4	1: 3-BDRM/2-BATH & 3: 2-BDRM/1-BATH	\$ 760,000	\$ 190,000
5	7	11/30/23	3320 W Northern Ave, Phoenix	1974	4	1: 3-BDRM/2-BATH & 3: 2-BDRM/1-BATH	\$ 730,000	\$ 182,500
Subject			3319 & 3364 W Harmont Dr, Phoenix, AZ 85051	1974	4	1: 3-BDRM/2-BATH & 3: 2-BDRM/1-BATH	-	-

RENT COMPARABLES

Sale No.	Lease Date	Property Address	Avg. Unit Size (SF)	Year Built	Unit Mix	Rent Price	Price per Sq Ft
1	6/2/25	3302 W Loma LN 1, Phoenix	1,142	1974	3-BDRM/2-BATH	\$ 1,500	\$ 1.31
2	1/24/25	3313 W Harmont DR 1, Phoenix	1,141	1974	3-BDRM/2-BATH	\$ 1,450	\$ 1.27
3	1/13/24	3315 W Loma LN 1, Phoenix	1,025	1974	3-BDRM/2-BATH	\$ 1,495	\$ 1.46
4	10/12/24	3315 W Loma LN 3, Phoenix	925	1974	2-BDRM/1-BATH	\$ 1,095	\$ 1.18
5	10/1/24	3321 W Loma LN, Phoenix	925	1974	2-BDRM/1-BATH	\$ 1,095	\$ 1.18
Subject	-	3319 & 3364 W Harmont Dr, Phoenix, AZ 85051	-	1974	1: 3-BDRM/2-BATH & 3: 2-BDRM/1-BATH	-	-





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