

8113 E. Rosalie Road

PRESCOTT VALLEY, ARIZONA 86314

OFFERED AT

\$450,000

\$214/SF

12% BELOW AVG.
MOTIVATED SELLER

Two Income Streams. One Strategic Address.

FUNCTIONAL UNIT MIX • PRIVATE GARAGES • FENCED BACKYARDS • RENTAL UPSIDE

VERIFIED PARCEL 103-22-082 | YAVAPAI COUNTY GIS

THE INVESTMENT STORY

Priced Below Recent Sales. Positioned for Income Growth.

Offered at \$450,000 (\$214/SF), approximately 12% below the \$243/SF average for recent Prescott Valley sales. Each +/-1,052 SF unit offers 2 bedrooms, 1.5 baths, laundry connections, dishwasher, central air, an attached garage, extra off-street parking and a private fenced backyard. Month-to-month tenancies and estimated \$1,600/month pro forma rent per unit provide meaningful income upside. Near shopping, banking, dining, medical services and entertainment with easy SR 69 access.

2 UNITS

+/-1,052 SF EACH
2 BD / 1.5 BA

12% BELOW AVG.

\$214/SF vs \$243/SF

MOTIVATED SELLER

Compelling opportunity

CONNECTED LOCATION

Daily Needs Within Easy Reach

01

SHOPPING & ESSENTIALS

Safeway • Walmart • SR 69 retail and services

02

RESTAURANTS & COFFEE

Denny's • Taco Bell • Sally B's • local dining

03

MEDICAL ACCESS

Dignity Health YRMC East • clinics • pharmacies

\$1,600

PRO FORMA RENT / UNIT / MO
Two units

\$38,400

ANNUAL GROSS RENT
Pro forma

\$11,520

EST. OPERATING EXPENSES
30% of gross income

\$26,880

PRO FORMA NOI
Before debt service

5.97%

INDICATED CAP RATE
At \$450,000 price



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