



OVERVIEW

Offering Price	Market Pricing
# of Units	72
Avg SF/Unit	1,312 SF
Built	2025

PROPERTY HIGHLIGHTS

- 72 Two-Story Townhomes & Common Area, Completed in September 2025
- Attractive Mix of 3-Bed / 2.5-Bath & Unit Types (All 1,312 SF Units)
- Each Residence Includes a Two-Car Direct Access Garage & Fenced Ground Floor Back Patio
- Unit Amenities Include Stainless Steel Appliance Package, Granite Countertops, Shaker Cabinets, & Front-Loading Washer & Dryer
- Common Area Amenities Include Children's Playground & Additional Open Parking
- Located in the City of Surprise, Arizona - One of Arizona's Fastest-Growing Cities
- Offered All Cash / New Loan



YEAR ONE - MARKET PROFORMA

YEAR ONE - MARKET PROFORMA	# OF UNITS	% TOTAL	SIZE (SF)	TOTAL SF	RENT	RENT/SF
3 Bed / 2.5 Bath	72	100%	1,312	94,464	\$1,850	\$1.41
TOTALS / AVERAGES	72	100%	1,312	94,464	\$1,850	\$1.41

PHOENIX
LAS VEGAS
SAN DIEGO
TUCSON

PRIMARY LISTING ADVISORS - INSTITUTIONAL TEAM

ALON SHNITZER
SENIOR MANAGING PARTNER
602.714.1283
alon.shnitzer@abimultifamily.com
Lic. # AZ: BR534786000

EDDIE CHANG
SENIOR PARTNER
602.714.1398
eddie.chang@abimultifamily.com
Lic. # AZ: SA545071000

ADDITIONAL LISTING ADVISORS - INSTITUTIONAL TEAM

RUE BAX
ASSOCIATE BROKER
602.714.1406
rue@abimultifamily.com
Lic # AZ: BR531213000

DOUG LAZOVICK
SENIOR PARTNER
602.714.1388
doug.lazovick@abimultifamily.com
Lic # AZ: BR552832000

TYLER BRUGGMAN
VICE PRESIDENT
602.714.1834
tyler.bruggman@abimultifamily.com
Lic # AZ: SA680057000