

# Fully Furnished Luxury 13-Bedroom RAL

Central , Scottsdale AZ 85258



OFFERING MEMORANDUM

# Fully Furnished Luxury 13-Bedroom RAL

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*Exclusively Marketed by:*

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01

Executive Summary

Investment Summary

Unit Mix Summary

## OFFERING SUMMARY

ADDRESS	Central Scottsdale AZ 85258
COUNTY	Maricopa
MARKET	Scottsdale
SUBMARKET	Central Scottsdale
BUILDING SF	6,154 SF
LAND SF	20,218 SF
LAND ACRES	.47
NUMBER OF UNITS	13
YEAR BUILT	1985
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

OFFERING PRICE	\$2,950,000
PRICE PSF	\$479.36
PRICE PER UNIT	\$226,923
OCCUPANCY	95.00 %
NOI (CURRENT)	\$325,163
NOI (Pro Forma)	\$410,663
CAP RATE (CURRENT)	11.02 %
CAP RATE (Pro Forma)	13.92 %
CASH ON CASH (CURRENT)	13.56 %
CASH ON CASH (Pro Forma)	19.36 %
GRM (CURRENT)	3.93
GRM (Pro Forma)	3.51

## PROPOSED FINANCING

SBA	
LOAN TYPE	Amortized
DOWN PAYMENT	\$1,475,000
LOAN AMOUNT	\$1,475,000
INTEREST RATE	7.00 %
LOAN TERMS	fixed for 5
ANNUAL DEBT SERVICE	\$125,106
LOAN TO VALUE	50 %
AMORTIZATION PERIOD	25 Years
NOTES	50% LTV

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	8,455	57,823	154,834
2023 Median HH Income	\$119,466	\$109,762	\$106,403
2023 Average HH Income	\$177,705	\$168,242	\$164,418



## Overview

### **Opportunity**

We are pleased to present an exceptional investment opportunity with this turn key, fully furnished and occupied, 13-bedroom 14-bathroom luxury assisted living home located in the prestigious area of Scottsdale, Arizona. This exclusive offering provides the astute investor seeking cash flow and a higher cap rate, the chance to acquire a Class 'A' property in one of the nation's most desirable communities for senior living.

### **Why Scottsdale**

Situated in the heart of Scottsdale, this property offers serene desert landscapes combined with upscale living, catering to a sophisticated lifestyle. The residence is ideally located near premium healthcare facilities, lush parks, renowned Kierland and Fashion Square shopping centers, and gourmet dining, ensuring comfort and convenience for its occupants. The Scottsdale area is renowned for its high quality of life, making it an attractive destination for retirees looking for luxury and tranquility.

<https://www.choosescottsdale.com/about/why-scottsdale>

### **Licensing**

The facility is licensed through AZDHS for a maximum of 10 assisted living residents. Ground level features: 10 fully furnished bedrooms each with en-suite bathrooms, 2 hall bathrooms, spacious living room, family room, laundry room, office, garage with plenty of storage, a gourmet chef's kitchen, formal dining area, and a multiple common seating areas, all designed to promote an active and social lifestyle. Outdoor features boast beautifully maintained gardens, a walking path, and a tranquil patio area ideal for relaxation and social gatherings. Upper level features 3 caregiver or independent living rooms, and 2 bathrooms.

### **Value Add Opportunity for Expansion**

Value add opportunity includes converting existing garage to livable square footage for an independent living bedroom. In addition, the 3 bedrooms on the upper level could be leased out to independent living tenants to effectively increase the NOI.

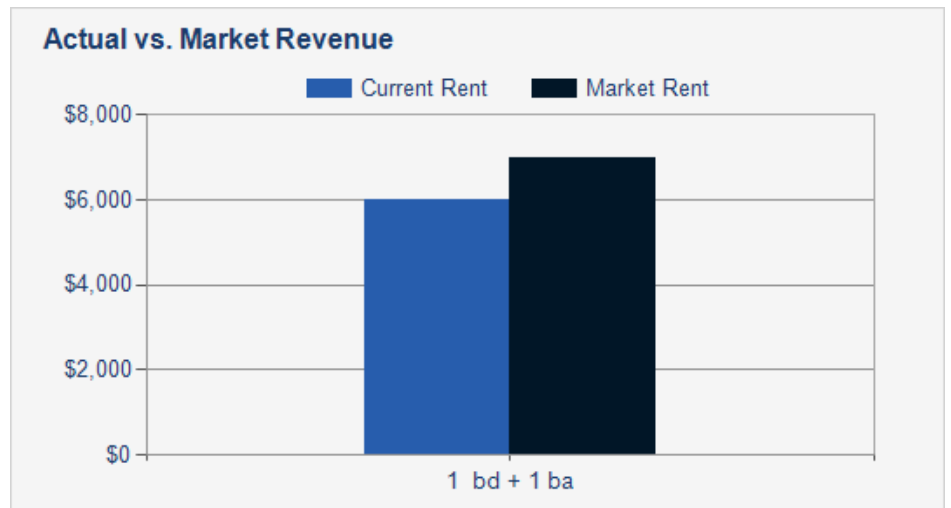
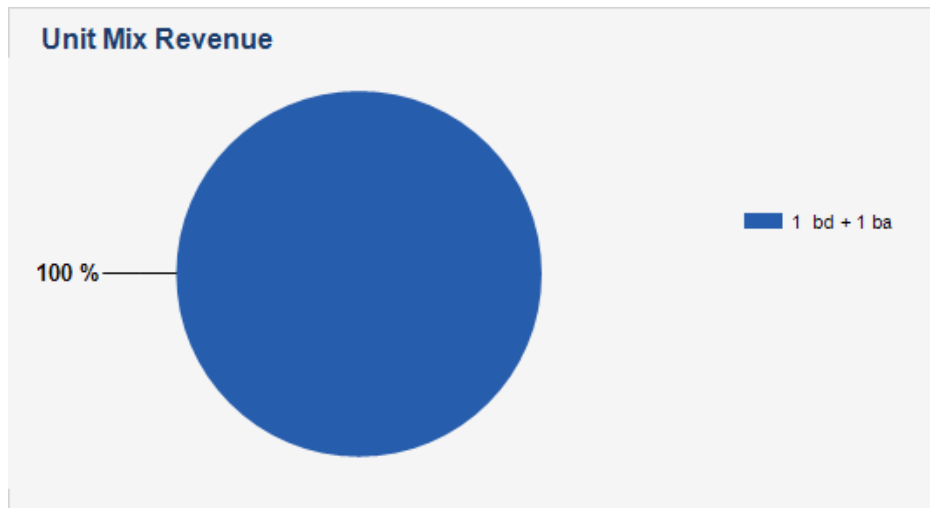
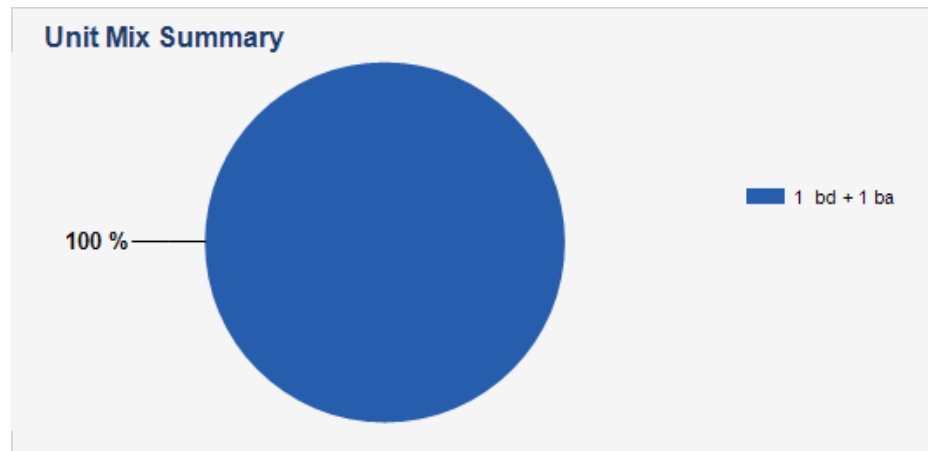
### **Management in Place**

There are flexible management options to consider. The current award-winning management team, with years of experience in the industry, is available to stay on and continue managing operations seamlessly. Alternatively, new owners can opt for training and a smooth transition with the current staff in place, ensuring a seamless takeover of operations.

### **Occupancy & Revenues**

Currently operating at full occupancy, this home boasts a gross monthly income exceeding \$60,000 and an annual gross income surpassing \$700,000! Don't miss this exceptional opportunity to own a thriving residential assisted living home with the potential for further growth and profitability. Schedule a private tour today!

Unit Mix	# Units	Actual		Market	
		Current Rent	Monthly Income	Market Rent	Market Income
1 bd + 1 ba	10	\$6,000	\$60,000	\$7,000	\$70,000
<b>Totals/Averages</b>	<b>10</b>	<b>\$6,000</b>	<b>\$60,000</b>	<b>\$7,000</b>	<b>\$70,000</b>





02

## Property Description

- Property Features
- Aerial Map
- Property Images

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## PROPERTY FEATURES

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NUMBER OF UNITS	13
BUILDING SF	6,154
LAND SF	20,218
LAND ACRES	.47
YEAR BUILT	1985
# OF PARCELS	1
ZONING TYPE	Residential
BUILDING CLASS	A
LOCATION CLASS	A
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	5
WASHER/DRYER	Yes

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## MECHANICAL

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HVAC	Yes
FIRE SPRINKLERS	Yes

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## UTILITIES

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WATER	Landlord
TRASH	Landlord
ELECTRIC	Landlord

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## CONSTRUCTION

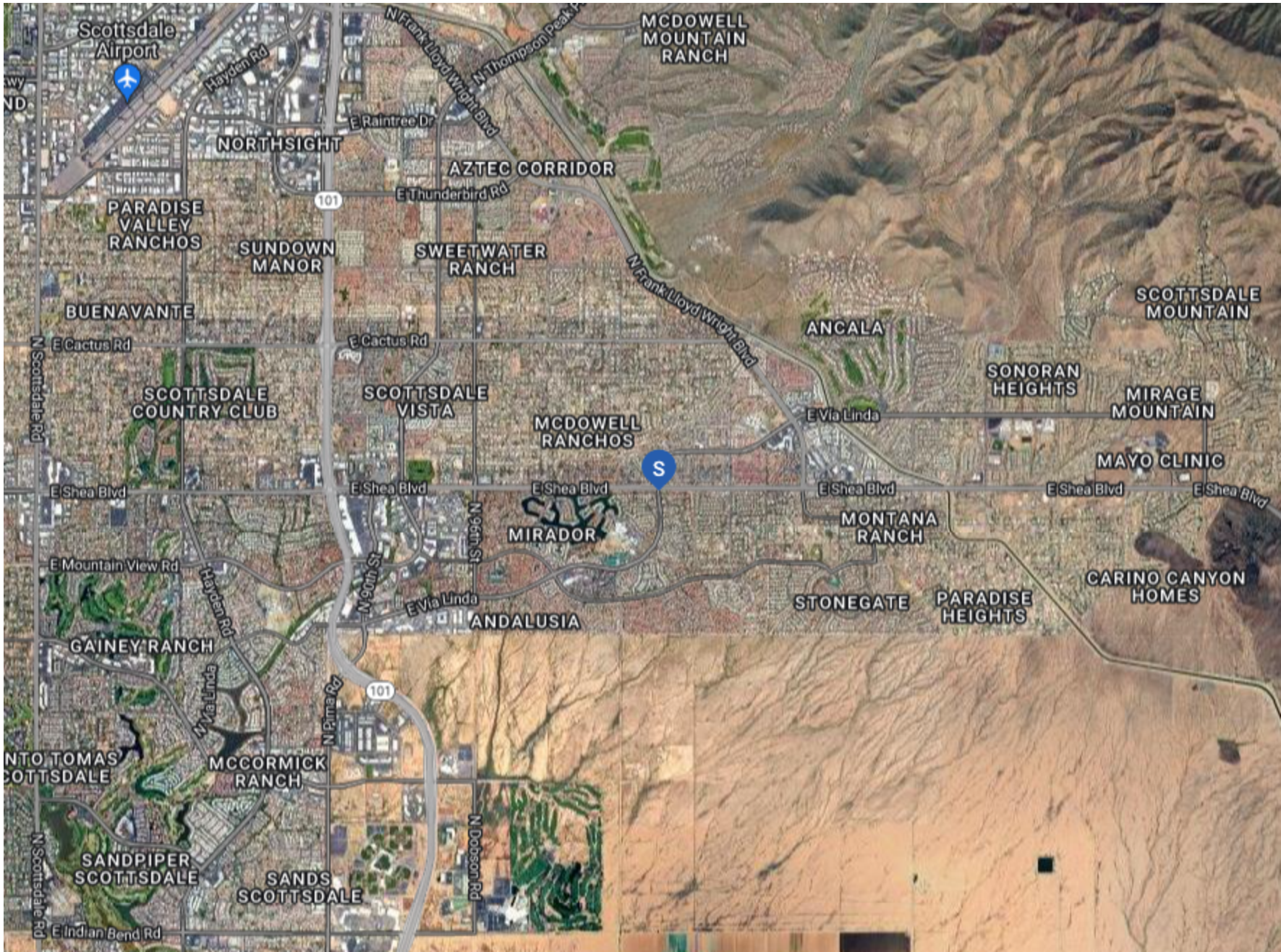
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FOUNDATION	Slab
FRAMING	Wood
EXTERIOR	Stucco
ROOF	Pitched
STYLE	Mediterranean

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## Living Room



## Kitchen



# Bedroom



# Dining Room



## Backyard



## Backyard



Sitting Area







03

Sale Comps

CS comps

		Price / Status / MLS #	Subdivision	Year Built	Bedrooms	Bathrooms	Approx SQFT
1		<b>\$4,930,000</b> 10330 E CHARTER OAK RD Scottsdale, AZ 85260 Closed / 6655572	TIERRA DE LOS ARCOS	2024	6	5.5	6,153
2		<b>\$4,500,000</b> 9993 E CHOLLA ST Scottsdale, AZ 85260 Closed / 6648005	Cactus Corridor	2012	6	7.5	8,111
3		<b>\$4,350,000</b> 11480 N 104TH ST Scottsdale, AZ 85260 Closed / 6551756	CACTUS VILLAS	2023	5	5.5	5,956
4		<b>\$4,125,000</b> 7260 E CAMINO SANTO -- Scottsdale, AZ 85260 Closed / 6597923	SWEETWATER STREET EAST	2018	7	7	5,801
5		<b>\$3,400,000</b> 10405 E MARY KATHERINE DR Scottsdale, AZ 85259 Closed / 6505312	SHEA RANCHOS	1997	7	6	5,942
6		<b>\$3,400,000</b> 11340 E DREYFUS AVE Scottsdale, AZ 85259 Closed / 6604067	ANCALA WEST	2009	4	6.5	5,952
7		<b>\$3,400,000</b> 10112 E Paradise DR Scottsdale, AZ 85260 Closed / 6649371	Cactus Acres	2012	7	8	6,486
8		<b>\$3,350,000</b> 9037 N 125TH PL Scottsdale, AZ 85259 Closed / 6640958	PARADISE HEIGHTS	2023	8	6.5	6,444
9		<b>\$3,280,000</b> 13655 E DESERT TRL Scottsdale, AZ 85259 Closed / 6571474	SCOTTSDALE MOUNTAIN	2022	6	6.5	6,399
10		<b>\$3,200,000</b> 12165 N 76TH CT Scottsdale, AZ 85260 Closed / 6629338	LAS SOMBRAS 2	2019	7	5.5	5,785
11		<b>\$3,150,000</b> 10642 E LAUREL LN Scottsdale, AZ 85259 Closed / 6625028	MONTAGNA VISTAS	1997	4	4.5	6,490
12		<b>\$3,000,000</b> 6086 E SUNNYSIDE DR Scottsdale, AZ 85254 Closed / 6572476	Equestrian Manor	1996	6	6.5	6,184
13		<b>\$2,950,000</b> 11328 E DREYFUS AVE Scottsdale, AZ 85259 Closed / 6532572	ANCALA	2007	5	5	5,878
14		<b>\$2,650,000</b> 10845 N 85TH PL Scottsdale, AZ 85260 Closed / 6553503	SUNDOWN VISTA	2007	4	4.5	5,799

Client Report

	<b>6655572</b> <b>Closed</b> <b>Residential</b> <b>\$4,930,000</b>
	<b>10330 E CHARTER OAK RD, Scottsdale, AZ 85260</b>
<b>Subdivision:</b> TIERRA DE LOS ARCOS <b>Dwelling Type:</b> Single Family - Detached <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Beds/Bath:</b> 6 / 5.5 <b>Bedrooms Plus:</b> 8 <b>Approx SQFT:</b> 6,153 <b>List Price Sqft:</b> \$809.36 <b>Approx Lot SqFt:</b> 37,971 / County Assessor <b>Pool Features:</b> Private; Heated; Variable Speed Pump <b>Spa:</b> Private; Heated	<b>Encoded Features:</b> 65.5FRDXPSQNO4G8S <b>Year Built:</b> 2024 <b>APN:</b> 217-23-031 <b>Lot#:</b> 5 <b>Map Code/Grid:</b> <b>Builder Name:</b> Owner <b>Model:</b> <b>Building Number:</b> <b>Cumulative DOM:</b> 44 <b>Agent Days On Market:</b> 44 <b>Special Listing Cond:</b> N/A

**Cross Street:** 104th Street and Cactus Road **Directions:** Head East on E Cactus Road. At the roundabout on Cactus and 104th go North on 104th St. Turn left (West) on Charter Oak Road, and the home is on the right (North).

Gorgeous Brand-New Single Level Custom Home in Cactus Corridor. Estimated completion date end of March. Stunning 6153 sq. ft. modern home, 4 car garage, 5 large Bedrooms, 5.5 Bathrooms, plus an office that can be used as a 6th bedroom, attached casita that includes its own living quarters. All 5 bedrooms have their own bathrooms. Soaring ceilings, fantastic indoor outdoor open concept kitchen, family room, dining room with sliding glass doors from all rooms! Two kitchen islands, separate bar, two tall glass wine coolers, custom cabinets and tile throughout. Impressive Master Suite with incredible master bath! Large, covered patio with built-in BBQ and kitchen, resort pool, spa and outdoor firepit, plus an upper deck to capture the incredible AZ sunsets and mountain views! Make it yours

**Open House Information:**

**Listed by:** HomeSmart

	<b>6648005</b> <b>Closed</b> <b>Residential</b> <b>\$4,500,000</b>
	<b>9993 E CHOLLA ST, Scottsdale, AZ 85260</b>
<b>Subdivision:</b> Cactus Corridor <b>Dwelling Type:</b> Single Family - Detached <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 2 <b>Beds/Bath:</b> 6 / 7.5 <b>Bedrooms Plus:</b> 10 <b>Approx SQFT:</b> 8,111 <b>List Price Sqft:</b> \$554.8 <b>Approx Lot SqFt:</b> 43,373 / County Assessor <b>Pool Features:</b> Private; Heated; Play Pool; Lap; Variable Speed Pump <b>Spa:</b> Private; Heated	<b>Encoded Features:</b> 67.5RDXPSQO5G1C <b>Year Built:</b> 2012 <b>APN:</b> 217-26-965 <b>Lot#:</b> 3 <b>Map Code/Grid:</b> <b>Builder Name:</b> CUSTOM <b>Model:</b> Custom <b>Building Number:</b> <b>Cumulative DOM:</b> 22 <b>Agent Days On Market:</b> 22 <b>Special Listing Cond:</b> N/A

**Cross Street:** Cholla St and 100th St **Directions:** North on 100th Street from Shea. Property is on SW corner of 100th St. and Cholla. -OR- South on 96th Street from Cactus to Cholla. Head East on Cholla to Property on south side of street.

Incredible opportunity to own this gorgeous Mediterranean Gated Estate on .996 acres in sought after Cactus Corridor built by Integrity Luxury Homes in 2012. The home is being offered in as is condition BELOW what the seller paid for it 12/31/21. The sellers loss is your gain! Incredible views of the McDowell's, a detached guest house, 5 car garage, fully owned solar, upstairs and downstairs master suites, 2400 square feet of covered patio, a dedicated work out room and so much more.

**Open House Information:**


**Listed by:** Keller Williams Arizona Realty

Prepared by Jake J. Crawford

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Client Report

	<b>6551756</b> <b>Closed</b> <b>Residential</b> <b>\$4,350,000</b>
	11480 N 104TH ST, Scottsdale, AZ 85260
<b>Subdivision:</b> CACTUS VILLAS <b>Dwelling Type:</b> Single Family - Detached <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Beds/Bath:</b> 5 / 5.5 <b>Bedrooms Plus:</b> 6 <b>Approx SQFT:</b> 5,956 <b>List Price Sqft:</b> \$738.58 <b>Approx Lot SqFt:</b> 36,066 / County Assessor <b>Pool Features:</b> Private; Heated; Play Pool; Variable Speed Pump <b>Spa:</b> Private; Heated	<b>Encoded Features:</b> 55.5RXPSNO9G8S <b>Year Built:</b> 2023 <b>APN:</b> 217-26-194 <b>Lot#:</b> 39 <b>Map Code/Grid:</b> M38 <b>Builder Name:</b> Miad Construction <b>Model:</b> <b>Building Number:</b> <b>Cumulative DOM:</b> 6 <b>Agent Days On Market:</b> 6 <b>Special Listing Cond:</b> N/A

**Cross Street:** 104th St & Cactus **Directions:** East on Cactus, South on 104th St and House is on the right.

A Miad Exclusive-Brand New Construction-Soaring Ceilings w/ Open Floorplan-Split Primary-Chefs Wolf Kitchen-Quartz Counter Tops-Espresso Machine-Butler Pantry-Custom Cabinets throughout-Amazing Storage-Massive Laundry Room-Wide Plank European White Oak Floors-Milgard Windows w/ Arcadia Sliders-Massive 20' Slider in Great Room-Wet Bar with Service Window to Backyard-Office w/ Sitting Area-Large Guest Rooms w/ Custom Closets-Large Primary w/ Spa like Bath-Oversized Soaking Tub-Double Shower Head & Rain Shower- His & Her Vanity-His & Her Custom Closets-His & Her Water Closet-Morning Bar in Primary Bath-Primary Slider to Backyard-Massive Covered Patio-Outdoor Pergola with Kitchen-Gorgeous Fully Remodeled Pool-Firepit-Putting Green-Bocce Ball-9 Car Garage-

**Open House Information:** **Listed by:** Realty ONE Group

	<b>6597923</b> <b>Closed</b> <b>Residential</b> <b>\$4,125,000</b>
	7260 E CAMINO SANTO --, Scottsdale, AZ 85260
<b>Subdivision:</b> SWEETWATER STREET EAST <b>Dwelling Type:</b> Single Family - Detached <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 2 <b>Beds/Bath:</b> 7 / 7 <b>Bedrooms Plus:</b> 9 <b>Approx SQFT:</b> 5,801 <b>List Price Sqft:</b> \$741.25 <b>Approx Lot SqFt:</b> 35,068 / County Assessor <b>Pool Features:</b> Private <b>Spa:</b> Above Ground	<b>Encoded Features:</b> 77RXPSQO4G5S <b>Year Built:</b> 2018 <b>APN:</b> 175-04-014 <b>Lot#:</b> 11 <b>Map Code/Grid:</b> <b>Builder Name:</b> PBW Design <b>Model:</b> <b>Building Number:</b> <b>Cumulative DOM:</b> 37 <b>Agent Days On Market:</b> 37 <b>Special Listing Cond:</b> N/A

**Cross Street:** Scottsdale Rd & Sweetwater **Directions:** East on Sweetwater to 74th St, north to Camino Santo, west to home.

Experience ultimate luxury in the heart of Scottsdale. This modern farmhouse seamlessly blends contemporary elegance with warm wood & natural elements like hickory wood floors & artistic touches throughout. The great room flows into the gourmet kitchen with infinity doors opening to the backyard. Across the patio and pool, a guest house awaits, boasting a full kitchen, two bedrooms, full bath, & laundry room. The wall of windows opens up to a ramada with a fireplace and outdoor kitchen, creating the perfect space to relax or entertain. The resort-style backyard also features turf & a new pickleball sport court. The lush landscape adds to the picturesque charm of the setting. The luxurious primary suite is complete with his and hers closets and the master bath is a sanctuary of relaxation.


**Open House Information:** **Listed by:** Launch Powered By Compass

Prepared by Jake J. Crawford

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Client Report

	<b>6505312</b>	<b>Closed</b>	<b>Residential</b>	<b>\$3,400,000</b>
	10405 E MARY KATHERINE DR, Scottsdale, AZ 85259			
<b>Subdivision:</b> SHEA RANCHOS <b>Dwelling Type:</b> Single Family - Detached <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Beds/Bath:</b> 7 / 6 <b>Bedrooms Plus:</b> 8 <b>Approx SQFT:</b> 5,942 <b>List Price Sqft:</b> \$572.03 <b>Approx Lot SqFt:</b> 45,302 / County Assessor <b>Flood Zone:</b> No <b>Pool Features:</b> Private; Heated; Play Pool; Variable Speed Pump <b>Spa:</b> Private; Heated		<b>Encoded Features:</b> 76FRDXPSTQO4G20S <b>Year Built:</b> 1997 <b>APN:</b> 217-27-025-B <b>Lot#:</b> 9 <b>Map Code/Grid:</b> M38 <b>Builder Name:</b> MJR <b>Model:</b> <b>Building Number:</b> <b>Cumulative DOM:</b> 105 <b>Agent Days On Market:</b> 105 <b>Special Listing Cond:</b> N/A; Owner/Agent		

**Cross Street:** 104th St/Shea Blvd **Directions:** N on 104th St, E on Mary Katherine, first gated house

Elegant SINGLE-LEVEL Gated Timeless Estate on an Acre+ Lot, located in Cactus Acres. Suitcase ready! NO HOA! Almost everything has been updated, such as a new Roof in 2021. 7,846 SQFT under the Roof (W/ Garage). Breathtaking entry with a circular driveway and a dramatic fountain welcome all with grace and sophistication. Pavestone throughout the entire front. Once inside, custom architecture with ceiling heights up to 14 feet and professionally designed neutral interiors offers calm and relaxing interior space with Chef's Kitchen, Butler's Pantry, Media Room and EXPANSIVE Entertainment throughout. State of the art, soundproof THEATER ROOM (120 in screen) with high end 4K Audio/Video system. The Estate quality Master Bedroom Retreat is a private enclave with HIS and HER SEPARATE BATHROOMS,

**Open House Information:** \_\_\_\_\_ **Listed by:** Keller Williams Arizona Realty

	<b>6604067</b>	<b>Closed</b>	<b>Residential</b>	<b>\$3,400,000</b>
	11340 E DREYFUS AVE, Scottsdale, AZ 85259			
<b>Subdivision:</b> ANCALA WEST <b>Dwelling Type:</b> Single Family - Detached <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 2 <b>Beds/Bath:</b> 4 / 6.5 <b>Bedrooms Plus:</b> 7 <b>Approx SQFT:</b> 5,952 <b>List Price Sqft:</b> \$562.84 <b>Approx Lot SqFt:</b> 65,444 / County Assessor <b>Flood Zone:</b> No <b>Pool Features:</b> Private; Heated <b>Spa:</b> Private; Heated		<b>Encoded Features:</b> 46.5FRDXPSQO4G6S <b>Year Built:</b> 2009 <b>APN:</b> 217-21-095 <b>Lot#:</b> 6 <b>Map Code/Grid:</b> <b>Builder Name:</b> Builder One <b>Model:</b> <b>Building Number:</b> <b>Cumulative DOM:</b> 13 <b>Agent Days On Market:</b> 13 <b>Special Listing Cond:</b> N/A		

**Cross Street:** Via Linda & 118th St. - Ancala Main Entry **Directions:** Go to Ancala's Main Guard Gate on 118th St. Check in with Guard, Past Gate go N on 118th St., Turn Left on Paradise Dr., Paradise Dr. becomes 116th St which becomes Dreyfus, Home is on the Right.

Exquisite and timeless Contemporary Home, designed by Architect George Zajacek and Aaron Jenks, is an Entertainer's Dream! Built on one of the highest Ancala Golf Community Hillside Premium Lots, this exceptional Home features spectacular Mountain, Sunset, City Lights and Desert Views. The Home blends State-of-the-Art Smart Home Modern Design with Luxury and Indoor/Outdoor Resort Living. Enter through the Private Gate, past the cascading Waterfalls, thru the Etched Glass Doors into the dramatic Entry Foyer unveiling soaring curved Wood Ceilings, expansive floor-to-ceiling arched View Windows that fill this "Five Star Design" Home with natural light. The Open-Concept Interior features a spacious Living Room with a custom-built curved Gas Fireplace, a stylish Dining Room, a custom U-Shape

**Open House Information:** \_\_\_\_\_ **Listed by:** Coldwell Banker Realty

Prepared by Jake J. Crawford

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Client Report

	<b>6649371</b> <b>Closed</b> <b>Residential</b> <b>\$3,400,000</b>
	10112 E Paradise DR, Scottsdale, AZ 85260
<b>Subdivision:</b> Cactus Acres <b>Dwelling Type:</b> Single Family - Detached <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Beds/Bath:</b> 7 / 8 <b>Bedrooms Plus:</b> 9 <b>Approx SQFT:</b> 6,486 <b>List Price Sqft:</b> \$535.77 <b>Approx Lot SqFt:</b> 46,575 / Appraiser <b>Flood Zone:</b> No <b>Pool Features:</b> Private; Diving Pool; Heated; Variable Speed Pump <b>Spa:</b> Private; Above Ground; Heated	<b>Encoded Features:</b> 78FRDXPSQO5G <b>Year Built:</b> 2012 <b>APN:</b> 217-26-969 <b>Lot#:</b> 1002 <b>Map Code/Grid:</b> <b>Builder Name:</b> Unknown <b>Model:</b> <b>Building Number:</b> <b>Cumulative DOM:</b> 71 <b>Agent Days On Market:</b> 71 <b>Special Listing Cond:</b> N/A

**Cross Street:** Cactus and 101st St. **Directions:** South on 101st St. East on Paradise Dr. to the home on the left.

You do not want to miss this beautiful home with a large guest house, parklike backyard, sparkling pool and sport court. Enter through the private courtyard, to the stunning entrance. The home features marble countertops, Thermador appliances and a large island with banquette seating in the kitchen. Built-in cabinetry throughout, steam shower and jetted tub in master bath. All 5 bedrooms in main home are en-suite plus an office. The guest house has 2 bedrooms, a large living area, a basements and 2 car garage. Enjoy the beautiful mountain views, entertaining by the fire and watch your favorite movie on the large outdoor patio. Total of 5 car-plus garage(s) with storage. Close to the 101, shopping, walking/bike paths. NO HOA! This home has it all

**Open House Information:**

**Listed by:** eXp Realty

	<b>6640958</b> <b>Closed</b> <b>Residential</b> <b>\$3,350,000</b>
	9037 N 125TH PL, Scottsdale, AZ 85259
<b>Subdivision:</b> PARADISE HEIGHTS <b>Dwelling Type:</b> Single Family - Detached <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Beds/Bath:</b> 8 / 6.5 <b>Bedrooms Plus:</b> 10 <b>Approx SQFT:</b> 6,444 <b>List Price Sqft:</b> \$581.94 <b>Approx Lot SqFt:</b> 59,699 / County Assessor <b>Pool Features:</b> Private; Diving Pool <b>Spa:</b> Private; Heated	<b>Encoded Features:</b> 86.5RDXPSQO5G5S <b>Year Built:</b> 2023 <b>APN:</b> 217-32-186 <b>Lot#:</b> 114 <b>Map Code/Grid:</b> <b>Builder Name:</b> UNK <b>Model:</b> <b>Building Number:</b> <b>Cumulative DOM:</b> 68 <b>Agent Days On Market:</b> 68 <b>Special Listing Cond:</b> N/A

**Cross Street:** Shea Blvd. & 124th St. **Directions:** South on 124th St to Doubletree Ranch Rd. turn left (East) to 125th Pl. turn left, Home is straight ahead in the cul de sac.

Spectacular New Construction Home! Beautiful panoramic McDowell Mountain view surrounding your private 1.4 acre estate. Options for living include: Multi-generational home, perfect for in-laws or an adult child/family, Studio or work from home set up. Main Home features an open floor plan with 4 bedrooms (3 with en-suites), all with walk in closets. The chef's kitchen features True commercial refrigeration, and a 48-inch dual fuel, double oven range from Zline. There is also a large in-home gym, with half bath attached to the main home. The detached spacious Guest House has 4 bedrooms w/2.5 baths, a private yard, 2 car extra height garage, hot tub, and storage space for an RV, Boat or any toy. Wood floors and custom tile work throughout both homes. Near Basis Charter School & much more!

**Open House Information:**

**Listed by:** Hague Partners

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Client Report

	<b>6571474</b> <b>Closed</b> <b>Residential</b> <b>\$3,280,000</b>
	13655 E DESERT TRL, Scottsdale, AZ 85259
<b>Subdivision:</b> SCOTTSDALE MOUNTAIN <b>Dwelling Type:</b> Single Family - Detached <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 2 <b>Beds/Bath:</b> 6 / 6.5 <b>Bedrooms Plus:</b> 7 <b>Approx SQFT:</b> 6,399 <b>List Price Sqft:</b> \$512.58 <b>Approx Lot SqFt:</b> 13,289 / County Assessor <b>Flood Zone:</b> No <b>Pool Features:</b> Private; Heated; Variable Speed Pump <b>Spa:</b> Private; Heated	<b>Encoded Features:</b> 66.5RDXPSO3G <b>Year Built:</b> 2022 <b>APN:</b> 217-19-834 <b>Lot#:</b> 18 <b>Map Code/Grid:</b> L40 <b>Builder Name:</b> CSP Build <b>Model:</b> 0 <b>Building Number:</b> <b>Cumulative DOM:</b> 0 <b>Agent Days On Market:</b> 0 <b>Special Listing Cond:</b> Owner/Agent

**Cross Street:** Via Linda & 136th Street **Directions:** From Shea go north on 136th St to guard gate. Proceed straight up the hill to Desert Trail. Go right to the end of cul-de-sac to home.

Guard gated Scottsdale Mountain showstopper with the most breathtaking views! Taken down to the studs by CSP Construction and totally transformed, COMPLETED IN JANUARY 2023, this home shows better than new construction! With functional walkout floorplan and professionally designed, this is the home you've been waiting for! Everything is NEW, including AC units and water heaters. Enter in through the custom Contemporary Metal Pivot Front Door. 10' x 20' wall of glass showcases the picturesque mountain and city light views. Gourmet chef kitchen is appointed with Subzero and Wolf appliances and walk-in pantry. Custom flush inset soft close cabinetry, natural quartzite countertops, Master bedroom on main (click more & check out features list)

**Open House Information:**

**Listed by:** Russ Lyon Sotheby's International Realty

	<b>6629338</b> <b>Closed</b> <b>Residential</b> <b>\$3,200,000</b>
	12165 N 76TH CT, Scottsdale, AZ 85260
<b>Subdivision:</b> LAS SOMBRAS 2 <b>Dwelling Type:</b> Single Family - Detached <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Beds/Bath:</b> 7 / 5.5 <b>Bedrooms Plus:</b> 9 <b>Approx SQFT:</b> 5,785 <b>List Price Sqft:</b> \$600.69 <b>Approx Lot SqFt:</b> 34,983 / County Assessor <b>Pool Features:</b> Private; Heated <b>Spa:</b> Private; Heated	<b>Encoded Features:</b> 75.5RXPSQO4G6S <b>Year Built:</b> 2019 <b>APN:</b> 175-16-038 <b>Lot#:</b> 7 <b>Map Code/Grid:</b> <b>Builder Name:</b> Custom <b>Model:</b> <b>Building Number:</b> <b>Cumulative DOM:</b> 24 <b>Agent Days On Market:</b> 24 <b>Special Listing Cond:</b> N/A

**Cross Street:** Cactus and Hayden **Directions:** From Cactus and Hayden, West on Cactus South on 76th Court. Home will be on your left.

Stunning luxurious estate that offers the finest high-end living w/a perfect blend of elegance & comfort. Nestled on just under 1 acre, this home is a true masterpiece w/ too many custom details to mention. Key features include: European Oak flooring, vaulted ceilings & a magnificent stone accent wall in the great room providing an open & elegant space to relax or entertain. The designer chef's kitchen has sub-zero Wolf appliances, Calcutta Venato marble counters, a large island w/ample storage & seating. Primary suite is a opulent retreat with private exit to patio & large spa bath featuring a walk in shower, dual vanities, custom soaking tub & walk in closet w/washer dryer. Well appointed rooms & baths. Office, den & separate guest house 2 bed 1 bath w/laundry & parking. Pool/Spa & BBQ

**Open House Information:**

**Listed by:** Berkshire Hathaway HomeServices Arizona Properties




Client Report

	<b>6625028</b> <b>Closed</b> <b>Residential</b> <b>\$3,150,000</b>
	<b>10642 E LAUREL LN, Scottsdale, AZ 85259</b>
<b>Subdivision:</b> MONTAGNA VISTAS <b>Dwelling Type:</b> Single Family - Detached <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Beds/Bath:</b> 4 / 4.5 <b>Bedrooms Plus:</b> 5 <b>Approx SQFT:</b> 6,490 <b>List Price Sqft:</b> \$539.29 <b>Approx Lot SqFt:</b> 45,723 / County Assessor <b>Flood Zone:</b> No <b>Pool Features:</b> Private; Heated <b>Spa:</b> Private; Heated	<b>Encoded Features:</b> 44.5RDXPSQO4G4S <b>Year Built:</b> 1997 <b>APN:</b> 217-27-973 <b>Lot#:</b> 2 <b>Map Code/Grid:</b> <b>Builder Name:</b> Cuomo Development <b>Model:</b> <b>Building Number:</b> <b>Cumulative DOM:</b> 61 <b>Agent Days On Market:</b> 28 <b>Special Listing Cond:</b> N/A

**Cross Street:** Cactus/108th St **Directions:** Cactus to 108th st, South to Laurel, West to gated cul de sac on North side of street., through the gate to home.

Perfectly situated in a privately gated enclave of 4 homes, this Santa Barbara inspired estate can live as two properties with a wonderfully sized main home and large attached guest casita. The expansive driveway leads you up to the Porte- Cochere that gives a grand first impression. Once through the front door you are greeted by a dramatic foyer and great room with newer french oak floors and large windows, northern exposure that allows for great natural lighting and great mountain views. Opening to the great room you will find a dine in chef's kitchen that is the ideal spot to entertain. The main home features 3 bedrooms 3.5 baths and office. The primary bedroom is roomy with a seating area, gas fireplace, 2 walk in closets, the updated primary bath has 2 large vanities, soaking tub,

<b>Open House Information:</b>	<b>Listed by:</b> Russ Lyon Sotheby's International Realty
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	<b>6572476</b> <b>Closed</b> <b>Residential</b> <b>\$3,000,000</b>
	<b>6086 E SUNNYSIDE DR, Scottsdale, AZ 85254</b>
<b>Subdivision:</b> Equestrian Manor <b>Dwelling Type:</b> Single Family - Detached <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Beds/Bath:</b> 6 / 6.5 <b>Bedrooms Plus:</b> 8 <b>Approx SQFT:</b> 6,184 <b>List Price Sqft:</b> \$606.4 <b>Approx Lot SqFt:</b> 34,960 / County Assessor <b>Pool Features:</b> Private; Heated <b>Spa:</b> Private	<b>Encoded Features:</b> 66.5FRDXPSQO3G <b>Year Built:</b> 1996 <b>APN:</b> 167-37-130 <b>Lot#:</b> 109 <b>Map Code/Grid:</b> M36 <b>Builder Name:</b> unknown <b>Model:</b> <b>Building Number:</b> <b>Cumulative DOM:</b> 24 <b>Agent Days On Market:</b> 24 <b>Special Listing Cond:</b> N/A

**Cross Street: Directions:** Cactus and 64th st West to the entrance to Equestrian Manor which is on the south side of Cactus.

This luxurious estate has multiple updated amenities and features. Dramatic entry to this posh split floor plan boasts privacy with an office, gym and owners suite. The tranquil owners suite has a wet bar, floating cabinetry, modern finishes and stone surrounds leaving you feeling like you're in a high end spa. The opposite side of the house has a beautiful modern kitchen which includes automatic open and close high gloss cabinets, high end stainless steel appliances, butlers pantry with sink, beverage fridge and an abundance of storage. There is additionally a bedroom wing with three bedrooms and three baths with a generous living space in the middle for study desks, tv gaming area for children or guests equipped with a wet bar and additional fridge drawers. Completely disappearing...


<b>Open House Information:</b>	<b>Listed by:</b> Hague Partners
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Prepared by Jake J. Crawford

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Client Report

	<b>6532572</b> <b>Closed</b> <b>Residential</b> <b>\$2,950,000</b>
	11328 E DREYFUS AVE, Scottsdale, AZ 85259
<b>Subdivision:</b> ANCALA <b>Dwelling Type:</b> Single Family - Detached <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 2 <b>Beds/Bath:</b> 5 / 5 <b>Bedrooms Plus:</b> 6 <b>Approx SQFT:</b> 5,878 <b>List Price Sqft:</b> \$506.12 <b>Approx Lot SqFt:</b> 66,745 / County Assessor <b>Flood Zone:</b> No <b>Pool Features:</b> Private; Heated; Play Pool <b>Spa:</b> Private; Heated	<b>Encoded Features:</b> 55FDXPSQ03G4S <b>Year Built:</b> 2007 <b>APN:</b> 217-21-094 <b>Lot#:</b> 5 <b>Map Code/Grid:</b> L39 <b>Builder Name:</b> Standing Rock <b>Model:</b> <b>Building Number:</b> <b>Cumulative DOM:</b> 108 <b>Agent Days On Market:</b> 109 <b>Special Listing Cond:</b> Owner/Agent

**Cross Street:** Cactus and Frank LLoyd Wright **Directions:** GPS will take you to the west gate! FLW to East on Cactus (over canal towards Taliesen) first right to first gate follow to stop sign turn left to second gate make first left property is on the right

This fully renovated and stunning hillside estate, located in Ancala Country Club, boasts soaring detailed ceilings, expansive walls of glass and breathtaking Camelback Mountain and city light views. No expense was spared during the remodel that features luxurious finishes throughout. New 9' wide white oak floors, a remodeled kitchen, bathrooms and laundry room along with recent paint inside and out. A Chef's kitchen with marble countertops, features, two large islands with top of the line appliances including two sinks and dishwashers, side by side Sub Zero refrigerator and freezer, A Wolf range, wall oven, microwave and warming drawer topped off with a wine refrigerator and all encompassed by beautiful detailed white cabinetry. The Kitchen is open to the great room that is adorned...

**Open House Information:**

**Listed by:** HomeSmart

	<b>6553503</b> <b>Closed</b> <b>Residential</b> <b>\$2,650,000</b>
	10845 N 85TH PL, Scottsdale, AZ 85260
<b>Subdivision:</b> SUNDOWN VISTA <b>Dwelling Type:</b> Single Family - Detached <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Beds/Bath:</b> 4 / 4.5 <b>Bedrooms Plus:</b> 5 <b>Approx SQFT:</b> 5,799 <b>List Price Sqft:</b> \$516.47 <b>Approx Lot SqFt:</b> 45,288 / County Assessor <b>Pool Features:</b> Private; Heated <b>Spa:</b> Private; Heated	<b>Encoded Features:</b> 44.5FRXPSO4G6S <b>Year Built:</b> 2007 <b>APN:</b> 175-64-007 <b>Lot#:</b> 7 <b>Map Code/Grid:</b> M37 <b>Builder Name:</b> Custom <b>Model:</b> <b>Building Number:</b> <b>Cumulative DOM:</b> 138 <b>Agent Days On Market:</b> 138 <b>Special Listing Cond:</b> N/A

**Cross Street:** Shea & 85th Place **Directions:** North on 85th Place from Shea. Home on right (East) side of 85th

Luxurious custom home on just over 1 acre in the heart of Scottsdale minutes away from Hwy 101 and top retail, restaurants and public and private schools. Home features include 2 separate master suites, all bedrooms have ensuite baths, high quality construction with custom finishes situated on a large lot with a private pool/spa and 4 parking spaces. See the 3rd photo for floor plan layout. Home does not have any interior steps.

**Open House Information:**

**Listed by:** My Home Group Real Estate

Prepared by Jake J. Crawford

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04

Rent Roll

Screen Shot 2024-04-16 at 8.22.48 PM

<b>Resident</b>	<b>Rent</b>
Resident #1	\$6,500
Resident #2	\$7,200
Resident #3	\$6,000
Resident #4	\$6,800
Resident #5	\$5,000
Resident #6	\$5,300
Resident #7	\$5,500
Resident #8	\$7,500
Resident #9	\$6,200
Resident #10	\$7,500
<b>Total</b>	<b>\$63,500</b>
<b>Average</b>	<b>\$6,350</b>



05

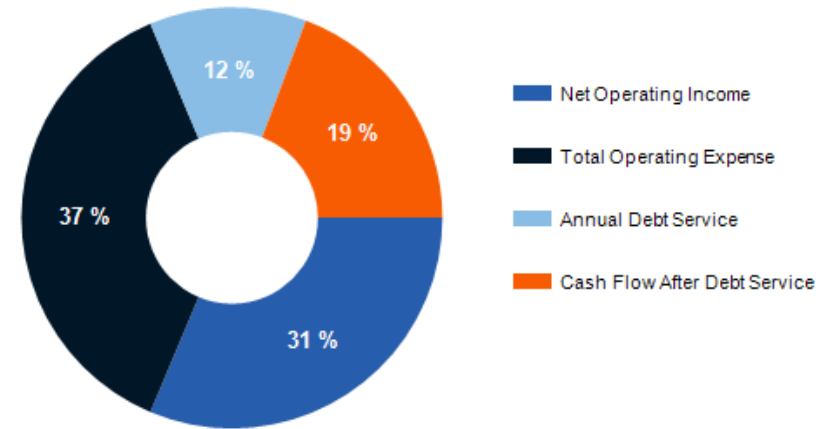
Financial Analysis

- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis
- Financial Metrics
- Disposition Sensitivity Analysis

## REVENUE ALLOCATION

CURRENT

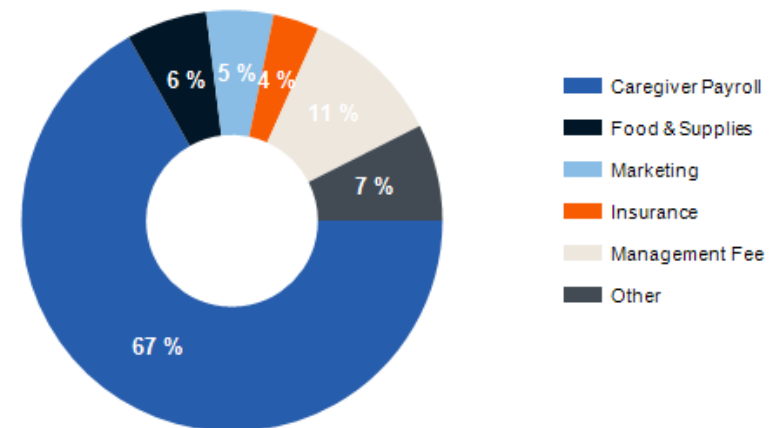
INCOME	CURRENT		PRO FORMA	
Gross Potential Rent	\$750,000		\$840,000	
<b>Gross Potential Income</b>	<b>\$750,000</b>		<b>\$840,000</b>	
General Vacancy	-\$37,500	5.0 %	-\$42,000	5.0 %
<b>Effective Gross Income</b>	<b>\$712,500</b>		<b>\$798,000</b>	
Less Expenses	\$387,337	54.36 %	\$345,337	43.27 %
<b>Net Operating Income</b>	<b>\$325,163</b>		<b>\$452,663</b>	
Annual Debt Service	\$125,106		\$125,106	
<b>Cash flow</b>	<b>\$200,057</b>		<b>\$327,557</b>	
Debt Coverage Ratio	2.60		3.62	



EXPENSES	CURRENT		PRO FORMA	
		Per Unit		Per Unit
Real Estate Taxes	\$8,429	\$648	\$8,429	\$648
Insurance	\$13,620	\$1,048	\$13,620	\$1,048
Management Fee	\$42,000	\$3,231		
Marketing	\$20,000	\$1,538	\$20,000	\$1,538
Repairs & Maintenance	\$6,000	\$462	\$6,000	\$462
Food & Supplies	\$24,000	\$1,846	\$24,000	\$1,846
Landscaping	\$1,800	\$138	\$1,800	\$138
Caregiver Payroll	\$258,888	\$19,914	\$258,888	\$19,914
Utilities	\$11,400	\$877	\$11,400	\$877
Miscellaneous	\$1,200	\$92	\$1,200	\$92
<b>Total Operating Expense</b>	<b>\$387,337</b>	<b>\$29,795</b>	<b>\$345,337</b>	<b>\$26,564</b>
Annual Debt Service	\$125,106		\$125,106	
Expense / SF	\$62.94		\$56.12	
% of EGI	54.36 %		43.27 %	

## DISTRIBUTION OF EXPENSES

CURRENT



## GLOBAL

Offering Price	\$2,950,000
Analysis Period	10 year(s)
Consumer Price Index	3.00 %
Millage Rate (not a growth rate)	1.00000 %
Exit Cap Rate	7.00 %

## INCOME - Growth Rates

Gross Potential Rent	3.00 %
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## EXPENSES - Growth Rates

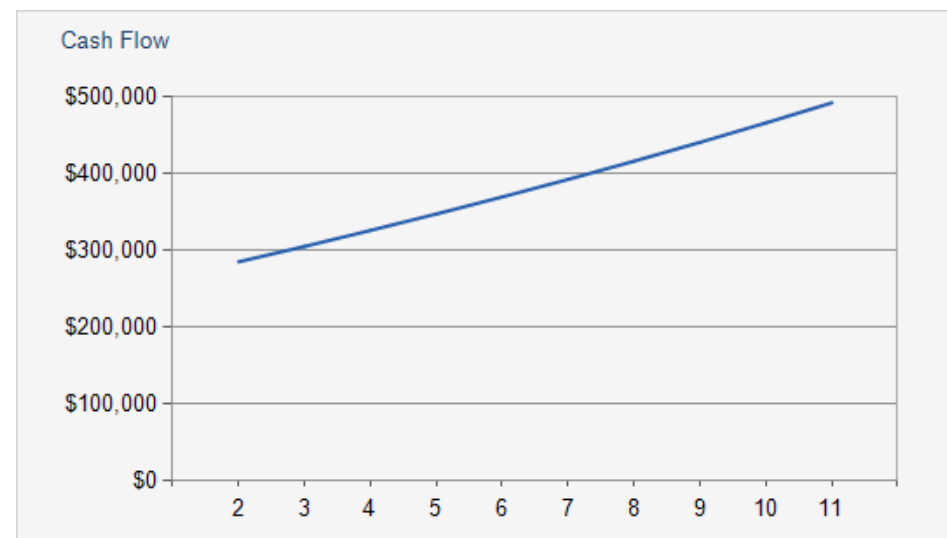
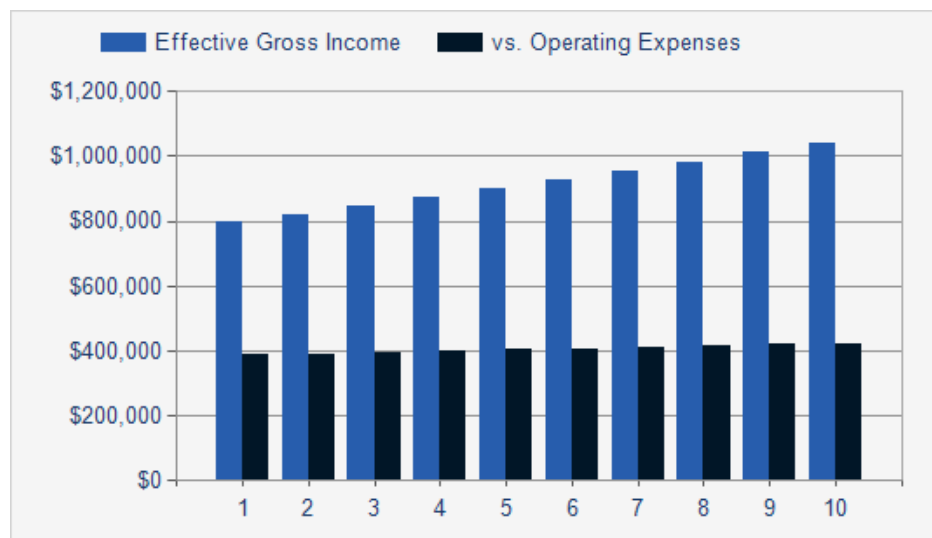
Real Estate Taxes	1.00 %
Insurance	1.00 %
Management Fee	1.00 %
Marketing	1.00 %
Repairs & Maintenance	1.00 %
Food & Supplies	1.00 %
Landscaping	1.00 %
Caregiver Payroll	1.00 %
Utilities	1.00 %
Miscellaneous	1.00 %

## PROPOSED FINANCING

SBA	
Loan Type	Amortized
Down Payment	\$1,475,000
Loan Amount	\$1,475,000
Interest Rate	7.00 %
Loan Terms	fixed for 5
Annual Debt Service	\$125,106
Loan to Value	50 %
Amortization Period	25 Years
Notes	50% LTV

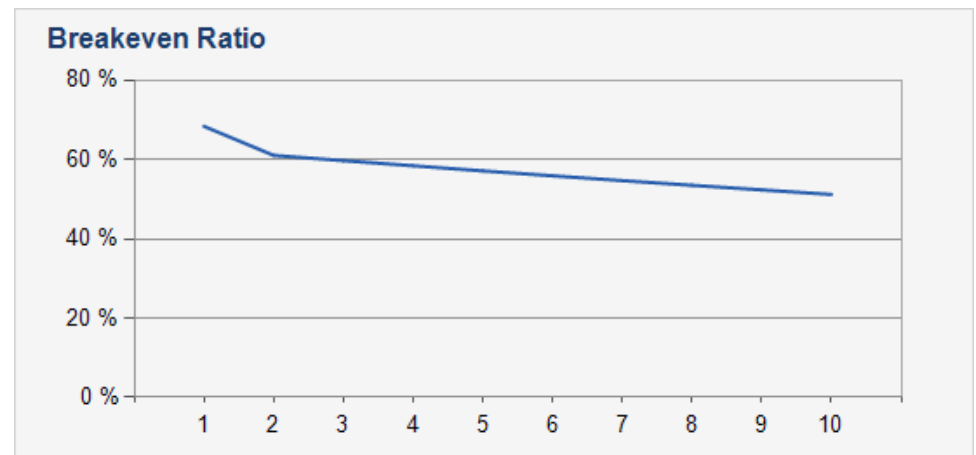
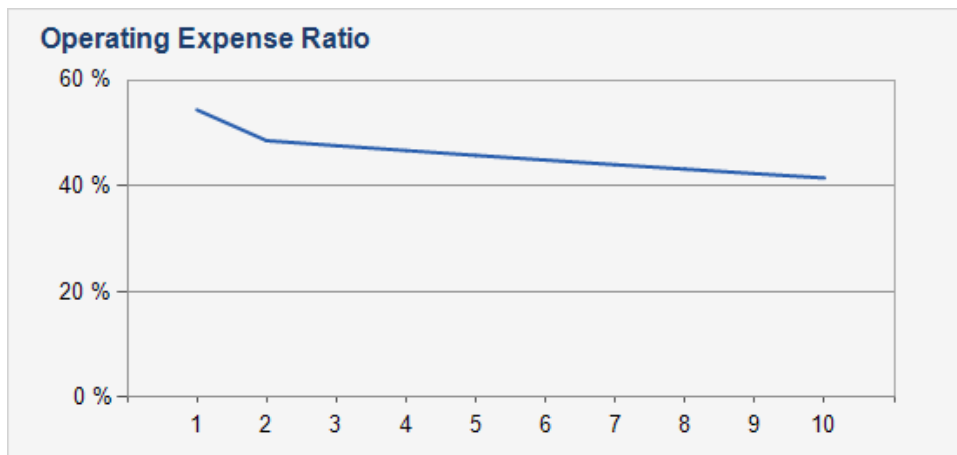
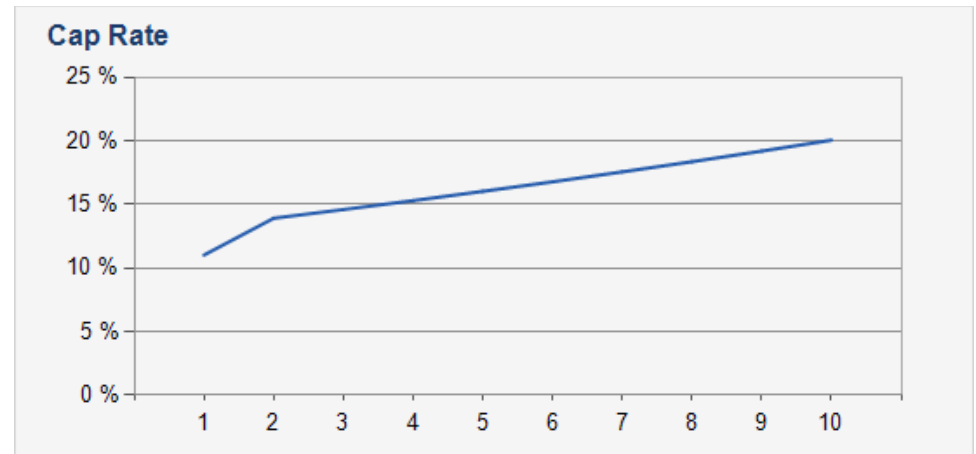
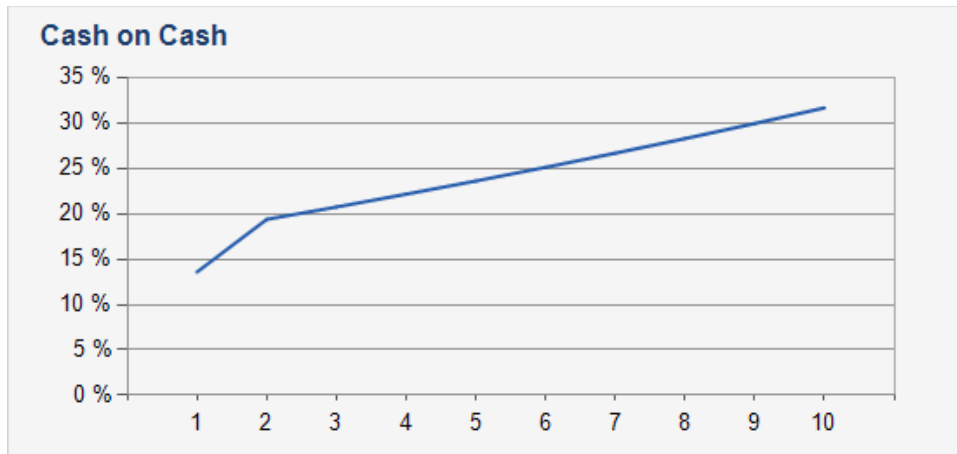


Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
<b>Gross Revenue</b>											
Gross Rental Income	\$750,000	\$840,000	\$865,200	\$891,156	\$917,891	\$945,427	\$973,790	\$1,003,004	\$1,033,094	\$1,064,087	\$1,096,009
General Vacancy	-\$37,500	-\$42,000	-\$43,260	-\$44,558	-\$45,895	-\$47,271	-\$48,690	-\$50,150	-\$51,655	-\$53,204	-\$54,800
<b>Effective Gross Income</b>	<b>\$712,500</b>	<b>\$798,000</b>	<b>\$821,940</b>	<b>\$846,598</b>	<b>\$871,996</b>	<b>\$898,156</b>	<b>\$925,101</b>	<b>\$952,854</b>	<b>\$981,439</b>	<b>\$1,010,883</b>	<b>\$1,041,209</b>
<b>Operating Expenses</b>											
Real Estate Taxes	\$8,429	\$8,429	\$8,513	\$8,598	\$8,684	\$8,771	\$8,859	\$8,948	\$9,037	\$9,127	\$9,219
Insurance	\$13,620	\$13,620	\$13,756	\$13,894	\$14,033	\$14,173	\$14,315	\$14,458	\$14,602	\$14,749	\$14,896
Management Fee	\$42,000	\$42,000	\$42,420	\$42,844	\$43,273	\$43,705	\$44,142	\$44,584	\$45,030	\$45,480	\$45,935
Marketing	\$20,000	\$20,000	\$20,200	\$20,402	\$20,606	\$20,812	\$21,020	\$21,230	\$21,443	\$21,657	\$21,874
Repairs & Maintenance	\$6,000	\$6,000	\$6,060	\$6,121	\$6,182	\$6,244	\$6,306	\$6,369	\$6,433	\$6,497	\$6,562
Food & Supplies	\$24,000	\$24,000	\$24,240	\$24,482	\$24,727	\$24,974	\$25,224	\$25,476	\$25,731	\$25,989	\$26,248
Landscaping	\$1,800	\$1,800	\$1,818	\$1,836	\$1,855	\$1,873	\$1,892	\$1,911	\$1,930	\$1,949	\$1,969
Caregiver Payroll	\$258,888	\$258,888	\$261,477	\$264,092	\$266,733	\$269,400	\$272,094	\$274,815	\$277,563	\$280,339	\$283,142
Utilities	\$11,400	\$11,400	\$11,514	\$11,629	\$11,745	\$11,863	\$11,982	\$12,101	\$12,222	\$12,345	\$12,468
Miscellaneous	\$1,200	\$1,200	\$1,212	\$1,224	\$1,236	\$1,249	\$1,261	\$1,274	\$1,287	\$1,299	\$1,312
<b>Total Operating Expense</b>	<b>\$387,337</b>	<b>\$387,337</b>	<b>\$391,210</b>	<b>\$395,122</b>	<b>\$399,074</b>	<b>\$403,064</b>	<b>\$407,095</b>	<b>\$411,166</b>	<b>\$415,278</b>	<b>\$419,430</b>	<b>\$423,625</b>
<b>Net Operating Income</b>	<b>\$325,163</b>	<b>\$410,663</b>	<b>\$430,730</b>	<b>\$451,476</b>	<b>\$472,922</b>	<b>\$495,092</b>	<b>\$518,006</b>	<b>\$541,688</b>	<b>\$566,162</b>	<b>\$591,452</b>	<b>\$617,584</b>
Annual Debt Service	\$125,106	\$125,106	\$125,106	\$125,106	\$125,106	\$125,106	\$125,106	\$125,106	\$125,106	\$125,106	\$125,106
<b>Cash Flow</b>	<b>\$200,057</b>	<b>\$285,557</b>	<b>\$305,624</b>	<b>\$326,370</b>	<b>\$347,816</b>	<b>\$369,986</b>	<b>\$392,900</b>	<b>\$416,582</b>	<b>\$441,056</b>	<b>\$466,346</b>	<b>\$492,478</b>





Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Cash on Cash Return b/t	13.56 %	19.36 %	20.72 %	22.13 %	23.58 %	25.08 %	26.64 %	28.24 %	29.90 %	31.62 %	33.39 %
CAP Rate	11.02 %	13.92 %	14.60 %	15.30 %	16.03 %	16.78 %	17.56 %	18.36 %	19.19 %	20.05 %	20.94 %
Debt Coverage Ratio	2.60	3.28	3.44	3.61	3.78	3.96	4.14	4.33	4.53	4.73	4.94
Operating Expense Ratio	54.36 %	48.53 %	47.59 %	46.67 %	45.76 %	44.87 %	44.00 %	43.15 %	42.31 %	41.49 %	40.68 %
Gross Multiplier (GRM)	3.93	3.51	3.41	3.31	3.21	3.12	3.03	2.94	2.86	2.77	2.69
Loan to Value	49.99 %	49.23 %	48.40 %	47.51 %	46.57 %	45.55 %	44.47 %	43.30 %	42.05 %	40.71 %	39.28 %
Breakeven Ratio	68.33 %	61.01 %	59.68 %	58.38 %	57.11 %	55.87 %	54.65 %	53.47 %	52.31 %	51.17 %	50.07 %
Price / SF	\$479.36	\$479.36	\$479.36	\$479.36	\$479.36	\$479.36	\$479.36	\$479.36	\$479.36	\$479.36	\$479.36
Price / Unit	\$226,923	\$226,923	\$226,923	\$226,923	\$226,923	\$226,923	\$226,923	\$226,923	\$226,923	\$226,923	\$226,923
Income / SF	\$115.77	\$129.67	\$133.56	\$137.56	\$141.69	\$145.94	\$150.32	\$154.83	\$159.47	\$164.26	\$169.19
Expense / SF	\$62.94	\$62.94	\$63.57	\$64.20	\$64.84	\$65.49	\$66.15	\$66.81	\$67.48	\$68.15	\$68.83



## 5 YEAR SENSITIVITY ANALYSIS

EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE/UNIT	SALES PRICE PSF	PROCEEDS AFTER LOAN PAYOFF	LEVERED IRR
6.00%	\$8,251,527	\$634,733	\$1,341	\$6,902,050	40.80%
6.25%	\$7,921,466	\$609,344	\$1,287	\$6,571,989	39.93%
6.50%	\$7,616,794	\$585,907	\$1,238	\$6,267,318	39.10%
6.75%	<b>\$7,334,690</b>	<b>\$564,207</b>	<b>\$1,192</b>	<b>\$5,985,214</b>	<b>38.31%</b>
<b>7.00%</b>	<b>\$7,072,737</b>	<b>\$544,057</b>	<b>\$1,149</b>	<b>\$5,723,261</b>	<b>37.56%</b>
7.25%	\$6,828,850	\$525,296	\$1,110	\$5,479,373	36.83%
7.50%	\$6,601,221	\$507,786	\$1,073	\$5,251,745	36.13%
7.75%	\$6,388,279	\$491,406	\$1,038	\$5,038,802	35.46%
8.00%	\$6,188,645	\$476,050	\$1,006	\$4,839,169	34.81%

## 10 YEAR SENSITIVITY ANALYSIS

EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE/UNIT	SALES PRICE PSF	PROCEEDS AFTER LOAN PAYOFF	LEVERED IRR
6.00%	\$10,293,070	\$791,775	\$1,673	\$9,039,998	29.90%
6.25%	\$9,881,348	\$760,104	\$1,606	\$8,628,275	29.59%
6.50%	\$9,501,296	\$730,869	\$1,544	\$8,248,223	29.29%
6.75%	<b>\$9,149,396</b>	<b>\$703,800</b>	<b>\$1,487</b>	<b>\$7,896,323</b>	<b>29.01%</b>
<b>7.00%</b>	<b>\$8,822,632</b>	<b>\$678,664</b>	<b>\$1,434</b>	<b>\$7,569,559</b>	<b>28.74%</b>
7.25%	\$8,518,403	\$655,262	\$1,384	\$7,265,331	28.48%
7.50%	\$8,234,456	\$633,420	\$1,338	\$6,981,384	28.24%
7.75%	\$7,968,829	\$612,987	\$1,295	\$6,715,756	28.00%
8.00%	\$7,719,803	\$593,831	\$1,254	\$6,466,730	27.78%



06

## Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,268	56,323	146,852
2010 Population	7,734	53,280	141,675
2023 Population	8,455	57,823	154,834
2028 Population	8,608	58,778	159,535
2023 African American	74	865	2,732
2023 American Indian	18	268	1,327
2023 Asian	295	3,017	8,979
2023 Hispanic	593	4,405	12,979
2023 Other Race	126	1,123	3,352
2023 White	7,298	48,012	125,514
2023 Multiracial	633	4,494	12,758
2023-2028: Population: Growth Rate	1.80 %	1.65 %	3.00 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	223	1,375	3,533
\$15,000-\$24,999	149	1,045	2,802
\$25,000-\$34,999	85	1,165	3,266
\$35,000-\$49,999	241	2,062	5,691
\$50,000-\$74,999	465	3,327	9,442
\$75,000-\$99,999	477	3,183	9,440
\$100,000-\$149,999	830	5,269	14,316
\$150,000-\$199,999	478	3,185	7,899
\$200,000 or greater	1,145	6,542	17,220
Median HH Income	\$119,466	\$109,762	\$106,403
Average HH Income	\$177,705	\$168,242	\$164,418

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,674	29,070	73,781
2010 Total Households	3,757	25,191	66,390
2023 Total Households	4,092	27,152	73,608
2028 Total Households	4,202	27,818	77,074
2023 Average Household Size	2.07	2.11	2.08
2000 Owner Occupied Housing	2,957	18,467	46,043
2000 Renter Occupied Housing	876	6,323	18,403
2023 Owner Occupied Housing	3,312	19,684	49,369
2023 Renter Occupied Housing	780	7,468	24,239
2023 Vacant Housing	759	4,810	12,827
2023 Total Housing	4,851	31,962	86,435
2028 Owner Occupied Housing	3,459	20,411	50,872
2028 Renter Occupied Housing	744	7,407	26,202
2028 Vacant Housing	731	4,845	12,626
2028 Total Housing	4,933	32,663	89,700
2023-2028: Households: Growth Rate	2.65 %	2.45 %	4.60 %



Source: esri

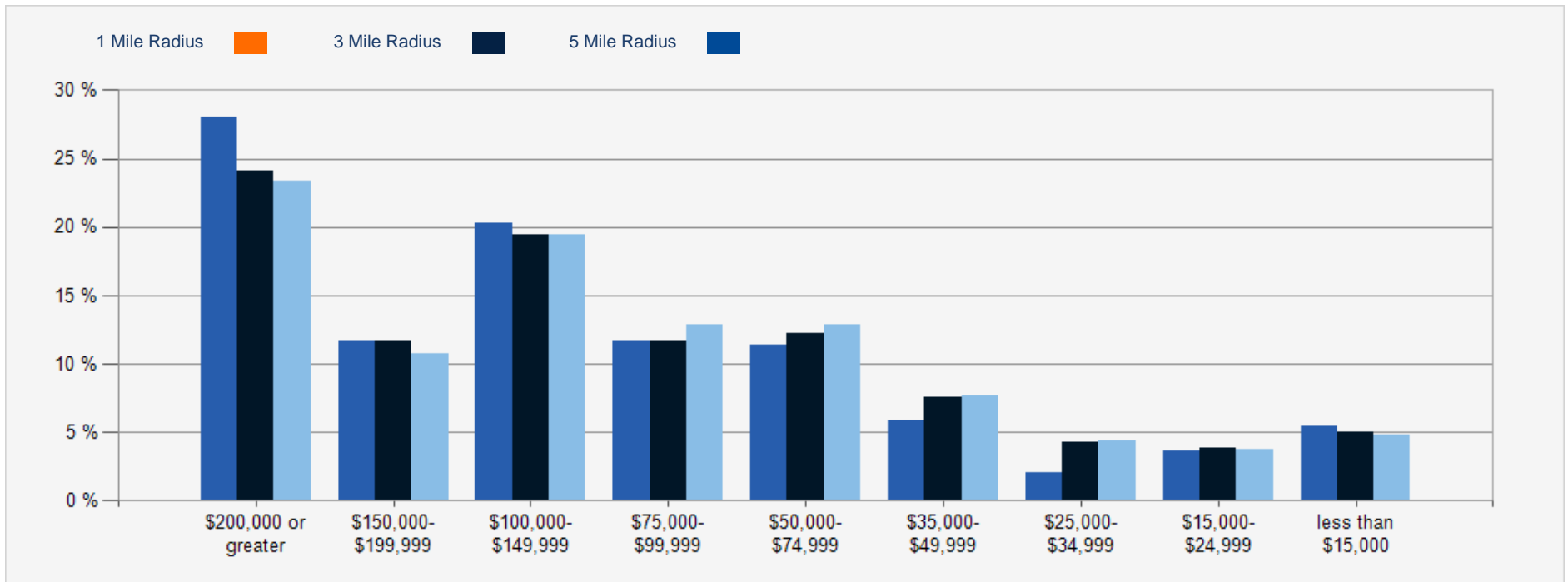
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	317	2,625	8,535
2023 Population Age 35-39	450	3,074	9,534
2023 Population Age 40-44	448	3,112	9,107
2023 Population Age 45-49	466	3,248	9,174
2023 Population Age 50-54	505	3,840	10,447
2023 Population Age 55-59	623	4,295	11,219
2023 Population Age 60-64	905	5,165	12,940
2023 Population Age 65-69	869	5,287	12,645
2023 Population Age 70-74	857	4,938	11,450
2023 Population Age 75-79	597	3,693	8,314
2023 Population Age 80-84	393	2,593	5,586
2023 Population Age 85+	337	2,566	5,513
2023 Population Age 18+	7,337	49,770	131,864
2023 Median Age	58	55	50

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$112,209	\$96,747	\$90,079
Average Household Income 25-34	\$162,357	\$136,908	\$128,422
Median Household Income 35-44	\$169,981	\$137,467	\$123,500
Average Household Income 35-44	\$227,016	\$196,339	\$181,978
Median Household Income 45-54	\$180,121	\$157,221	\$150,158
Average Household Income 45-54	\$238,624	\$220,802	\$212,421
Median Household Income 55-64	\$159,440	\$143,533	\$138,752
Average Household Income 55-64	\$216,421	\$207,578	\$204,133
Median Household Income 65-74	\$105,289	\$102,086	\$99,969
Average Household Income 65-74	\$149,303	\$155,867	\$154,947
Average Household Income 75+	\$118,850	\$111,050	\$111,663

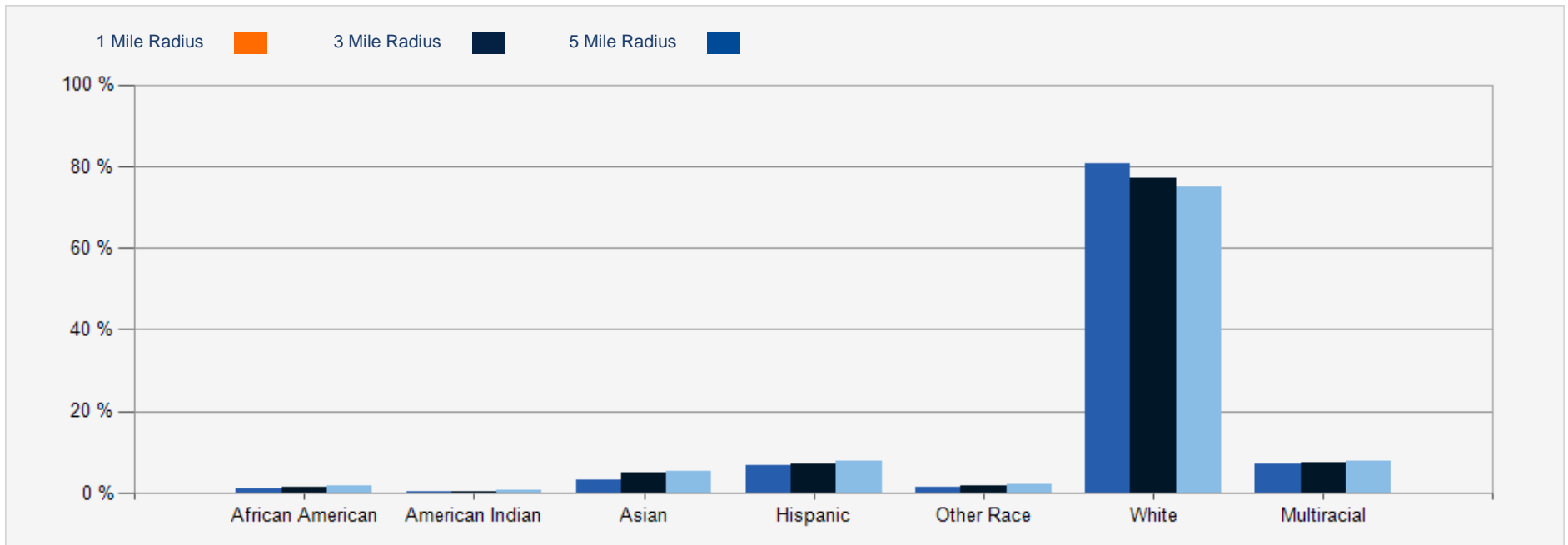
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	292	2,461	8,496
2028 Population Age 35-39	435	2,995	9,494
2028 Population Age 40-44	456	3,311	10,059
2028 Population Age 45-49	507	3,437	9,872
2028 Population Age 50-54	440	3,504	9,771
2028 Population Age 55-59	582	4,015	10,484
2028 Population Age 60-64	766	4,508	11,670
2028 Population Age 65-69	939	5,498	13,311
2028 Population Age 70-74	912	5,259	12,315
2028 Population Age 75-79	722	4,442	10,172
2028 Population Age 80-84	508	3,291	7,206
2028 Population Age 85+	424	3,111	6,590
2028 Population Age 18+	7,534	51,042	137,137
2028 Median Age	60	56	51

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$123,724	\$106,157	\$100,908
Average Household Income 25-34	\$185,419	\$154,107	\$147,448
Median Household Income 35-44	\$186,964	\$158,165	\$141,226
Average Household Income 35-44	\$253,356	\$224,726	\$205,425
Median Household Income 45-54	\$192,331	\$169,595	\$161,121
Average Household Income 45-54	\$261,052	\$245,126	\$233,382
Median Household Income 55-64	\$178,247	\$163,783	\$158,232
Average Household Income 55-64	\$246,590	\$237,937	\$230,494
Median Household Income 65-74	\$121,397	\$118,667	\$115,400
Average Household Income 65-74	\$180,747	\$185,743	\$183,420
Average Household Income 75+	\$149,810	\$140,277	\$139,867

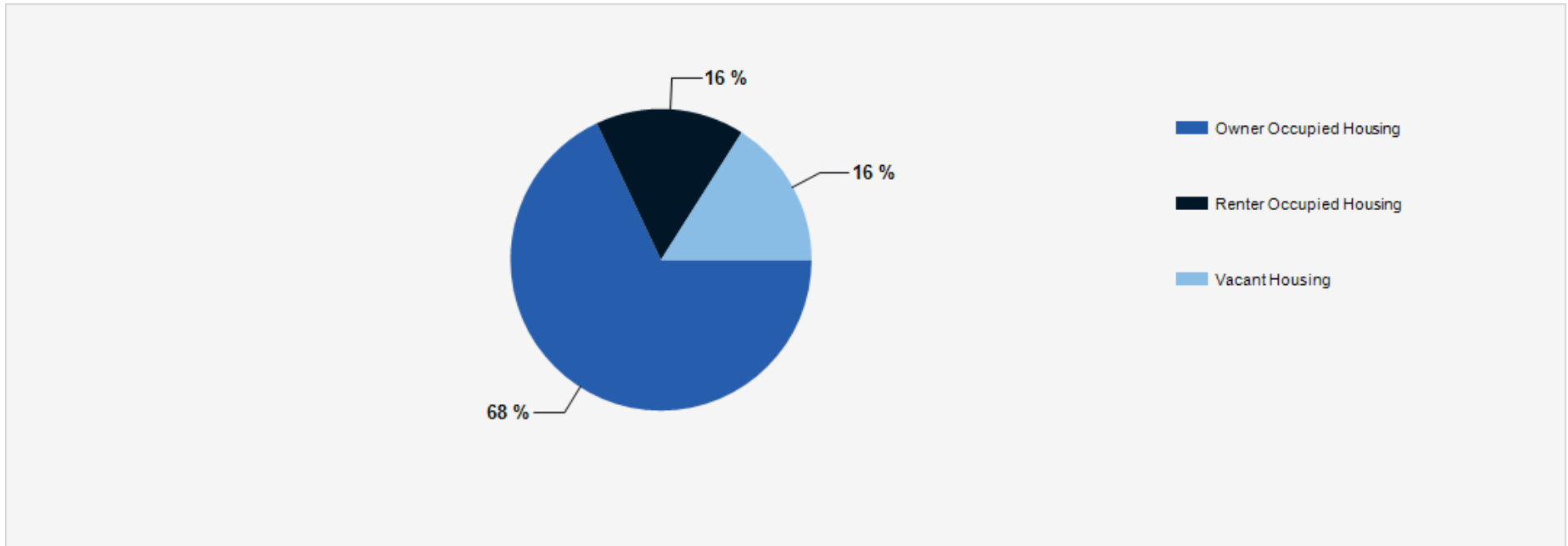
## 2023 Household Income



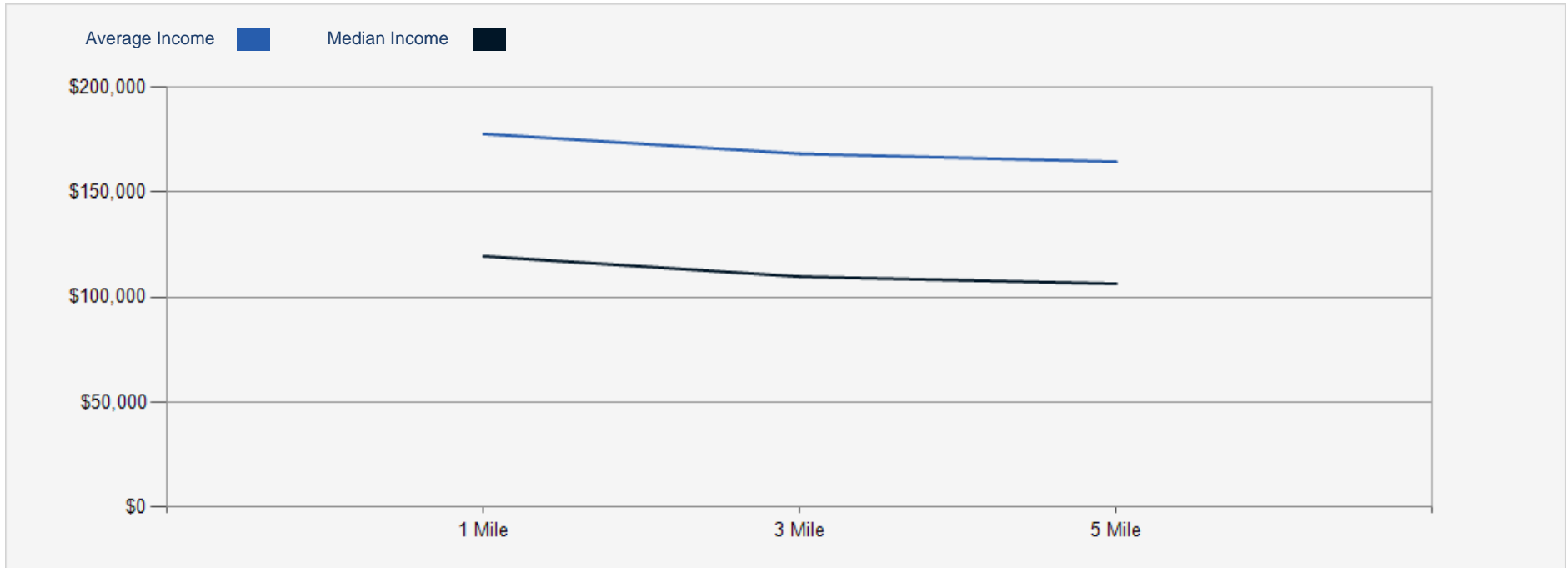
## 2023 Population by Race



### 2023 Household Occupancy - 1 Mile Radius



### 2023 Household Income Average and Median



# Fully Furnished Luxury 13-Bedroom RAL



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