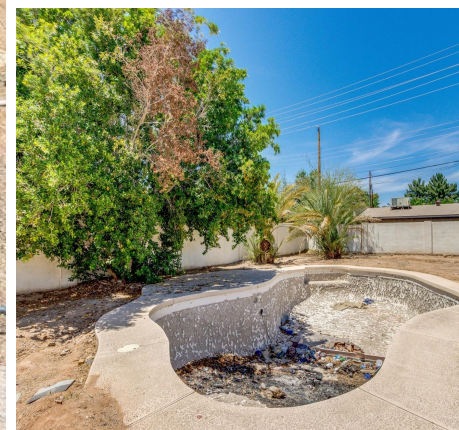


# LOT 98 VISTA INCOME ESTATES 2 — FOR SALE



OFFERING MEMORANDUM | MID-CONSTRUCTION MULTI-FAMILY DEVELOPMENT

2210 W Morten Ave  
Phoenix, AZ 85021

**Simon Enwia, CCIM**

SEnw

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# LOT 98 VISTA INCOME ESTATES 2 — FOR SALE

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Floor Plan

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### 04 Demographics

Demographics

*Exclusively Marketed by:*



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<http://www.senw.io>

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



01

Executive Summary

Investment Summary



## OFFERING SUMMARY

ADDRESS	2210 W Morten Ave Phoenix AZ 85021
COUNTY	Maricopa
MARKET	Phoenix
BUILDING SF	4,255 SF
LAND SF	17,460 SF
LAND ACRES	0.401
NUMBER OF UNITS	5
YEAR BUILT	2026
APN	157-22-021
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

PRICE	\$450,000
PRICE PSF	\$105.76
PRICE PER UNIT	\$90,000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	25,510	195,435	457,080
2025 Median HH Income	\$54,764	\$64,692	\$66,853
2025 Average HH Income	\$76,784	\$95,331	\$96,147

## PROPERTY VIDEO

### Massive 0.4 Acre Lot

- Expand parking, outdoor activation, signage, or future structures.

### Developing Area

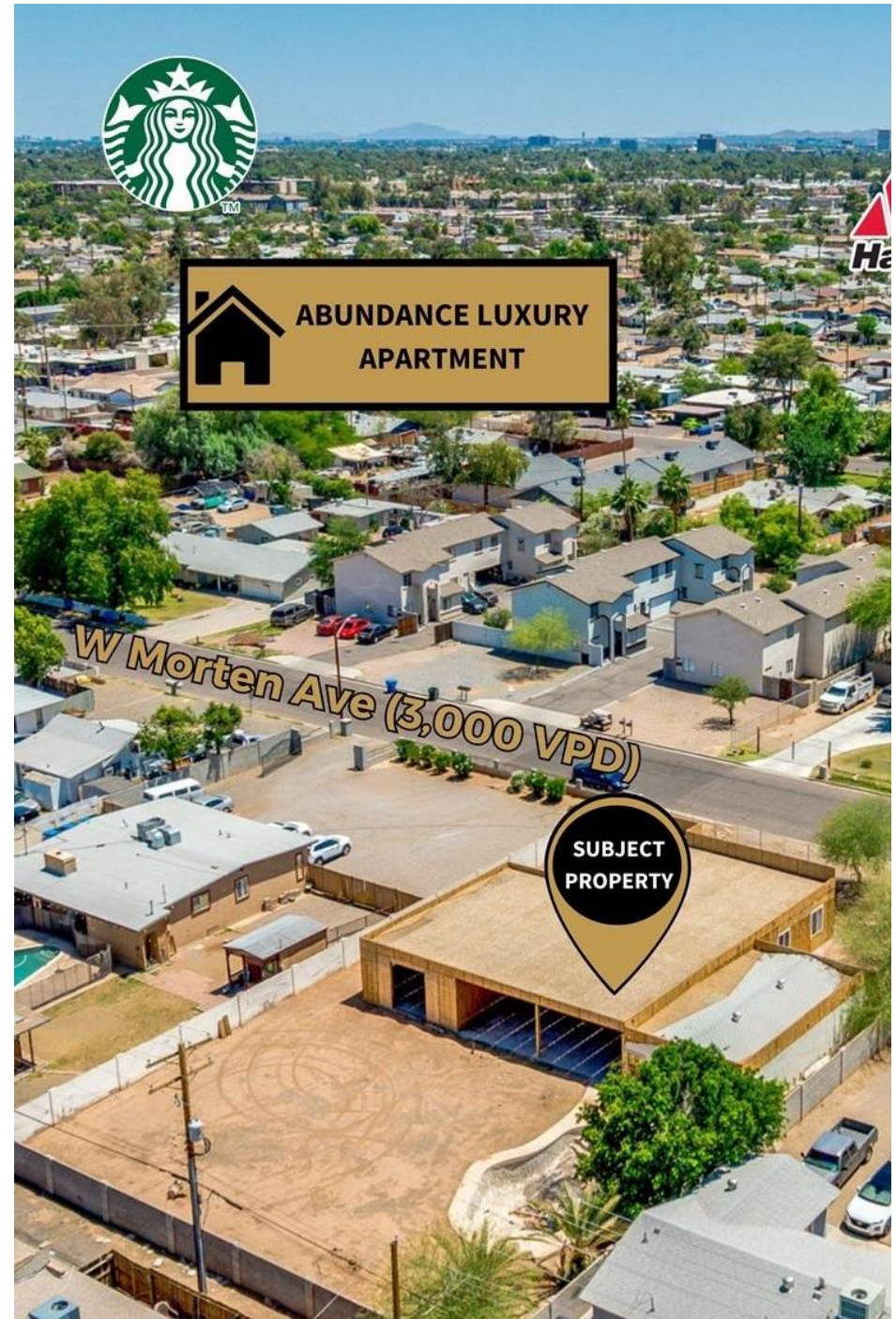
- High visibility and frontage on a quiet street with steady local traffic — Great multi-family and residential area.

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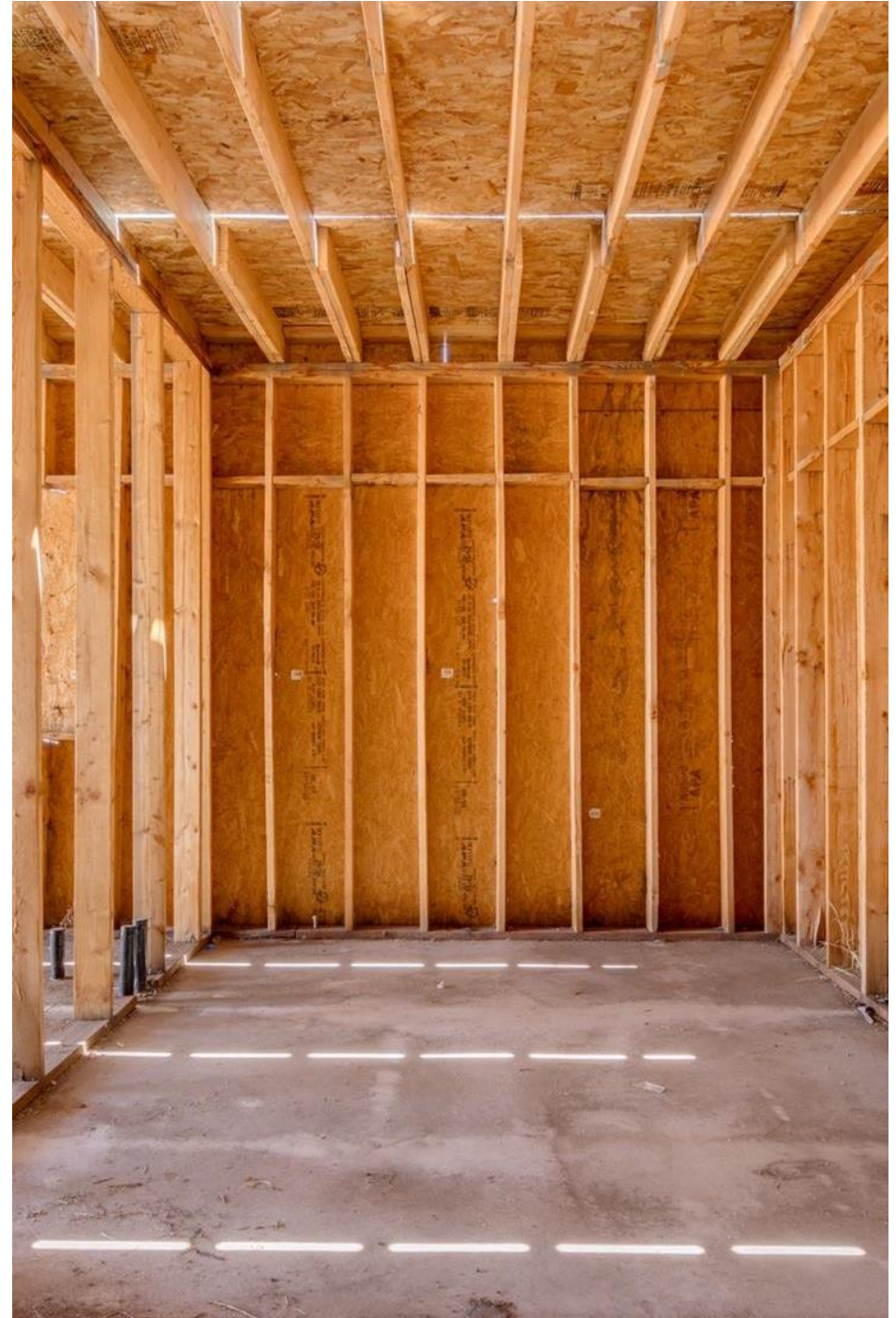
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## Revitalization Hotspot

- Located in a fast-transforming pocket of Phoenix where businesses are growing, buildings are getting repurposed, and value is on the rise.



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02

Location

- Location Summary
- Local Business Map
- Major Employers
- Aerial View Map
- Drive Times
- Drive Times (Heat Map)



## Desirable Central Phoenix Location:

- Easy access to I-17, light rail, and key city amenities — great for families and professionals.

## Gentrifying Area:

- Ongoing redevelopment and rising comps in the neighborhood

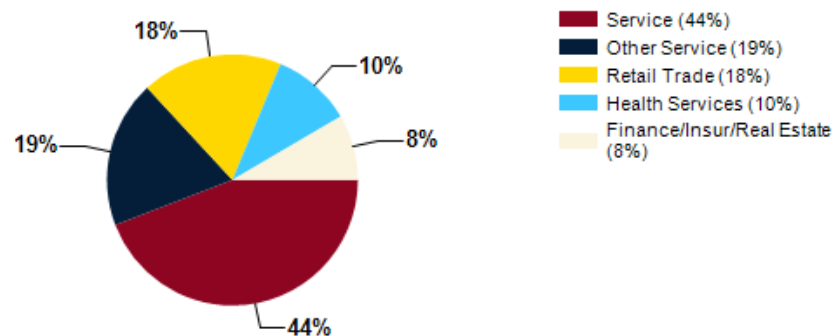
## Near Top Schools:

- Close to Washington High School and private institutions

## Shops & Dining:

- Minutes to North Central's dining, entertainment, and shopping

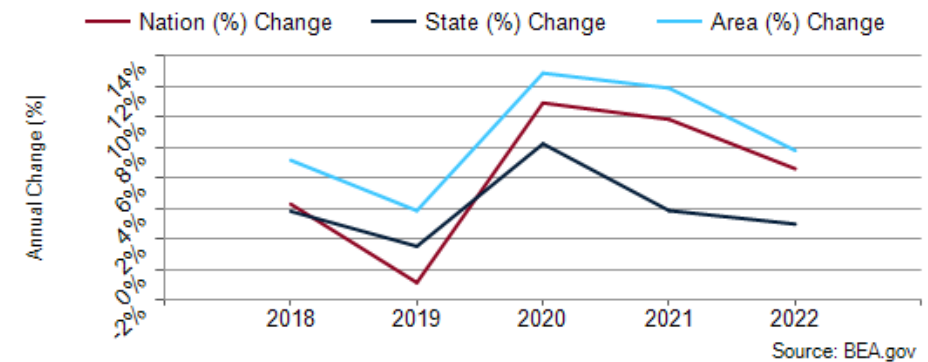
## Major Industries by Employee Count



## Largest Employers

Banner Health	44,718
Walmart Stores, Inc.	34,071
Kroger Co.	20,530
Wells Fargo & Co.	16,161
Albertsons Inc.	14,500
McDonald's Corp.	13,000
CVS Health	12,100
Raytheon Co.	12,000

## Maricopa County GDP Trend







W Morten Ave (3,000 VPD)



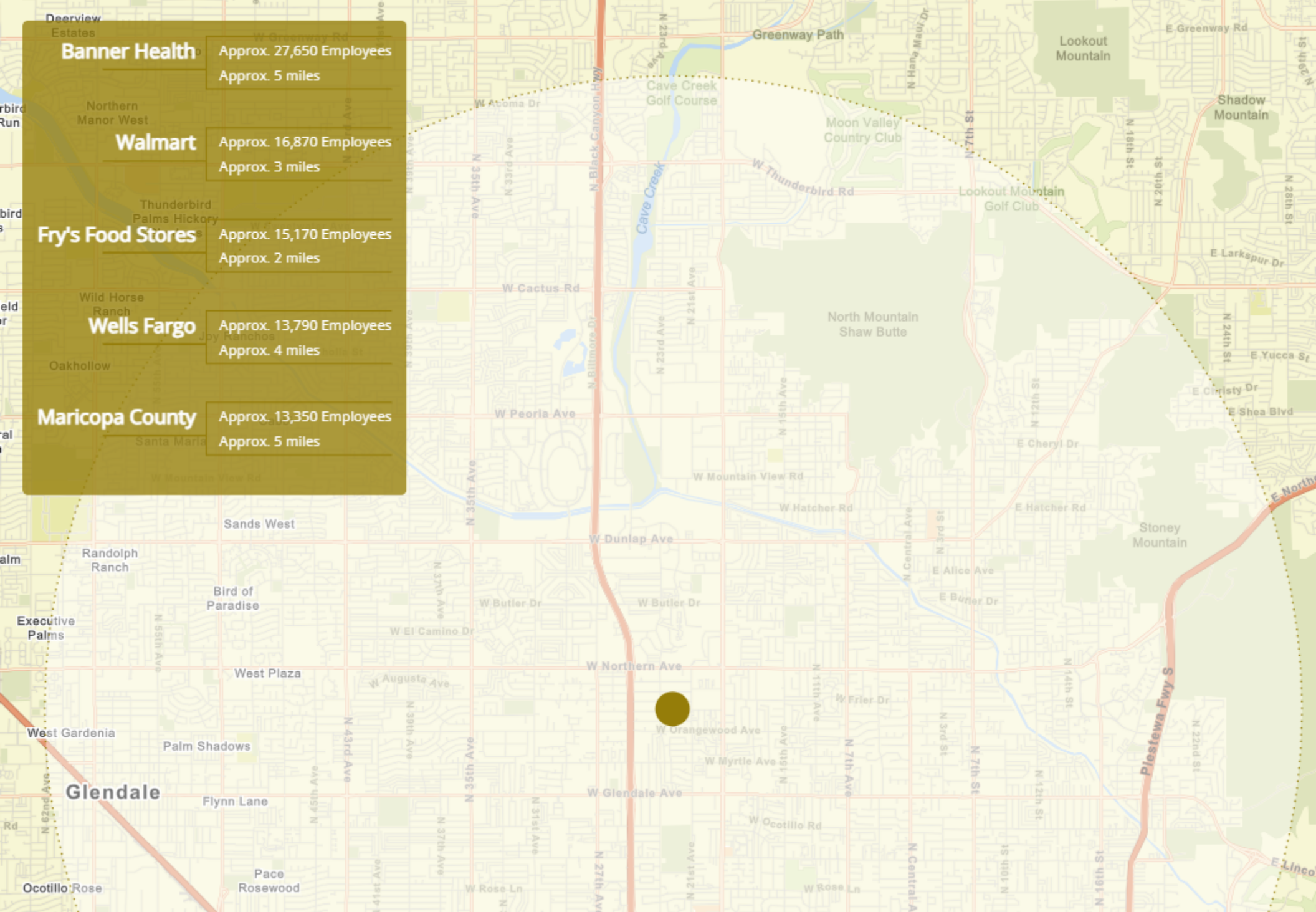
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Local Business Map | LOT 98 VISTA INCOME ESTATES 2 — FOR SALE





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Major Employers | LOT 98 VISTA INCOME ESTATES 2 — FOR SALE





**BELMONT MANOR  
CONDOMINIUM**

**N 23<sup>RD</sup> AVE**

**SUBJECT  
PROPERTY**



**W Morten Ave (3,000 VPD)**



**ABUNDANCE LUXURY  
APARTMENT**

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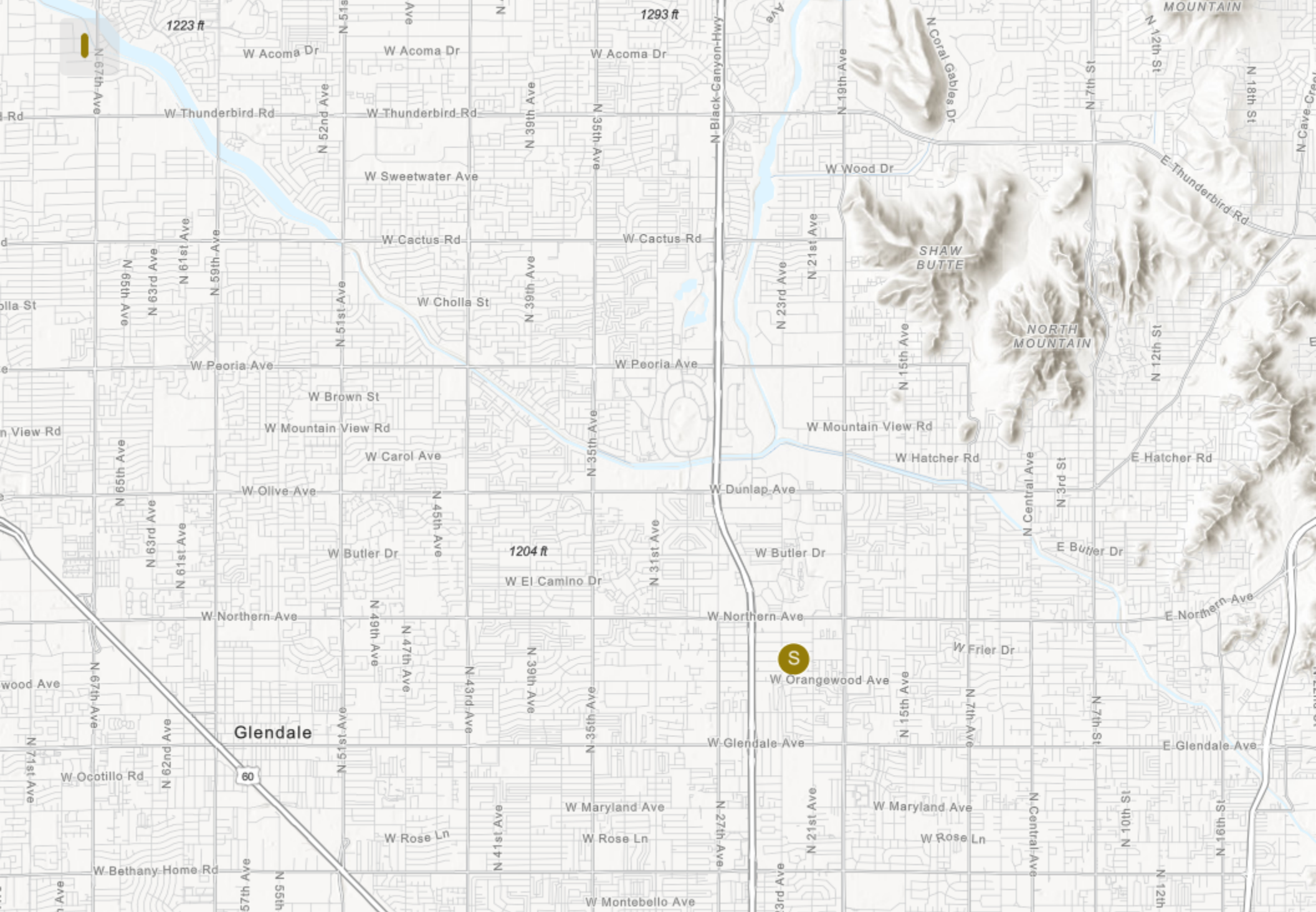
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Aerial View Map | LOT 98 VISTA INCOME ESTATES 2 — FOR SALE

10





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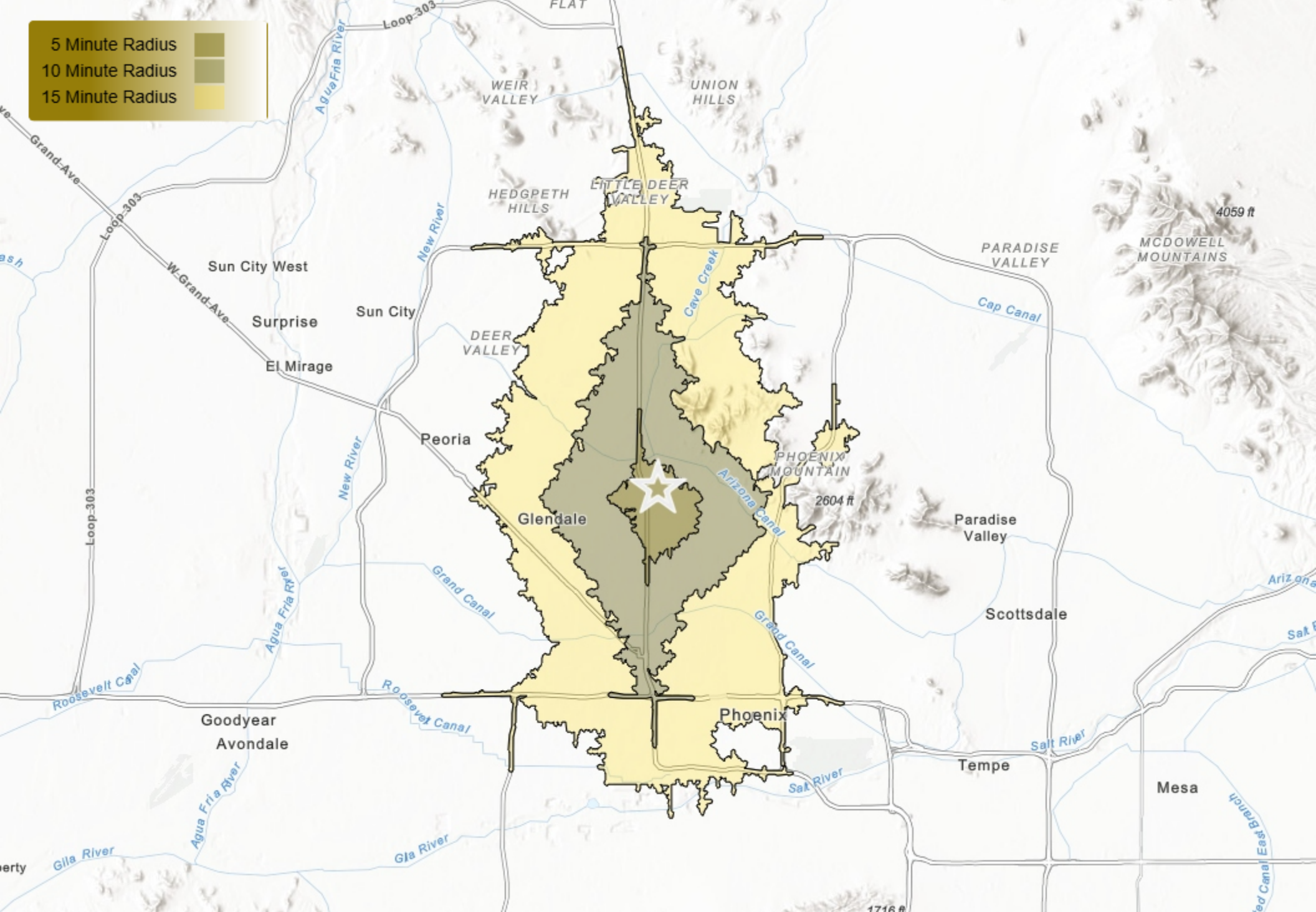
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Drive Times | LOT 98 VISTA INCOME ESTATES 2 — FOR SALE

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03

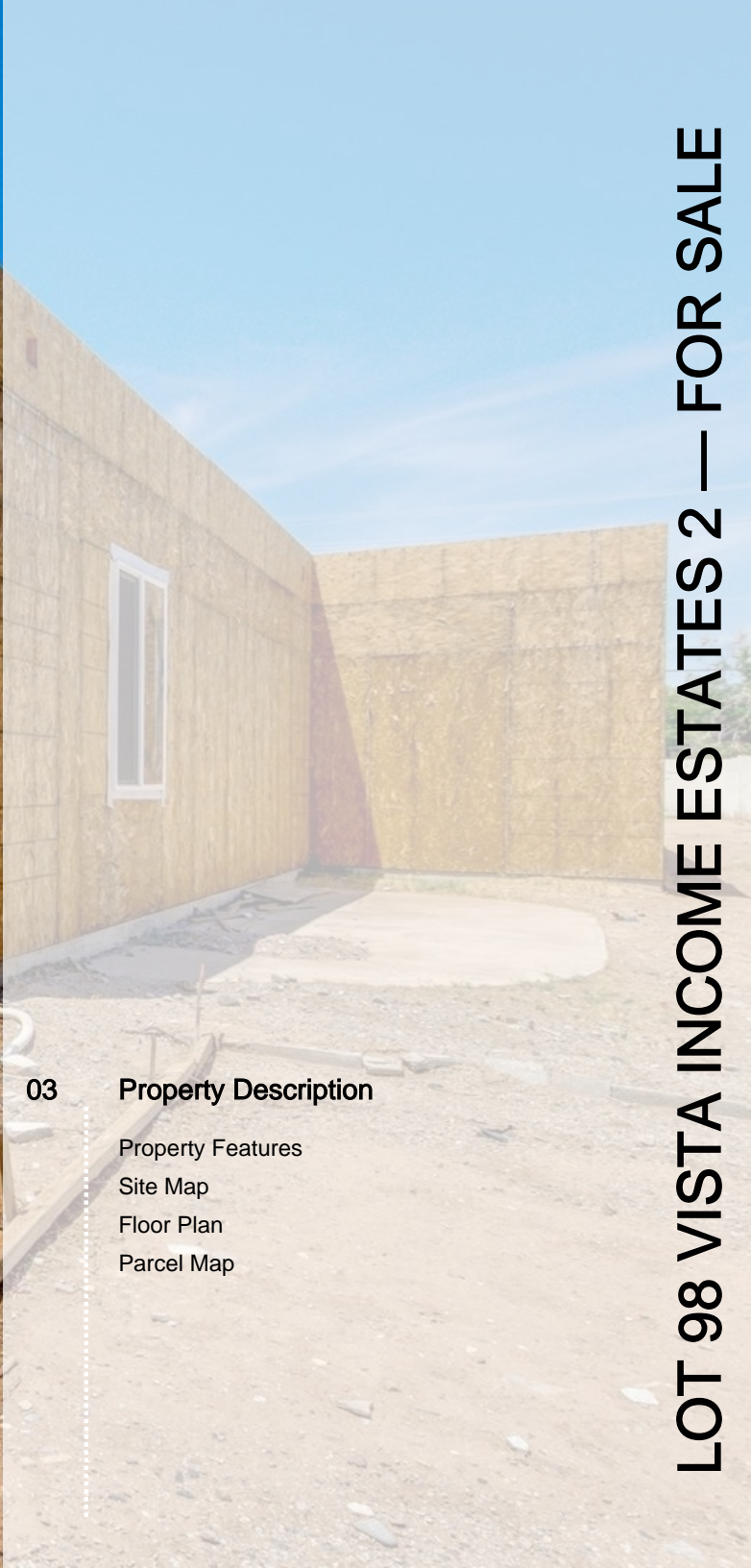
### Property Description

Property Features

Site Map

Floor Plan

Parcel Map





## PROPERTY FEATURES

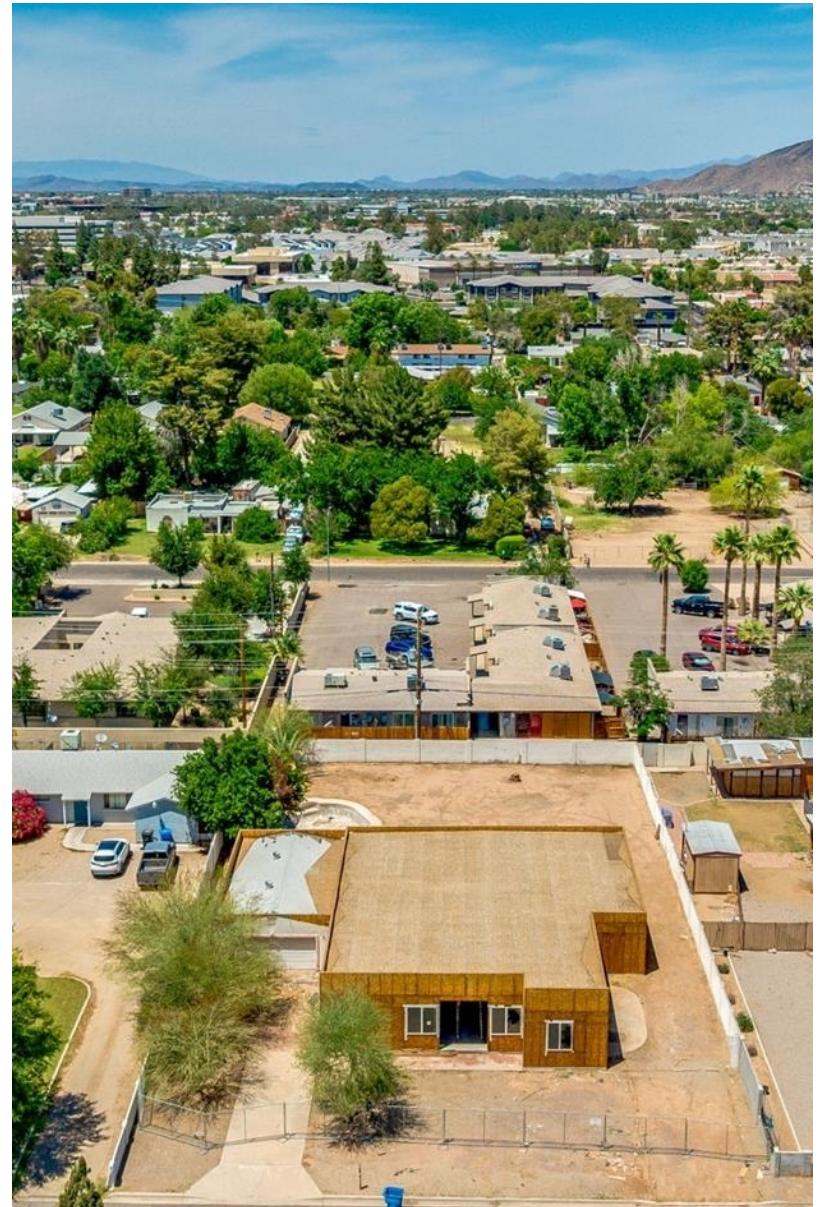
BUILDING SF	4,255
LAND SF	17,460
LAND ACRES	0.401
YEAR BUILT	2026
# OF PARCELS	1
ZONING TYPE	URBAN SUBDIV
BUILDING CLASS	B
TOPOGRAPHY	Flat
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	12
NUMBER OF UNITS	5

## MECHANICAL

HVAC	Central Air; Evaporative Cooling
HEATING	Electric
SEWER	Public

## CONSTRUCTION

FRAMING	Fw - Frame Wood
ROOF	As - Asphalt
LANDSCAPING	Desert Front; Yrd Wtring Sys Back

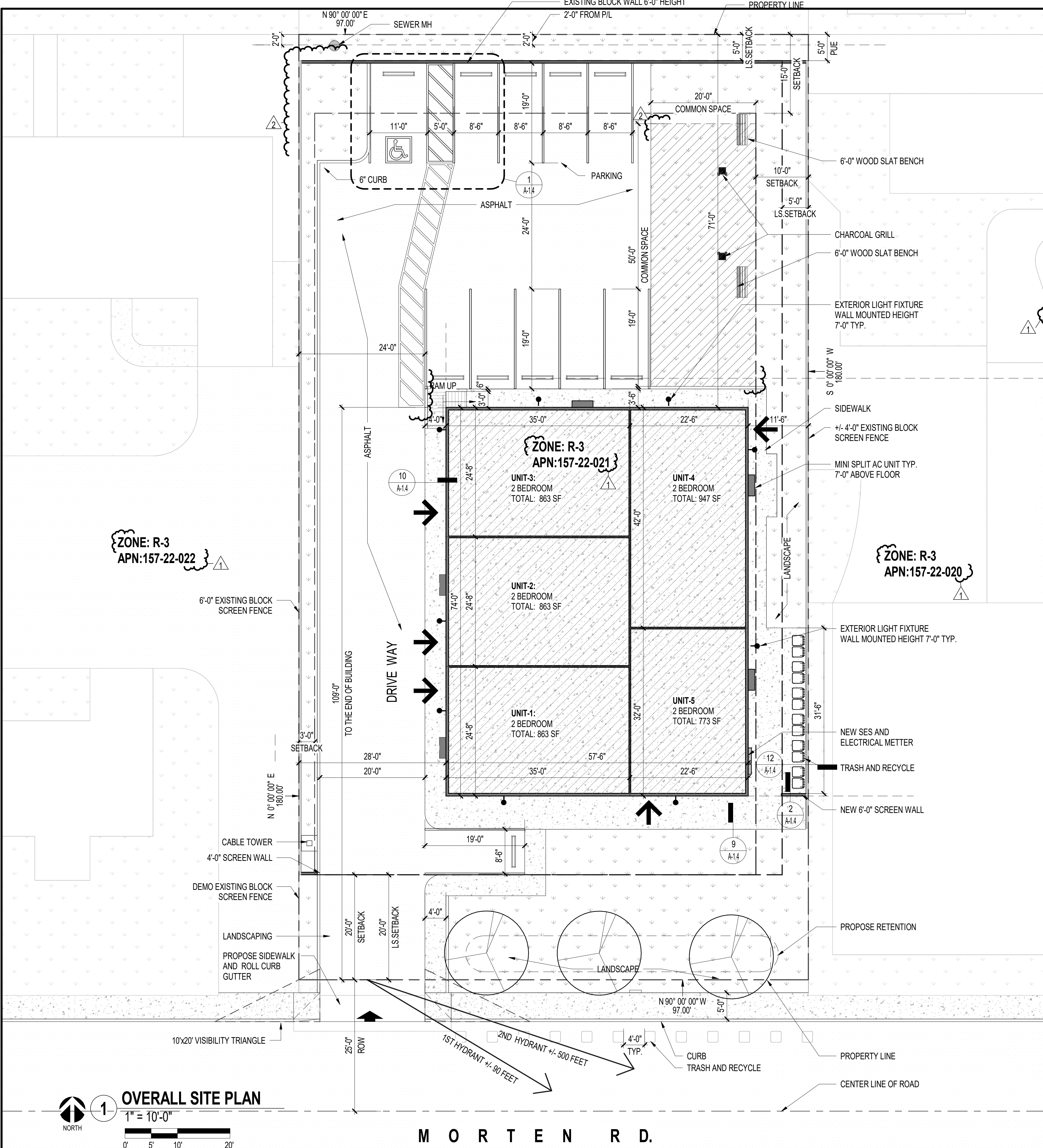


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Property Features | LOT 98 VISTA INCOME ESTATES 2 — FOR SALE





CITY OF PHOENIX SITE PLAN NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10- FEET FROM THE PROPERTY LINE AND 20- FEET ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS AND ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3- FEET.
4. STRUCTURE AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33- FEET X 33- FEET ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3- FEET.
5. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
6. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF- WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF- WAY, IN ACCORDANCE WITH APPROVED PLANS.
7. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
8. ALL SERVICE AREAS WILL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTER, AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
9. ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
10. THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY. COMMUNICATIONS AND CABLE TELEVISION AND ALL ON PREMISE WIRING SHOULD BE PLACED UNDERGROUND IN ALL DEVELOPMENTS WHERE VISIBLE FROM STREETS OR ADJOINING PROPERTIES.

PROJECT DIRECTORY

OWNER / DEVELOPER:	ARCHITECT:
SPOTSIGHT HOLDINGS LLC 6530 N. 16TH STREET PHOENIX, AZ 85016	PHAMORA DESIGN P.O. BOX. : 35517 PHOENIX, AZ 85069
PHONE: (602) 489-8592 EMAIL: ytnas@gmail.com CONTACT: NASER ALATRASH	PHONE: 623 326 4626 EMAIL: hello@phamora.com CONTACT: JB PHAM

PROJECT DATA

REFERENCE	CITY OF PHOENIX
ZONING DISTRICT	R-3, SUBDIVISION
ZONING MAP	J7
PROJECT ADDRESS	2210 W MORTEN AVE PHOENIX 85021.
OCCUPANCY TYPE	V-B
VILLAGE	ALHAMBRA
PARCEL NUMBER	157-22-021
NUMBER OF STORIES	1
CONSTRUCTION TYPE	V-B
FIRE PROTECTION	SPRINKLER (NFPA 13D)
RIGHT OF WAY/ EASEMENTS	50 FEET
GROSS SITE AREA	19,962 SF= 0.18 ARCE
NET SITE AREA	17,460 SF. =0.16 ACER
COMMON OPEN SPACE REQ.	19,962SF X 5% = 998 SF=0.02 ACER
COMMON OPEN SPACE PROV.	1000 SF.=0.026 ACRE
LOT SALE	NO
MAX. LOT COVERAGE	(50%+10%=60%) (17,460 X 60%=10,467 SF)
DWELING UNIT DENSITY (UNITS/GROSS AREA)	( THE LOT IS LESS THAN 1 ACRE14.5 IS NOT PROPOSED DENSITY)
SETBACK FRONT	20 FEET
SETBACK REAR	15 FEET
SETBACK INTERIOR SIDES	5 FEET
LANDSCAPE SET BACK-FRONT	20 FEET
LANDSCAPE SETBACK-REAR	5 FEET
LANDSCAPE WEST	5 FEET
LANDSCAPE EAST	20 FEET
PARKING REQUIREMENT	1.5 PER UNIT = 7.5, (50%UNRESERVED)=3.25 => 7.5+3.75= 12 SPACES
PARKING PROVIDED	12 PARKING SPACES
MAX BUILDING HEIGHT	30 FEET
BUILDING HEIGHT PROV.	22 FEET
UNIT 1	863 SF
UNIT 2	863 SF
UNIT 3	863 SF
UNIT 4	947 SF
UNIT 5	720 SF
NUMBER OF BUILDING	1
TOTAL AREA OF BUILDING	4,257SF

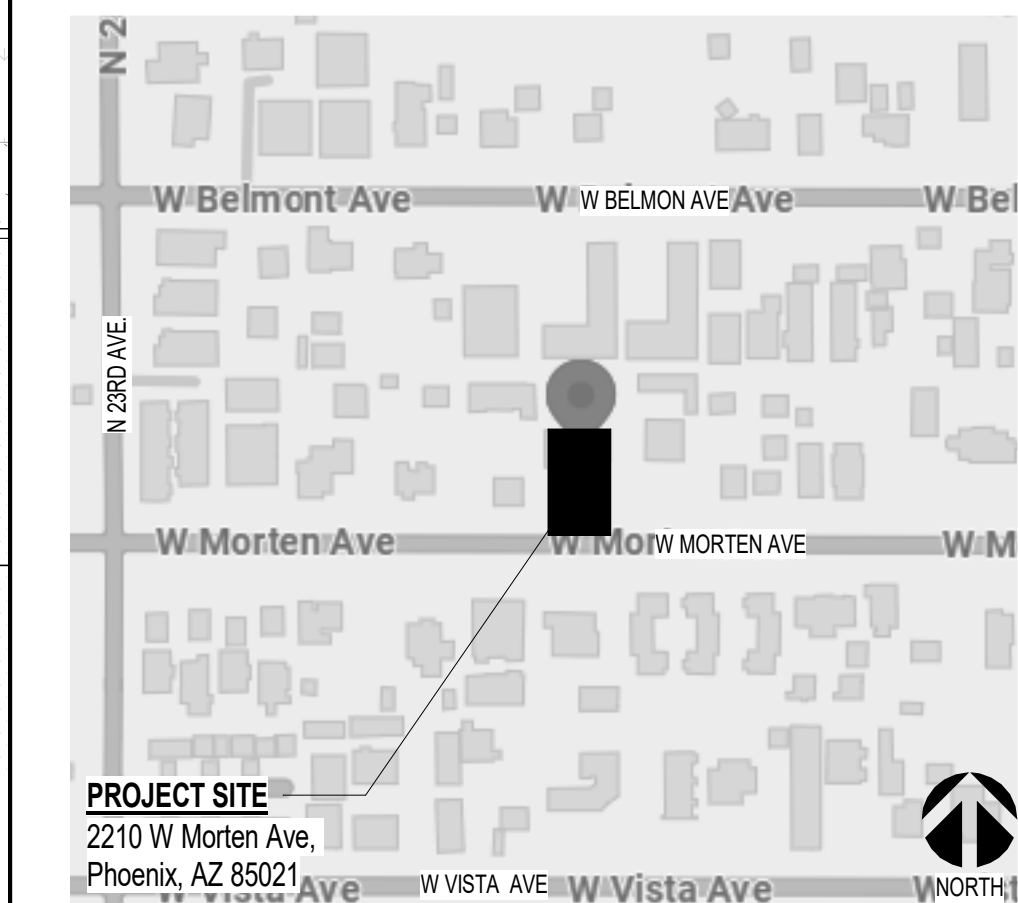
SCOPE OF WORK

THIS PROJECT IS ON AN EXISTING EMPTY R-3 LOT. IT CONSISTS OF A 5 UNIT ONE SINGLE STORY BUILDING. EACH UNIT HAS ITS OWN BEDROOM, BATHROOM, AND KITCHENETTE. THERE ARE 10 REGULAR PARKING STALLS AND 1 ADA PARKING STALL.

LEGAL DESCRIPTION

LOT 98, VISTA INCOME ESTATES. UNIT TWO, ACCORDING TO BOOK 19 OF MAPS, PAGE 18 RECORDS OF MARICOPA COUNTY, ARIZONA.

VICINITY MAP:



APPROVAL STAMP

KIVA: 24-722  
PAPP: #2405968  
SDEV: 2400229  
QS: 24-24

MORTEN APARTEMENTS  
2210 W MORTEN AVE PHOENIX 85021

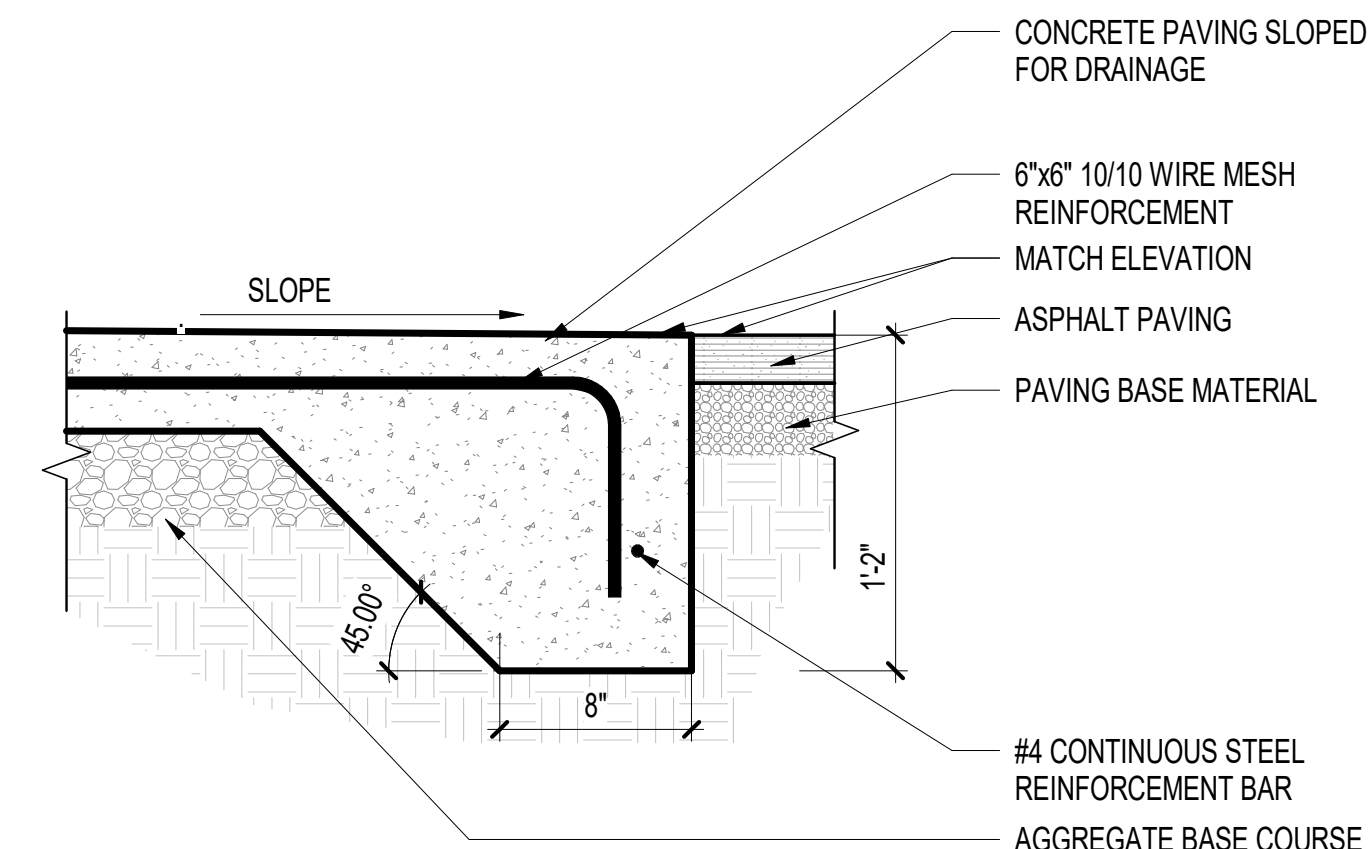
NO.	REVISION	DATE
1	1st Review	Date 1
2	2nd Review	01/10/25

PROJECT NO.: 240120  
DATE: 02/05/25  
DESIGNED BY: JB  
DRAWN BY: DP  
APPROVED BY: JB  
SHEET TITLE:  
OVERALL SITE PLAN

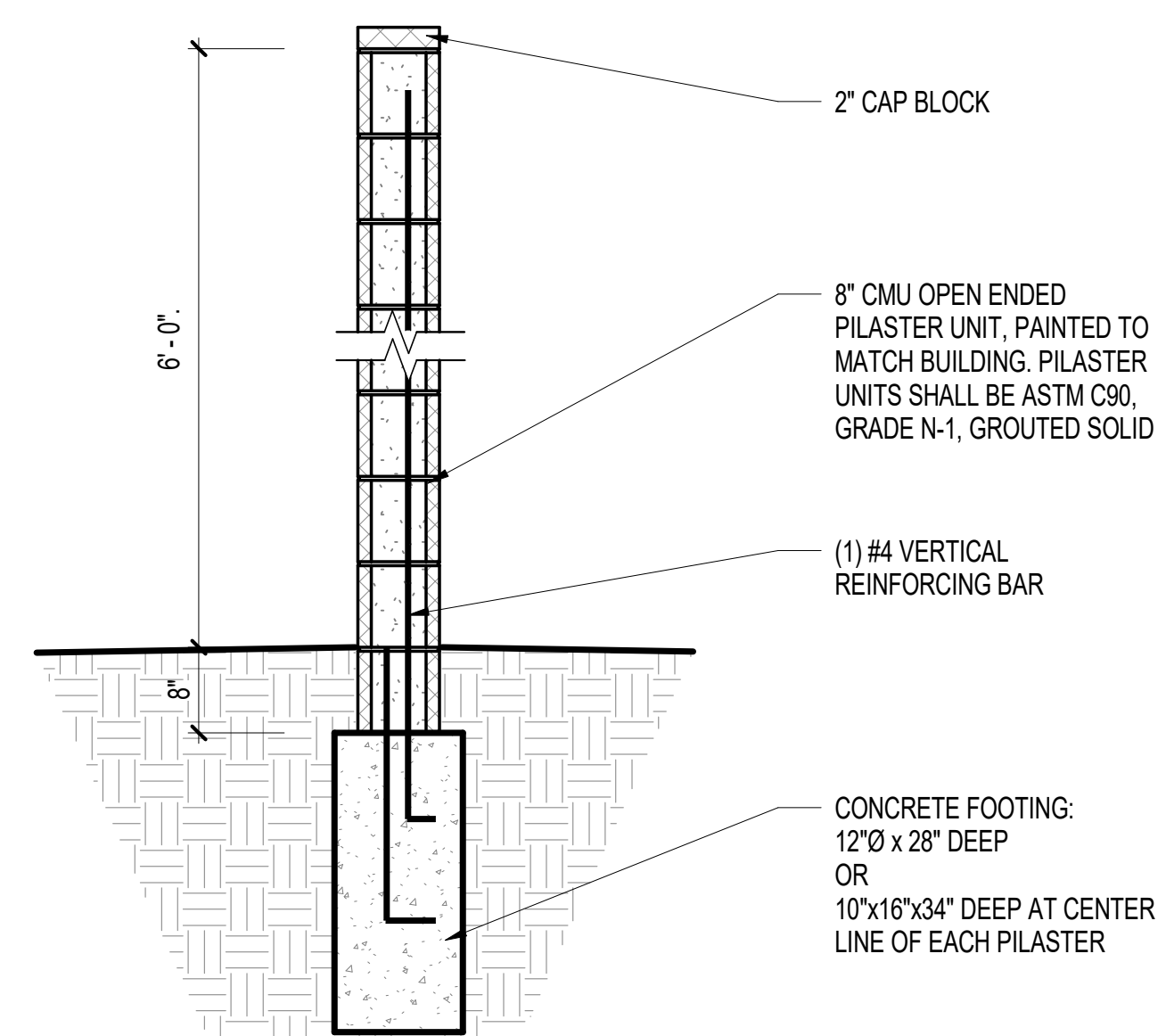
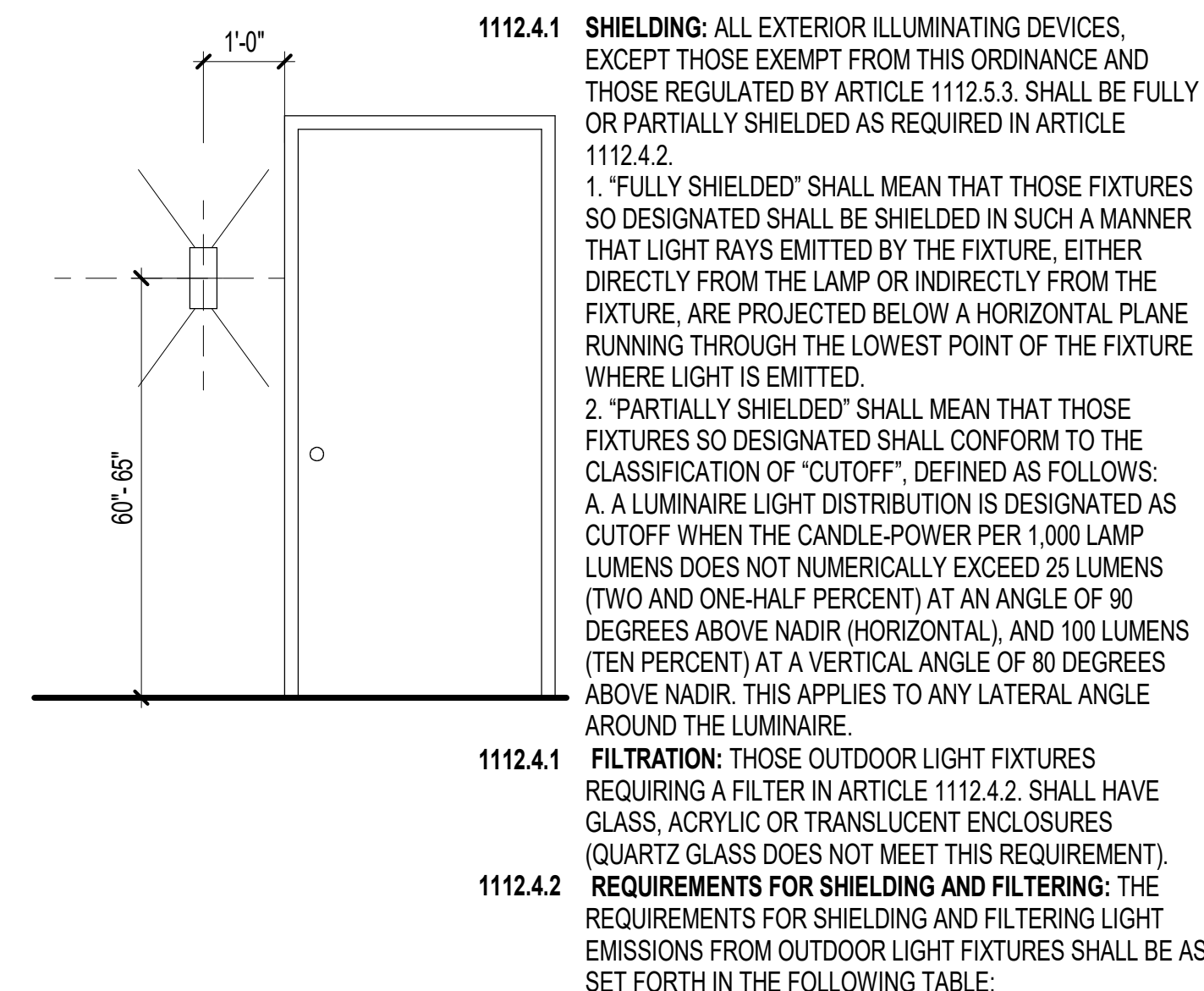
SHEET NUMBER:  
A-1 1

STACKING NUMBER:

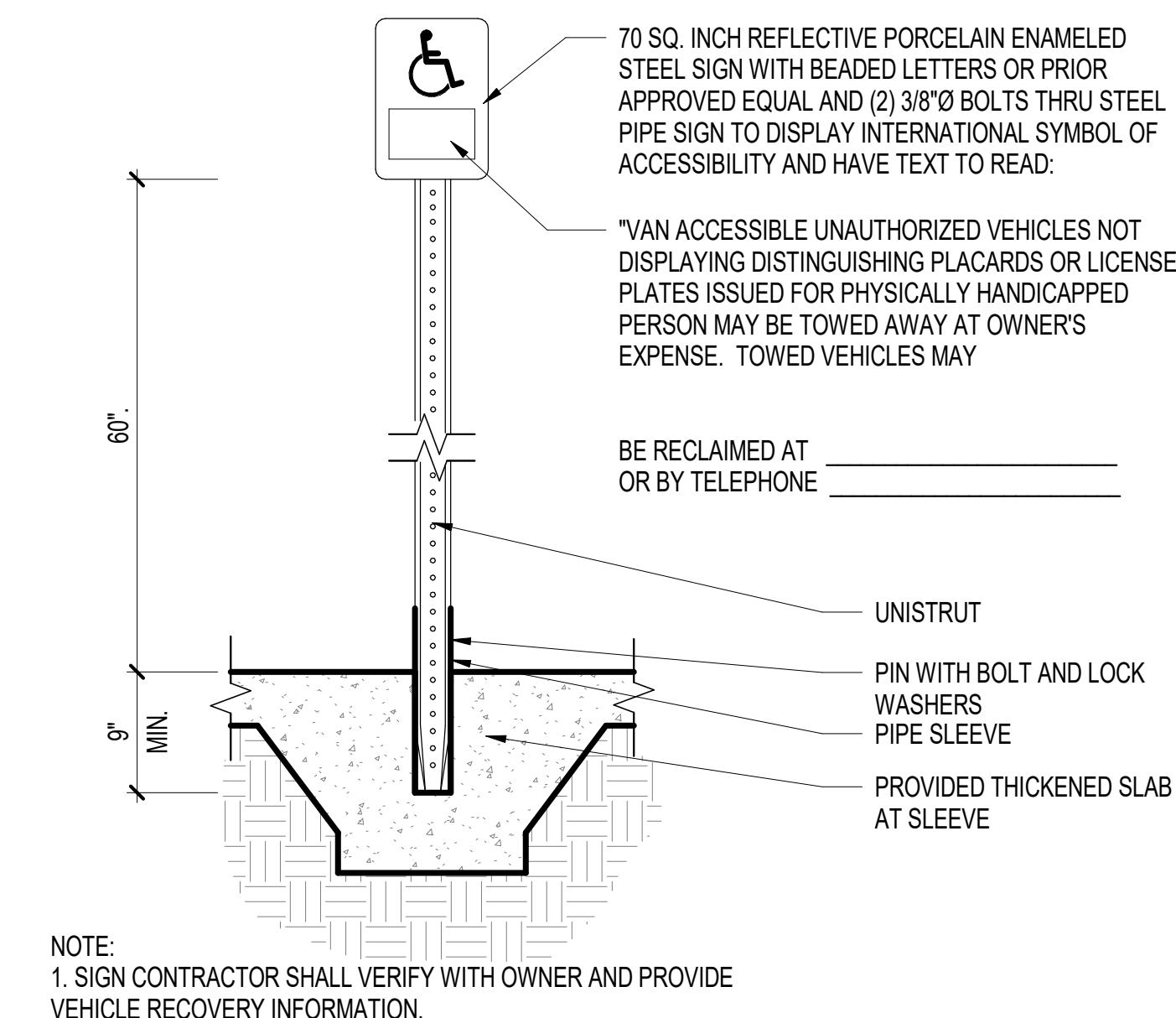




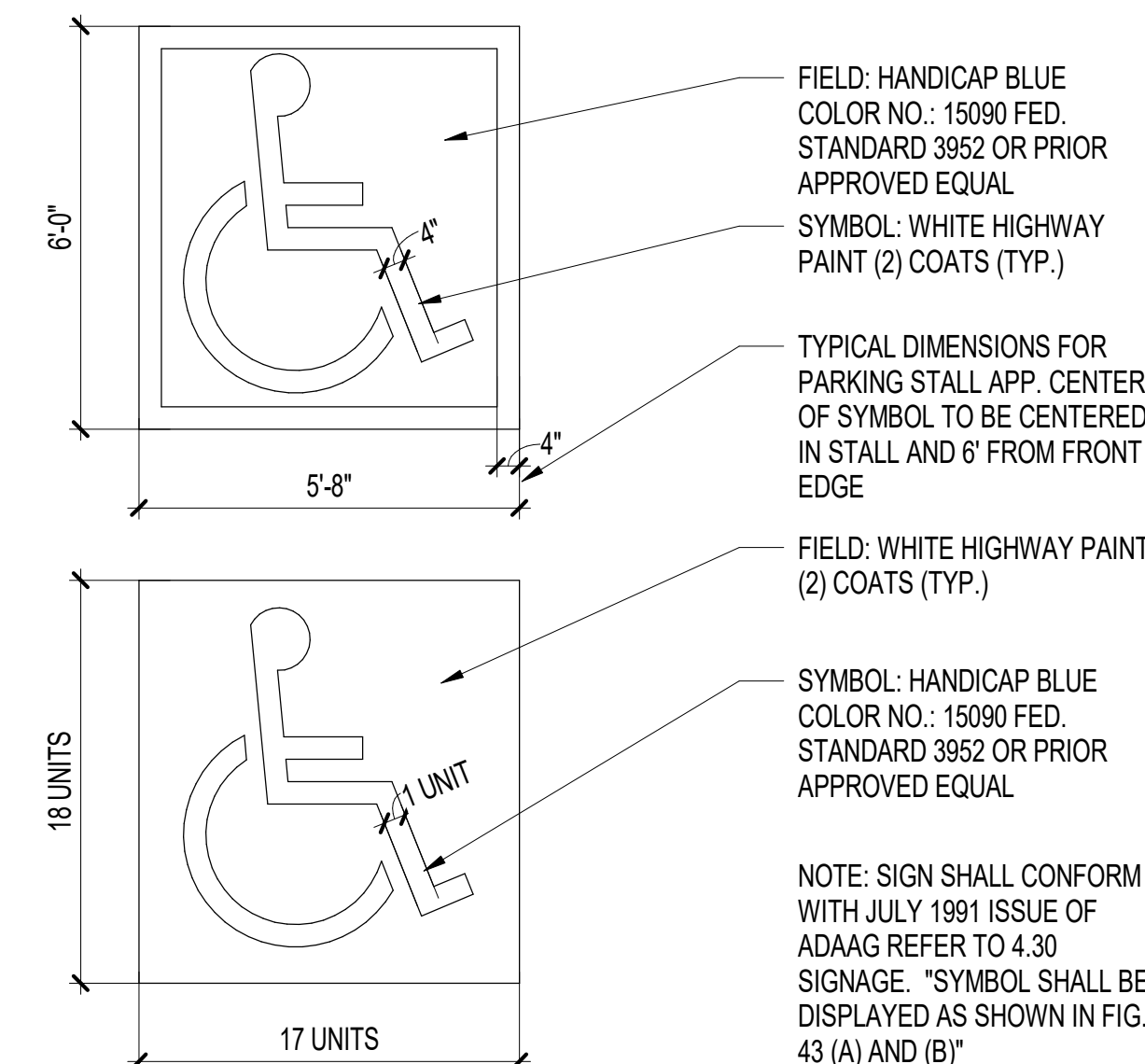
#### 4 INTERNATIONAL SYMBOL OF ACCESSIBILITY



## 2 SCREEN WALL PILASTER



### 3 INTERNATIONAL SYMBOL OF ACCESSIBILITY







FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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Floor Plan | LOT 98 VISTA INCOME ESTATES 2 — FOR SALE





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Parcel Map | LOT 98 VISTA INCOME ESTATES 2 — FOR SALE

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04

Demographics

Demographics

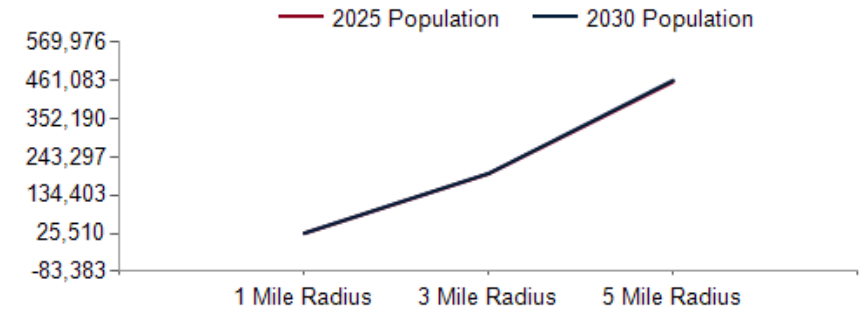
LOT 98 VISTA INCOME ESTATES 2 — FOR SALE



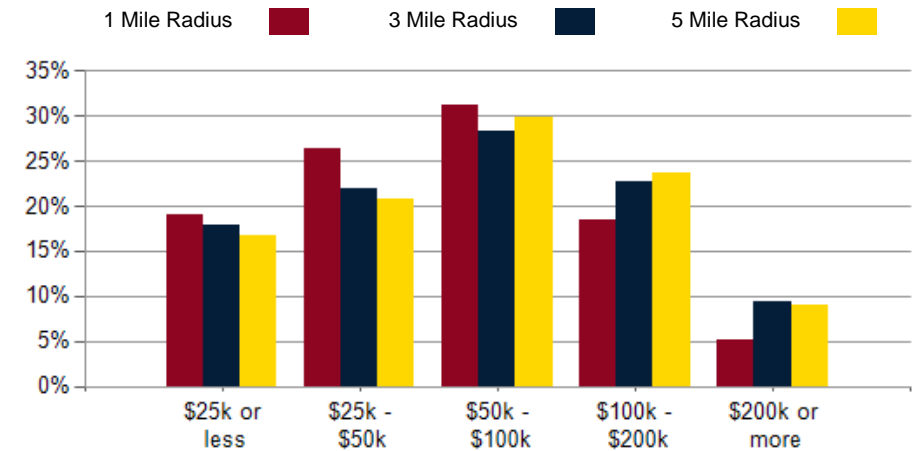
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,783	179,525	429,526
2010 Population	22,061	172,283	409,236
2025 Population	25,510	195,435	457,080
2030 Population	26,196	196,420	461,083
2025-2030: Population: Growth Rate	2.65%	0.50%	0.85%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,090	7,581	17,962
\$15,000-\$24,999	1,002	5,033	11,601
\$25,000-\$34,999	990	5,719	14,010
\$35,000-\$49,999	1,919	9,732	22,807
\$50,000-\$74,999	2,166	11,377	30,700
\$75,000-\$99,999	1,276	8,616	22,180
\$100,000-\$149,999	1,501	11,572	28,644
\$150,000-\$199,999	524	4,512	12,994
\$200,000 or greater	556	6,567	15,917
Median HH Income	\$54,764	\$64,692	\$66,853
Average HH Income	\$76,784	\$95,331	\$96,147

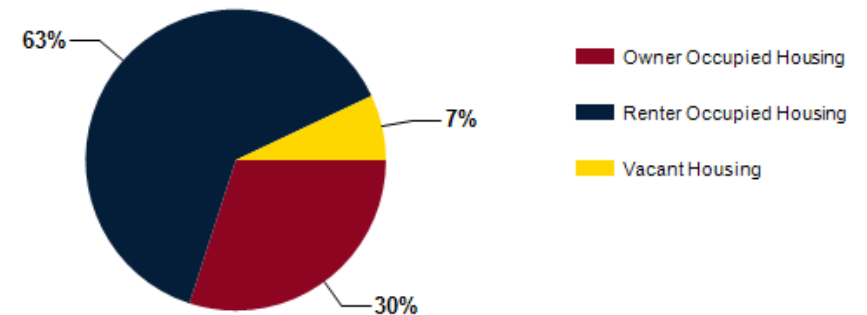
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	10,679	73,325	176,266
2010 Total Households	9,398	63,638	154,320
2025 Total Households	11,024	70,711	176,818
2030 Total Households	11,521	72,020	181,229
2025 Average Household Size	2.29	2.62	2.51
2025-2030: Households: Growth Rate	4.45%	1.85%	2.45%



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri



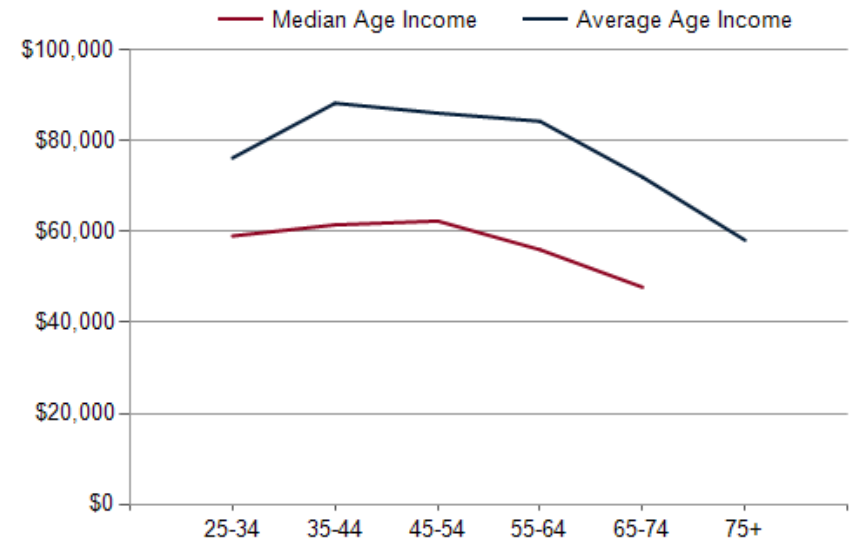
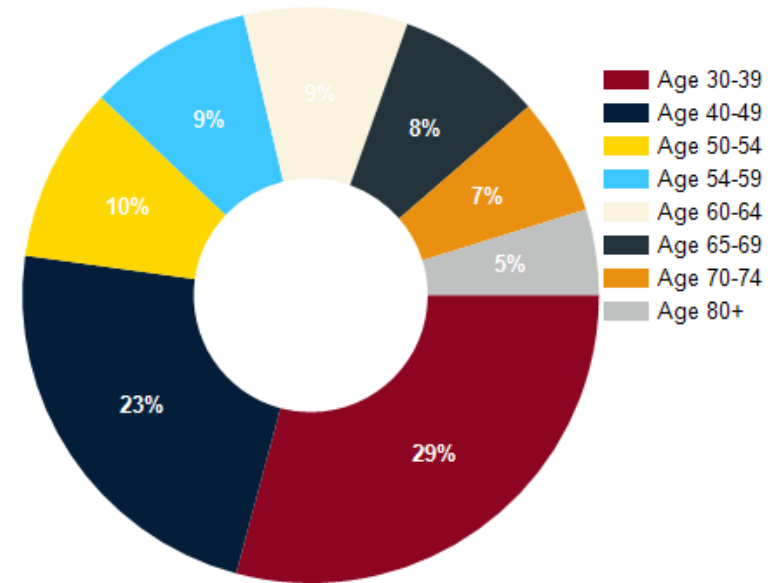
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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,001	13,668	35,298
2025 Population Age 35-39	1,954	13,203	31,944
2025 Population Age 40-44	1,714	12,599	29,991
2025 Population Age 45-49	1,410	11,279	26,904
2025 Population Age 50-54	1,336	10,970	26,235
2025 Population Age 55-59	1,248	10,226	24,722
2025 Population Age 60-64	1,247	9,795	23,927
2025 Population Age 65-69	1,109	8,516	20,976
2025 Population Age 70-74	890	6,663	16,929
2025 Population Age 75-79	652	4,925	12,672
2025 Population Age 80-84	457	3,147	7,901
2025 Population Age 85+	656	2,843	6,587
2025 Population Age 18+	19,517	149,836	355,243
2025 Median Age	35	34	35
2030 Median Age	36	35	36

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$59,061	\$66,949	\$68,607
Average Household Income 25-34	\$76,261	\$87,280	\$90,638
Median Household Income 35-44	\$61,515	\$75,398	\$78,147
Average Household Income 35-44	\$88,318	\$107,083	\$110,427
Median Household Income 45-54	\$62,364	\$79,112	\$80,218
Average Household Income 45-54	\$86,120	\$112,843	\$111,805
Median Household Income 55-64	\$56,037	\$68,668	\$72,637
Average Household Income 55-64	\$84,332	\$104,950	\$104,856
Median Household Income 65-74	\$47,773	\$53,131	\$55,085
Average Household Income 65-74	\$72,031	\$87,844	\$87,053
Average Household Income 75+	\$58,141	\$74,097	\$74,316





05	Company Profile
	Advisor Profile





**Simon Enwia, CCIM**  
CEO | Managing Broker (AZ, CA, FL, IL, WI)

In commercial real estate, Simon Enwia emerges as a distinguished figure, known for his unparalleled sales prowess and steadfast dedication to client success. With licenses and expertise spanning across Arizona, California, Florida, Illinois, and Wisconsin, Simon has cemented his reputation as a trusted leader in the industry, in multiple verticals and using technology to bolster his efforts.

Simon's career is defined by a relentless pursuit of excellence and a keen ability to navigate complex market dynamics to the benefit of his clients. As a seasoned commercial broker, he has orchestrated numerous high-value transactions, leveraging his deep market insights and strategic acumen to secure favorable outcomes for his clients.

His approach to sales is characterized by a direct and results-driven mindset, making him a sought-after strategist in the most competitive real estate markets or other market cycles. Simon's expertise spans various property types, with a particular focus on maximizing value for his clients through experience and understanding the unique need of each vertical and region.

A testament to his success is his role in founding SENW, where he continues to lead with a commitment to professionalism, integrity, and superior service. Under his guidance, SENW has become synonymous with excellence in sales and client satisfaction.

Simon's dedication to his craft is reflected in his unwavering pursuit of knowledge and his continuous efforts to stay ahead of industry trends. His leadership extends beyond sales, as he actively contributes to philanthropic endeavors, supporting initiatives that benefit disadvantaged communities. Even as his career evolves, Simon's entrepreneurial spirit remains undiminished. Simon Enwia's story is not just about real estate; it's a testament to leadership, philanthropy, and the enduring impact of a values-driven approach in business. Explore the world of commercial real estate with Simon Enwia as your guide, and unlock unparalleled opportunities in today's dynamic market landscape.



# LOT 98 VISTA INCOME ESTATES 2 — FOR SALE

## CONFIDENTIALITY and DISCLAIMER

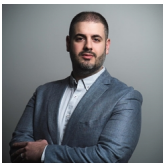
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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to SENW. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

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*Exclusively Marketed by:*



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