

# 5 UNIT MULTIFAMILY - WESTERN | GARDEN

622 / 624 WESTERN  
AVENUE | 201 / 201 1/2 /  
203 GARDEN STREET,  
PRESCOTT, AZ 86305

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# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Exceptional 5-unit multifamily investment opportunity in Prescott, offering strong in-place income and full occupancy. The unit mix consists of two 2-bedroom/1-bath units, two 1-bedroom/1-bath unit, and one studio, providing a diversified rental profile that appeals to a broad tenant base.

The property is fully occupied with a total annual gross income of \$86,160.00, delivering immediate and stable cash flow. Each unit is individually metered for gas and electric, helping to minimize owner expenses and simplify utility management.

With its desirable unit mix, consistent occupancy, and this property presents an attractive opportunity for both seasoned investors and those looking to expand their multifamily portfolio in a strong rental market at Downtown Prescott.

## OFFERING SUMMARY

Sale Price:	\$999,000
Number of Units:	5
Lot Size:	0.17 Acres
Building Size:	3,198 SF
NOI:	\$72,627.00
Cap Rate:	7.27%

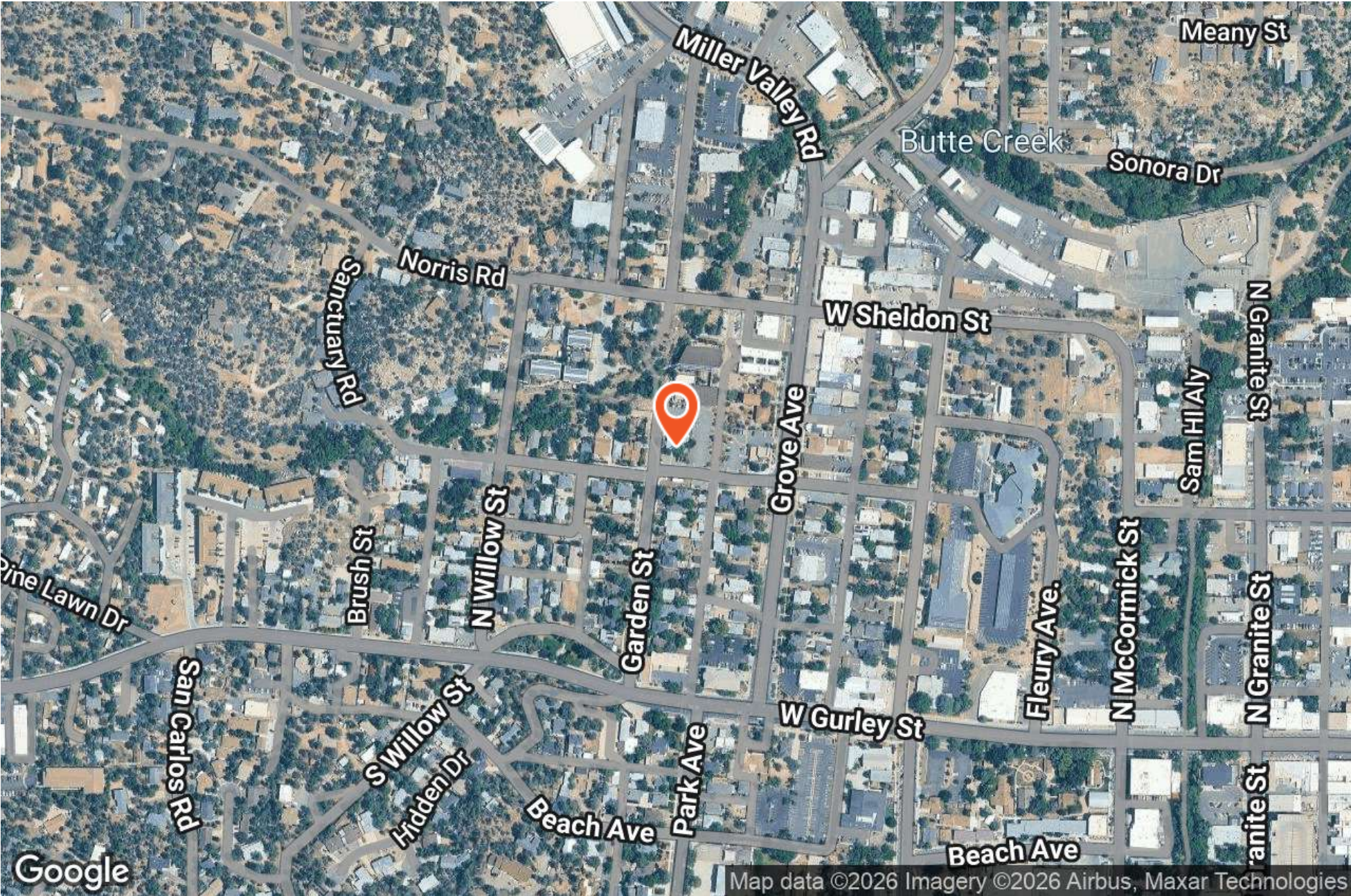
## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	4,412	23,645	40,846
Total Population	8,738	48,744	88,164
Average HH Income	\$76,373	\$100,324	\$95,188

# UNIT MIX SUMMARY

UNIT TYPE	BEDS	BATHS	RENT
201 Garden	2	1	\$1,619
201 1/2 Garden	1	1	\$1,000
203 Garden	1	1	\$1,500
622 Western	2	1	\$1,500
624 Western	1	1	\$1,560

# LOCATION MAP



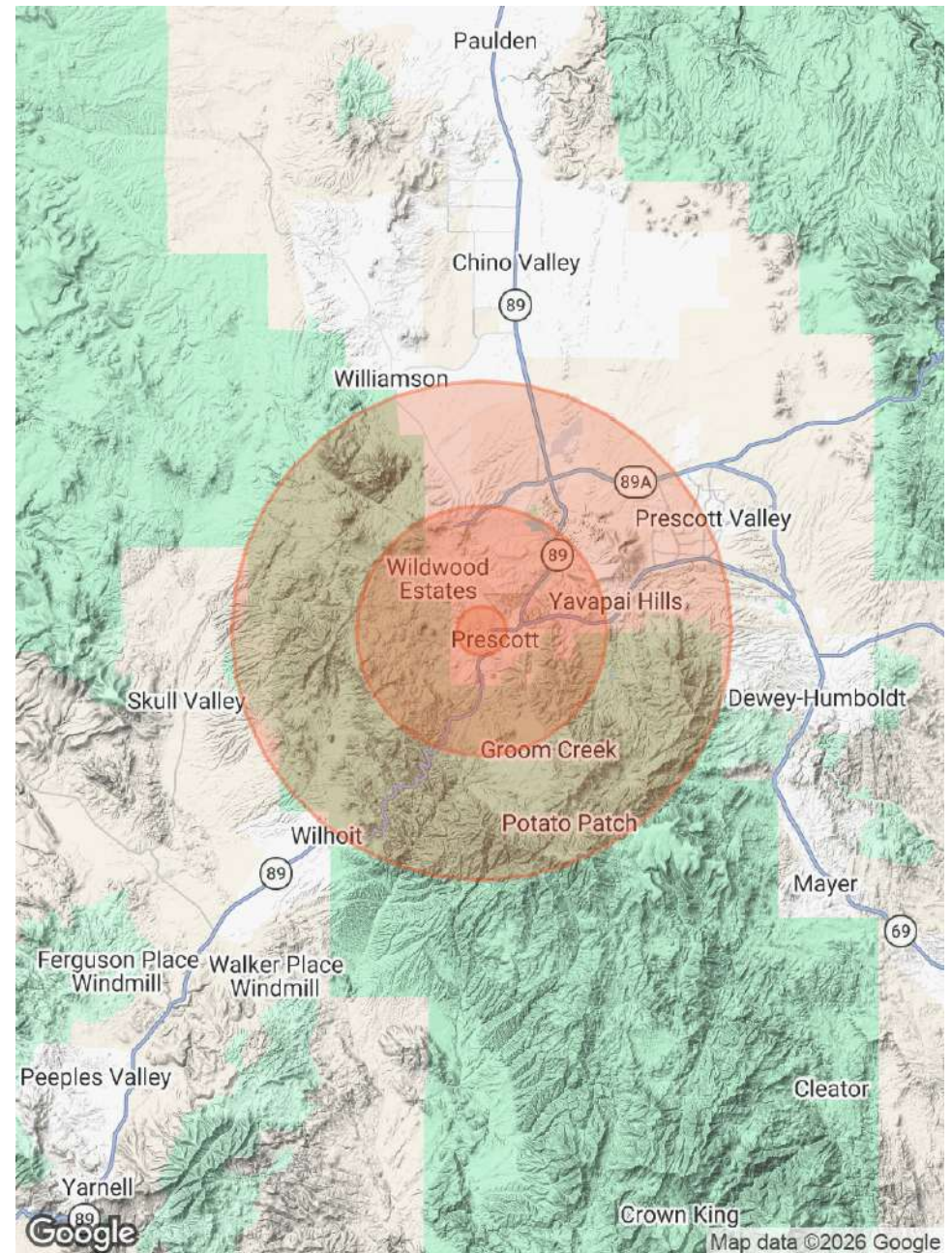
# DEMOGRAPHICS MAP & REPORT

<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	8,738	48,744	88,164
Average Age	48.7	55.6	52.9
Average Age (Male)	48.3	54.1	51.5
Average Age (Female)	50.3	57.4	55.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	4,412	23,645	40,846
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$76,373	\$100,324	\$95,188
Average House Value	\$394,459	\$524,496	\$494,859

2023 American Community Survey (ACS)



# MEET THE TEAM



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