



**OFFERING  
MEMORANDUM**

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**FULLY OCCUPIED TRIPLEXES | 9 UNITS | NORTH CENTRAL PHOENIX**  
913, 919, AND 925 EAST OCOTILLO ROAD, PHOENIX, AZ 85014



3333 E. CAMELBACK RD  
SUITE 252  
PHOENIX, AZ 85018

FOR MORE INFORMATION VISIT  
[WWW.ROIPROPERTIES.COM](http://WWW.ROIPROPERTIES.COM)

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ADDITIONAL IMAGES

3

PROPERTY OVERVIEW

4

RETAIL MAP

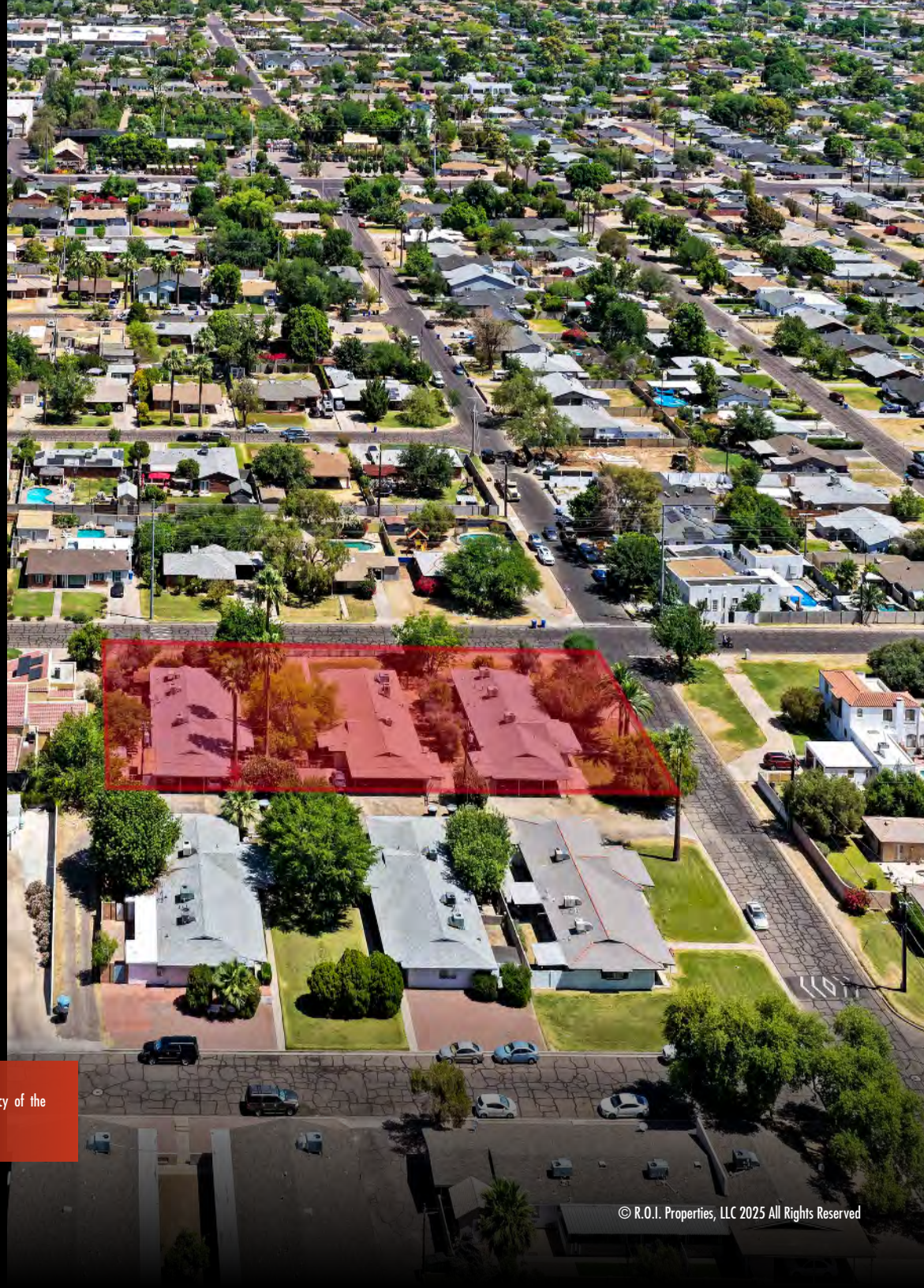
5

DEMOGRAPHIC REPORT

6

CONTACT US

7



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# OFFERED FOR SALE AS INDIVIDUAL TRIPLEXES OR 9 UNITS TOTAL

## PORTFOLIO SUMMARY

### 913 E Ocotillo Rd

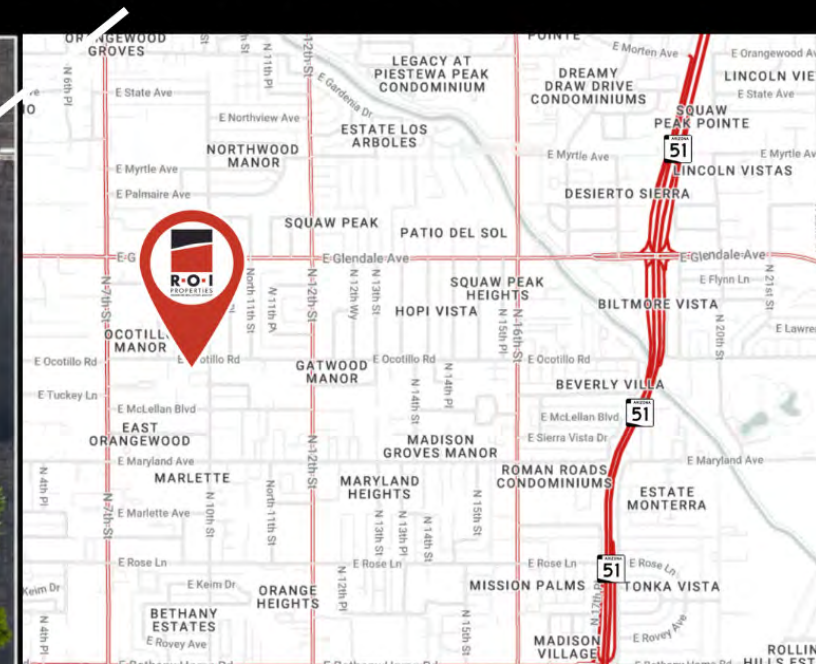
- Sales Price: \$650,000
- Price/Unit: \$216,000 / unit
- # of Units: 3
- Year Built: 1959
- Zoning: R1-6
- Occupancy: 100%
- Unit Mix: two 1 bed/1 bath;  
one 2 bed/1 bath

### 919 E Ocotillo Rd

- Sales Price: \$650,000
- Price/Unit: \$216,000 / unit
- # of Units: 3
- Year Built: 1955
- Zoning: R1-6
- Occupancy: 100%
- Unit Mix: two 1 bed/1 bath;  
one 2 bed/1 bath

### 925 E Ocotillo Rd

- Sales Price: \$650,000
- Price/Unit: \$216,000 / unit
- # of Units: 3
- Year Built: 1955
- Zoning: R1-6
- Occupancy: 100%
- Unit Mix: two 1 bed/1 bath;  
one 2 bed/1 bath



## PROPERTY OVERVIEW

913, 919, and 925 E Ocotillo Road are three adjacent triplex properties located in the North Central Phoenix corridor, each offered individually at \$650,000. All three properties share the same unit mix of two one-bedroom/one-bath units and one two-bedroom/one-bath unit, are zoned R1-6, and are currently 100% occupied — a strong indicator of the consistent renter demand that defines this submarket. Built in the mid-to-late 1950s, with 913 dating to 1959 and both 919 and 925 to 1955, the properties are characteristic of the corridor's mid-century small multifamily stock: solidly built, well-located, and carrying older finishes that present a clear runway for value creation through a thoughtful renovation and repositioning program. Though being marketed together given their proximity, shared characteristics, and the operational advantages of managing a concentrated asset base within a single block, each property is available for individual purchase — giving investors the flexibility to acquire one, two, or all three depending on their investment strategy and capacity.

The case for each property rests on the same fundamental dynamic: entry pricing that is meaningfully below where renovated and stabilized comparable product is currently trading in the submarket on a per-unit basis. Buyers who invest in interior and exterior improvements have a well-defined path to closing that gap, repositioning rents toward the upper end of the corridor's range and driving meaningful appreciation in asset value. Whether acquired individually or as a group, 913, 919, and 925 E Ocotillo Road represent a rare opportunity to enter one of Phoenix's most established and supply-constrained multifamily markets at an attractive basis, with a straightforward value-add business plan supported by strong comparable sales evidence and durable underlying demand.

## SUBMARKET OVERVIEW

North Central Phoenix is one of the most enduring and supply-constrained multifamily submarkets in the Phoenix metropolitan area. Bounded roughly by Interstate 17 to the west, the SR-51 Piestewa Freeway to the east, Camelback Road to the south, and Dunlap Avenue to the north, the corridor is defined by its established, tree-lined residential character, its concentration of mid-century single-family and small multifamily housing stock, and its proximity to some of the metro's most significant employment and retail destinations. Unlike much of the broader Phoenix market, which has absorbed substantial new apartment supply over the past decade, North Central Phoenix remains predominantly low-density and tightly zoned, with the R1-6 designation that governs much of the East Ocotillo corridor effectively precluding new large-scale multifamily development. The result is a submarket where existing small multifamily product is both scarce and rarely offered for sale — and where well-located assets like the East Ocotillo properties command sustained investor attention when they do come to market. The location of these properties places residents at the center of everything that makes North Central Phoenix one of the city's most desirable



# RETAIL MAP



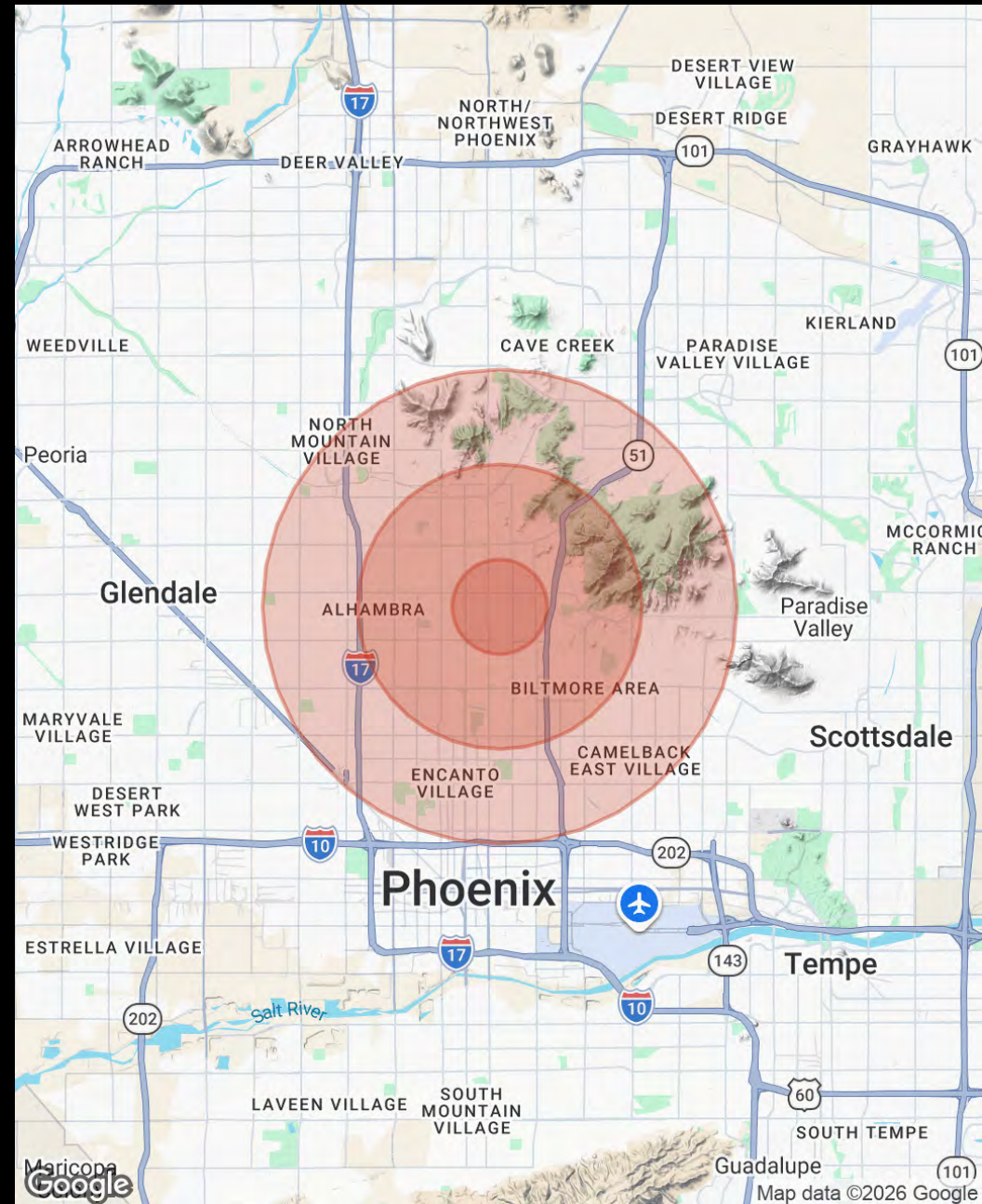
# DEMOGRAPHIC REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,221	131,642	377,558
Average Age	41.8	39.6	36.9
Average Age (Male)	40.7	38.6	36.4
Average Age (Female)	42.3	40.7	37.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,147	62,637	159,499
# of Persons per HH	2.1	2.1	2.4
Average HH Income	\$146,898	\$114,690	\$104,805
Average House Value	\$637,982	\$557,886	\$514,498

2023 American Community Survey (ACS)





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