



OFFERING MEMORANDUM

The Compound

774 & 794 E. Seneca St. Tucson AZ 85719



**CUSHMAN &
WAKEFIELD**



PICOR

MULTI-FAMILY TEAM

MULTI-FAMILY TEAM

ALLAN MENDELSBERG

Principal, Multi-Family Team

D +1 520 546 2721

M +1 520 490 2113

amendelsberg@picor.com

JOEY MARTINEZ

Principal, Multi-Family Team

D +1 520 546 2730

M +1 520 668 3858

jmartinez@picor.com

PICOR Commercial Real Estate Services

5151 E. Broadway Blvd, Suite 151

Tucson, Arizona 85711 | USA

Main +1 520 748 7100

picor.com | multifamily.com

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PROPERTY INFORMATION

The Compound
774 & 794 E. Seneca St.
Tucson, AZ 85719

 PRICE \$3,000,000	 PRICE PER BED \$107,143	 PRICE PER SQFT \$194.53	 PROFORMA NOI \$214,500	 CAP RATE 7.15%
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 LOCATION:	774 & 794 E. Seneca St. Tucson Az, 85719	 LANDSCAPING:	Large shade trees, palm trees, shrubbery, rock, & turf
 SITE AREA:	0.70 Acres 30,485 Sq. Ft.		
 RENTABLE SF:	15,464 Sq. Ft.	 UTILITIES:	<u>Electricity:</u> Tucson Electric (RUBS) <u>Gas:</u> Southwest Gas (RUBS) <u>Water:</u> City of Tucson (RUBS) <u>Sewer:</u> City of Tucson (RUBS) <u>Trash:</u> City of Tucson (RUBS)
 ASSESSOR PARCEL NUMBER:	123-14-061B & 123-14-0590		
 ZONING:	R-2	 METERING	Electric: Individual Gas: Individual Water/Sewer/Trash: Individual Hot Water: Individual
 ACCESS:	Ingress / egress	 HEATING/COOLING:	Air conditioning
 PARKING:	~ 23 Spaces		
 ROOF/STORIES:	Pitched shingle / two story	 CONSTRUCTION:	Wood frame / stucco
 YEAR BUILT:	1952 & 2018	 FINANCING:	Cash or Traditional Financing

PROPERTY HIGHLIGHTS

The Compound
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PROPERTY HIGHLIGHTS

- Prime location – Near UofA & Downtown
- Turn-key student housing
- Property management in place
- Renovated units
- Pool & BBQ Area
- In-unit laundry
- Balcony/Patio access for each unit



UNIT HIGHLIGHTS

- Air conditioning
- Tile flooring throughout
- Stainless steel appliances
- Granite counter tops
- Private bathrooms for each bedroom
- Dishwashers

INVESTMENT SUMMARY

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The Compound Student Housing presents a turnkey student housing investment opportunity strategically located within a short drive of the University of Arizona. The property consists of (6 – 4BD/4BAs & 1 SFR – 4BD/4.5BAs), totaling 28 beds and providing a well-established housing option within the university rental market. The property benefits from in-place property management and was fully leased for the 2026–2027 academic year, providing investors with an established operating structure and demonstrated tenant demand.

The units are designed to meet the demands of the student housing market, featuring air-conditioned units, shaker-style cabinetry, granite countertops, and stainless-steel appliances throughout the kitchens. Spacious dining and living areas provide functional common space, while tile flooring throughout and carpeted bedrooms offer durability and ease of maintenance. One building additionally features polished concrete flooring on the first level. Each unit includes an in-unit washer and dryer, providing a desirable amenity that enhances marketability and supports tenant retention. Under the current in-place management structure, tenants are responsible for all utilities, helping limit ownership expenses associated with utility consumption and reducing the property's operating expense burden.

A key differentiator of The Compound Student Housing is its extensive on-site amenity package, which supports the property's competitive position within the student housing market. The property features a large artificial turf common area, well-maintained pool, hot tub, and multiple covered outdoor spaces designed for recreation and social use. A large on-site parking lot provides ample parking for residents, further enhancing the property's functionality and marketability.

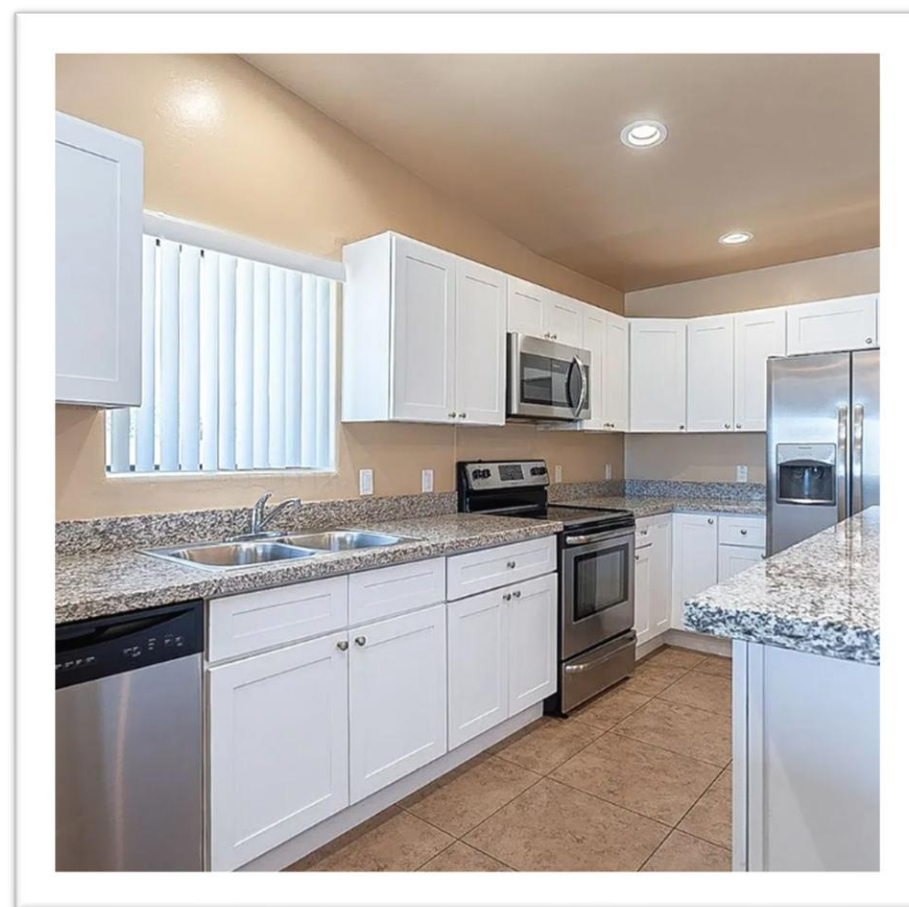
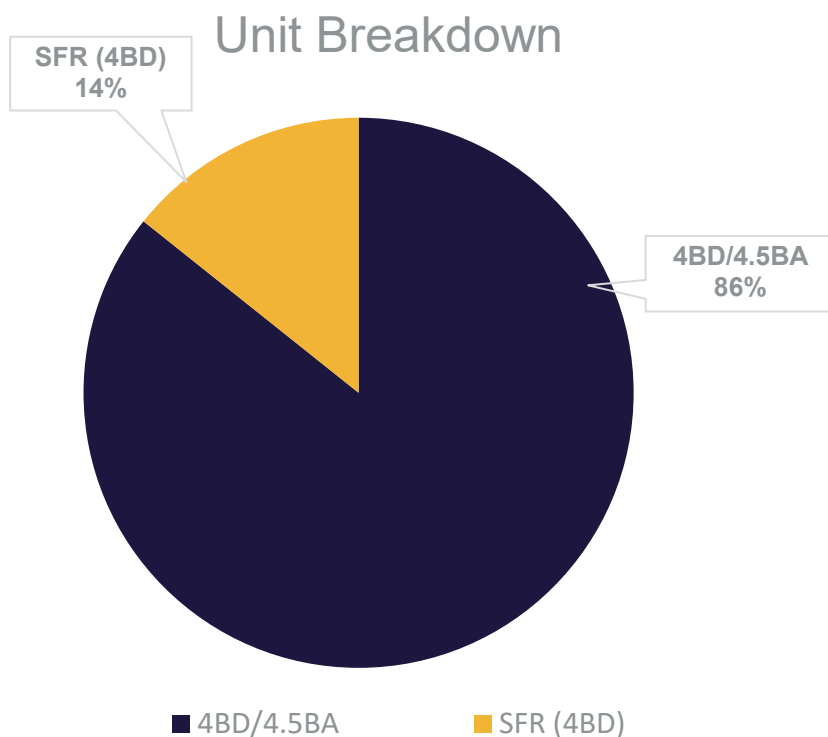
With its proximity to the University of Arizona, established student housing configuration, private bedroom-and-bathroom layouts, extensive common-area amenities, and in-place property management, The Compound Student Housing offers investors the opportunity to acquire a turnkey student housing asset with established tenant demand, a streamlined operating structure, and potential for continued performance within the Tucson student housing market.



RENT ROLL ANALYSIS

The Compound
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Unit Description	# of Units	% of Total	SqFt Per Unit	Total Rentable SqFt	Current Avg. Rent		Pro Forma Market Rent		
					Per Unit	Per Month	Per Unit	Per Month	Per SqFt
4BD/4.5BA	6	86%	2392	14,352	\$3,357	\$20,142	\$3,600	\$21,600	\$1.51
SFR (4BD)	1	14%	1070	1,070	\$3,357	\$3,357	\$3,600	\$3,600	\$3.36
Total/Average (Monthly)	7	100%	2,203	15,422	\$3,357	\$23,499	\$3,600	\$25,200	\$1.63
Annual						\$281,988		\$302,400	



FINANCIAL ANALYSIS

The Compound
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Income Statement	Marketing Pro Forma	Pro Forma Per Unit	T-12 Actuals	T-12 Actuals Per Unit
RENTAL INCOME				
Gross Market Rent	\$302,400	\$43,200		
Vacancy Loss	-\$18,144	-6.0%		
Concessions & Bad Debt	-\$6,048	-2.0%		
Net Rental Income	\$278,208	\$39,744	\$290,937	\$41,562
Other Income	\$10,000	\$1,429	\$9,594	\$1,371
TOTAL INCOME	\$288,208	\$41,173	\$300,531	\$42,933
OPERATING EXPENSES				
General & Administrative	\$1,000	\$143	\$976	\$139
Professional Fees	\$1,000	\$143		\$0
Repairs & Maintenance & Turnover	\$18,000	\$2,571	\$23,350	\$3,336
Contract Services	\$3,600	\$514	\$4,905	\$701
Pool	\$3,600	\$514	\$7,381	\$1,054
Utilities	\$2,500	\$357	\$2,420	\$346
TOTAL VARIABLE	\$29,700	\$4,243	\$39,032	\$5,576
Property Taxes	\$14,351	\$2,050	\$14,351	\$2,050
Property Insurance	\$4,500	\$643	\$4,352	\$622
Management Fee	\$23,057	8%	\$23,991	8%
Reserves	\$2,100	\$300		
TOTAL EXPENSES	\$73,708	\$10,530	\$81,726	\$11,675
NET OPERATING INCOME	\$214,500	\$30,643	\$218,805	\$31,258

Stabilized Market Analysis	
Value	\$3,000,000
Per Bed	\$107,143
Per Unit	\$428,571
Per Square Foot	\$194.53
Cap Rate	
T-12 Actuals	7.29%
Marketing Pro Forma	7.15%

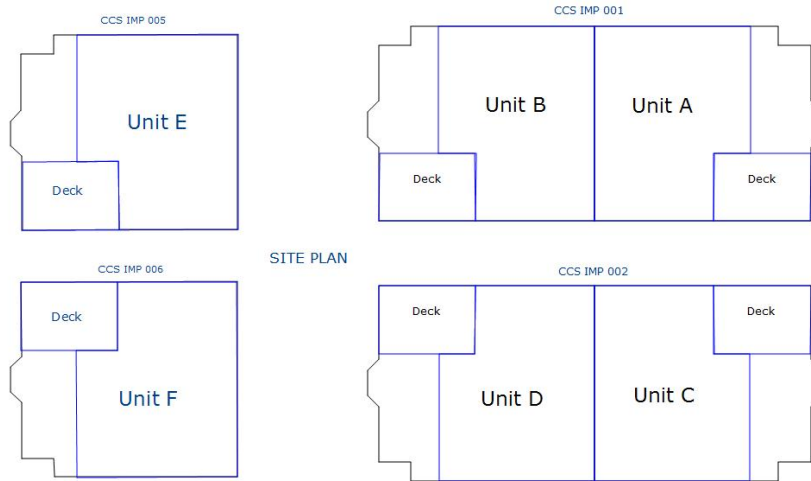
TRADE MAP

The Compound
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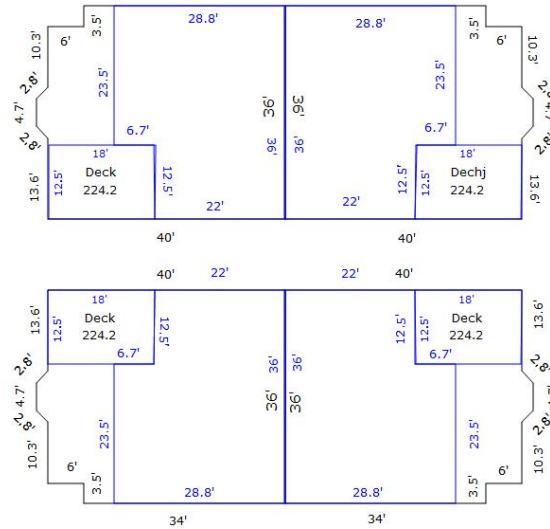


UNIT LAYOUT

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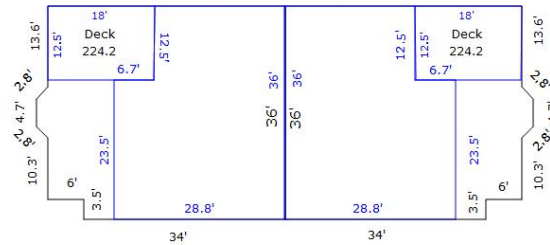


Unit B
1432.3 s.f.
Second Floor
953.6 s.f.

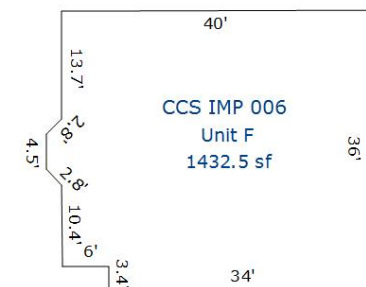
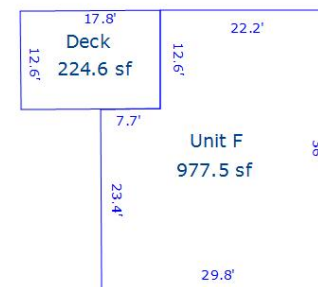
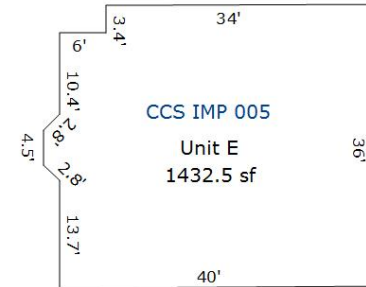
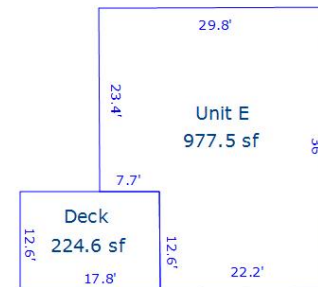
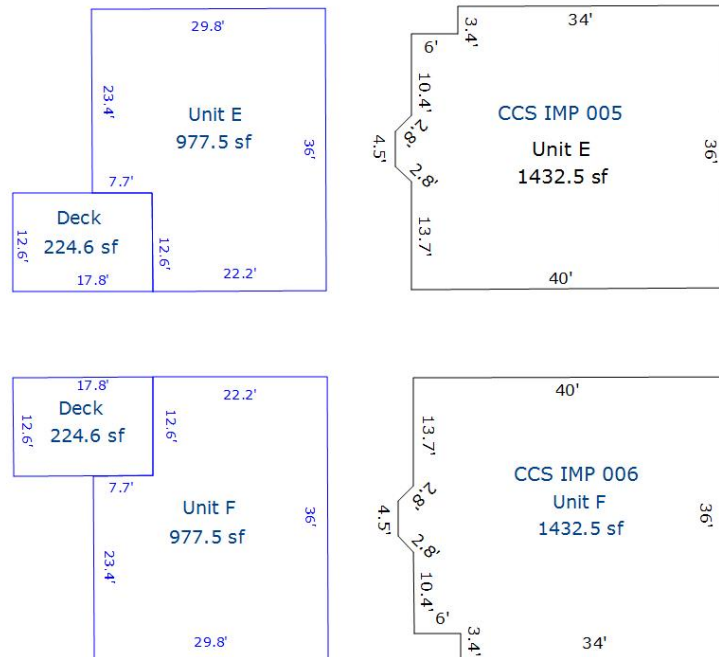


Unit A
1432.3 s.f.
Second Floor
953.6 s.f.

Unit D
1432.3 s.f.
Second Floor
953.6 s.f.



Unit C
1432.3 s.f.
Second Floor
953.6 s.f.

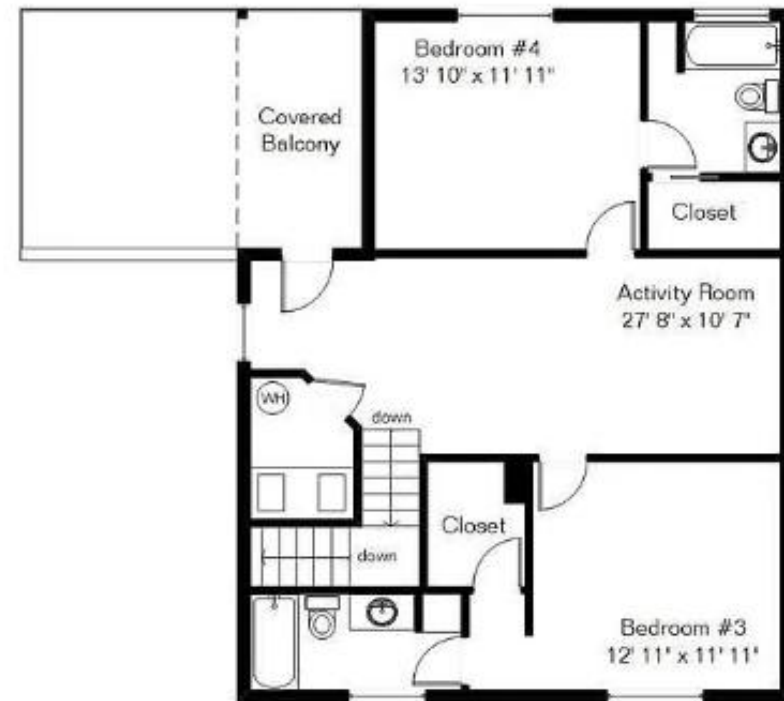


FLOOR PLAN

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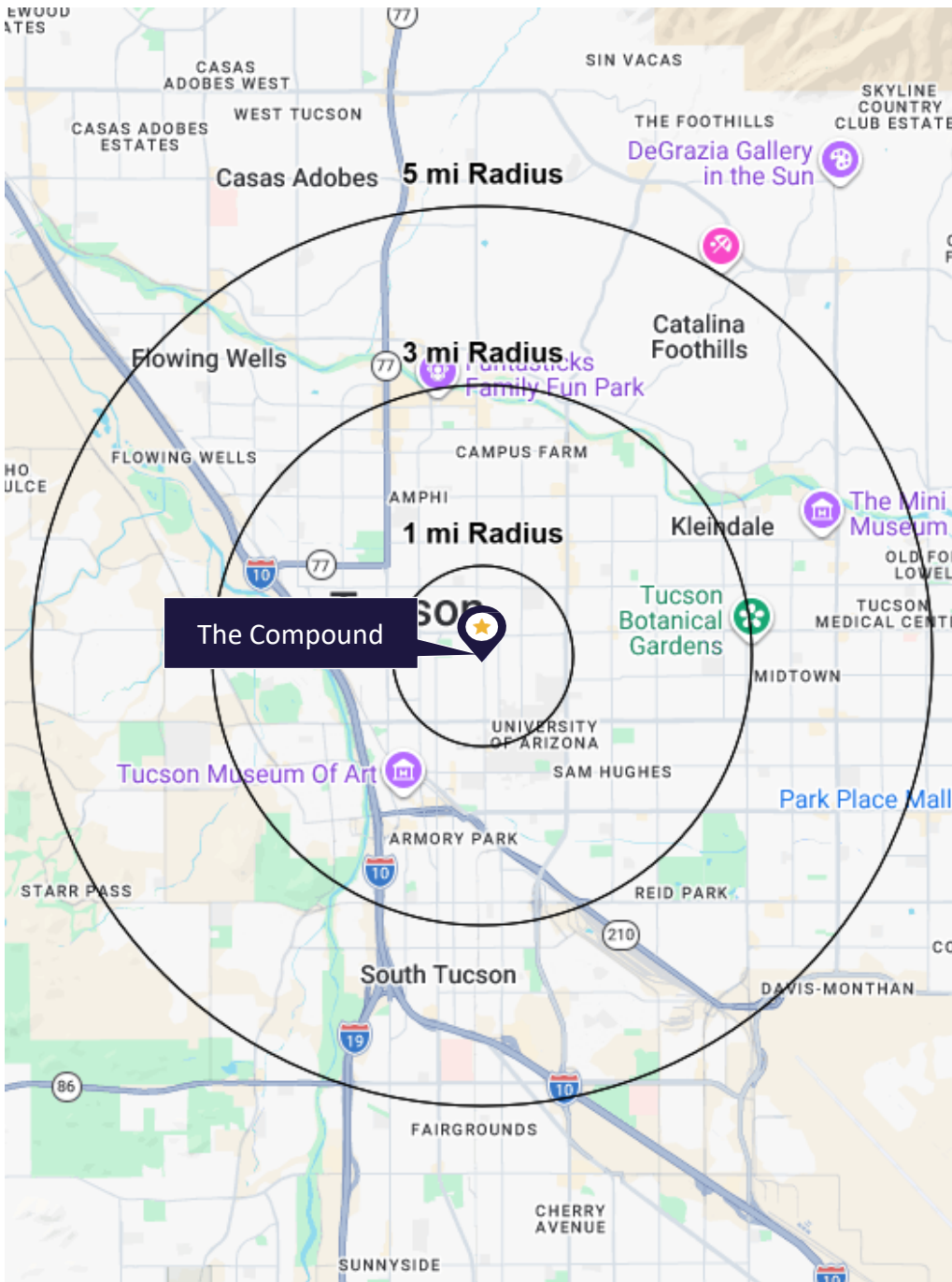
1st Floor



2nd Floor

DEMOGRAPHIC OVERVIEW

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2026 DEMOGRAPHIC OVERVIEW

	1 MILE	3 MILES	5 MILES
POPULATION	21,006	141,102	271,415
HOUSEHOLDS	8,589	65,443	121,749
AVG HOUSEHOLD INCOME	\$66,465	\$74,050	\$83,495
DAYTIME POPULATION	8,295	87,904	157,840
RETAIL EXPENDITURE	\$303.05 M	\$2.38 B	\$4.79 B

2031 DEMOGRAPHIC PROJECTIONS

	1 MILE	3 MILES	5 MILES
POPULATION	20,798	140,391	267,715
HOUSEHOLDS	8,650	66,494	122,317
AVG HOUSEHOLD INCOME	\$65,683	\$73,228	\$82,388

TRAFFIC COUNTS VEHICLES PER DAY (VPD)

N. EUCLID AVE.	34,423 VPD	(2025)
E. GRANT RD.	32,442 VPD	(2025)

EXTERIOR PHOTOS

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INTERIOR PHOTOS

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AERIAL VIEW

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EAST VIEW

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SOUTH VIEW

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DRONE PHOTOS

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ARIZONA: THE BEST STATE FOR BUSINESS

Quality Jobs Tax Credit*

Provides up to **\$9,000 of income or premium tax credits** over a three-year period for each net new job to the state and concurrent qualifying capital expenditures.

Quality Facility Tax Credit*

Provides **refundable income tax credits up to \$20,000** per qualifying net new job to eligible manufacturing companies that invest in one or more qualifying facilities.

Additional Depreciation*

Accelerates depreciation to substantially reduce business personal property taxes.

Exemption for Machinery and Equipment & Electricity*

Provides Transaction Privilege Tax (sales tax) and Use Tax exemptions.

Research & Development Tax Credit*

Provides an Arizona income tax credit for increased research and development activities conducted in this state. The R&D tax credit is equal to **24% of the first \$2.5 million in qualifying expenses, plus 15% of the qualifying expenses in excess of \$2.5 million**. Beginning in 2023, the tax credit rates will be 20% of the first \$2.5 million in qualifying expenses plus 11% of the qualifying expenses in excess of \$2.5 million.

Diverse Workforce

As one of the fastest growing megaregions in the U.S., the continuing in-migration of talent at all levels positively impacts the regional economy and translates into increased workforce availability. The local military installations have over 8,000 active airmen and provide a skilled veteran pool for businesses to tap.

Source: The Chamber of Southern Arizona

* Source: AZCommerce.com

TUCSON MARKET OVERVIEW

The Compound
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1.08M
TUCSON MSA
POPULATION



484,397
TOTAL
HOUSEHOLDS



35%
COLLEGE
EDUCATION



0.6%
POPULATION
GROWTH RATE



\$67,929
MEDIAN HOUSEHOLD
INCOME



4.7%
UNEMPLOYMENT
RATE



±56,544

UNIVERSITY OF ARIZONA TOTAL
ENROLLMENT, 2025

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,076
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,000
4. STATE OF ARIZONA – 8,580

RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECH
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY

- #2 MANAGEMENT INFORMATION SYSTEMS
- #8 SPACE SCIENCE
- #27 BEST BUSINESS SCHOOLS
- #47 MEDICINE
- #52 TOP PUBLIC SCHOOL
- #54 EDUCATION
- #69 UNDERGRAD ENGINEERING PROGRAMS
- #70 BEST COLLEGES FOR VETERANS
- #115 GLOBAL UNIVERSITY



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CONTACTS

ALLAN MENDELSBERG

Principal, Multi-Family Team

D +1 520 546 2721

M +1 520 490 2113

amendelsberg@picor.com

JOEY MARTINEZ

Principal, Multi-Family Team

D +1 520 546 2730

M +1 520 668 3858

jmartinez@picor.com

SUPPORT TEAM

LEXY PACHECO

Multi-Family Team, Assistant

D +1 520 546 2760

lpacheco@picor.com