

Quattro on 13th

NEW BUILD 4-UNIT MULTI-FAMILY PROPERTY

Fully Leased



Quattro on 13th
4307 N 13th Place
Phoenix, Arizona 85014

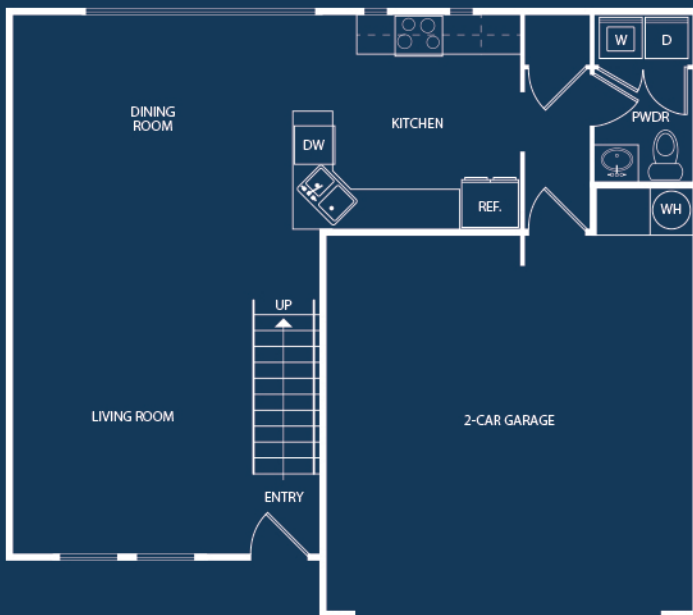
Dean Selvey
Arizona Builder Sales, Inc.
Re/Max Excalibur
480-254-6444
ArizonaBuilderSales.com

\$1,975,000

- 4 Bedrooms (2 Ensuite Bedrooms)
- 3.5 Baths
- Loft-Style Den
- Quartz Countertops
- 42" White Cabinets
- Stainless Steel Appliances
- Full Window Coverings
- 9-Foot Ceilings
- 2-Car Garages
- Private Fenced Backyards
- Stone-Accented Exteriors
- Each Residence Approx. 2100 sq. ft.

Fully Leased, Stabilized 4-Plex – New Construction in Central Phoenix!

Exceptional opportunity to acquire a newly built, fully leased, income-producing 4-unit investment property in the heart of Central Phoenix. All four residences are identical, highly desirable floorplans featuring 4 bedrooms, 3.5 baths, a loft-style den, direct-access 2-car garage, and private fenced backyard—a rare combination in the rental market and ideal for long-term stability. Modern architecture pairs with designer-selected interiors including 9' ceilings, quartz countertops, 42" white cabinetry, stainless steel appliances, upgraded fixtures, and full window coverings. Positioned minutes from downtown Phoenix, major freeways, shopping, dining, and entertainment, this turnkey asset delivers impressive performance with a 6.35% cap rate and builder warranties for added peace of mind. A perfect stabilized addition to any investment portfolio.



4327 N 13th Place, Phoenix

	Stabilized		
Income	Total		Per Unit
Market Rent	\$140,508.00		\$35,127.00
Loss to Lease			
Gross Potential rent	\$140,508.00		\$35,127.00
Vacancy Loss	\$7,025.40		\$1,756.35
Concessions			
Bad Debt/Other			
Net Rental Income	\$133,482.60		\$33,570.65
Economic Occupancy			
Utility Reimbursement			
Other Income	\$2,400.00		\$200.00
Effective Gross Income	\$135,882.60		\$33,570.65
Gross Cap	6.81%		
Expenses	Proforma		
Repairs and Maint	\$2,085.00		\$521.00
Turnover			
Utilities	\$1,000.00		\$250.00
Insurance	\$3,000.00		\$750.00
Real Estate Taxes	\$4,400.00		\$1,100.00
Total Operating Expenses	\$10,485.00		\$2,621.00
Expense Ratios	7.72%		
Net Operating Income	\$125,397.60		\$31,349.40
Net CAP RATE	6.35%		
List Price (adjusted)	\$1,975,000.00		\$493,750.00