



FOR SALE

315 & 317 NORTH SAGUARO DRIVE | APACHE JUNCTION, ARIZONA 85120



CODY LESLIE
Senior Associate

O: (480) 908-1107
M: (505) 980-3726
cody.leslie@orionprop.com

PROPERTY OVERVIEW

Shady Village presents a rare opportunity to acquire a fully stabilized RV park with a proven history of long-term, consistent occupancy. The property consists of 12 RV spaces alongside three site-built residential units, including a duplex and a single-family home situated on a separately platted lot.

With a seasoned tenant base and strong in-place monthly income, Shady Village offers a compelling in-place cash flow investment in one of the fastest-growing corridors of Apache Junction. The combination of stabilized operations and diversified income streams creates a durable and reliable revenue profile for an incoming owner.

Beyond the RV component, the inclusion of additional residential units enhances both income stability and operational flexibility, an uncommon attribute in assets of this size. The duplex and single-family home provide supplemental revenue while offering potential upside through future rent optimization or strategic repositioning.

Ownership has demonstrated a high level of stewardship, completing extensive capital improvements that position the asset as a true turnkey investment. A new owner can step into a well-maintained property with minimal near-term capital requirements and strong cashflow.

Gross Monthly Income: \$8,400
Gross Annual Income: \$100,800
GRM: 7.49
Price Per Space (15 Total): \$53,333

RECENT IMPROVEMENTS:

- Sewer & water infrastructure replaced (2018)
- Electrical system upgrades (2020)
- New park lighting & gravel (2018)
- Duplex renovation + new fencing (2022)
- Duplex HVAC replaced (2025)
- Single-family home renovation (2020)
- Home HVAC (2020) & roof replacement (2019)

Sale Price:	\$800,000
Price/Unit	\$53,333.33
Cap Rate (In-Place):	7.52%
Size (GBA):	1,500 SF
Lot Size:	0.78 Acres
Year Built:	Built in 1959, Renovated in 2020
Parcel Numbers:	101-02-102 & 101-02-103



12 RV Spaces



2 Studio Units



1 2Bd/1Ba Home



SUBMARKET OVERVIEW

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The property at 315 & 317 North Saguaro Drive is located in Apache Junction, an eastern suburb of the Phoenix metropolitan area positioned near the base of the Superstition Mountains. This submarket is known for its desert-oriented lifestyle, scenic views, and relative affordability compared to core East Valley cities like Mesa and Gilbert. The area attracts a mix of retirees, seasonal residents, and budget-conscious primary homeowners, contributing to a demographic profile that skews older than the broader metro. Housing stock is diverse but leans toward smaller single-family homes, manufactured housing, and age-restricted communities, reflecting demand from fixed-income and seasonal populations. Population growth has been steady but modest, supported by in-migration from higher-cost states and nearby urban areas.

From a market standpoint, Apache Junction remains one of the more attainable housing submarkets in the region, with home values generally below the Phoenix metro average despite significant appreciation during the 2020–2022 cycle. More recently, conditions have normalized, with increased inventory levels, longer days on market, and more frequent price concessions, signaling a shift toward a balanced market environment. The local economy is driven largely by service industries, tourism tied to outdoor recreation and the historic Apache Trail, and commuter access to larger employment hubs throughout the East Valley. While the area lacks a major employment base of its own, its affordability, lifestyle appeal, and proximity to regional job centers continue to support stable housing demand, particularly among retirees and workforce households seeking lower entry costs within the greater Phoenix area.



INTERIOR PHOTOS

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EXTERIOR PHOTOS

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EXTERIOR PHOTOS

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11,406 TRAFFIC COUNT

NORTH SAGUARO DRIVE



PARCEL NUMBERS:

101-02-102 / 101-02-103

RENT ROLL

315 & 317 NORTH SAGUARO DRIVE
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MONTH	PAD	NAME	RENT	DATE PAID	PAID 1	PAID 2	PAID 3	BALANCE	NOTES	MONTH	TOTAL
Mar 2026	1	Tenant	\$600.00	Mar/01	\$600.00	\$0.00	\$0.00	\$0.00		Jan 2026	\$7,215.00
Mar 2026	2	Tenant	\$600.00	Feb/28	\$600.00	\$0.00	\$0.00	\$0.00		Feb 2026	\$7,169.00
Mar 2026	3	Tenant	\$561.00	Feb/28	\$561.00	\$0.00	\$0.00	\$0.00		Mar 2026	\$7,458.00
Mar 2026	4	Tenant	\$545.00	Mar/03	\$545.00	\$0.00	\$0.00	\$0.00			
Mar 2026	5	Tenant	\$752.00	Mar/03	\$752.00	\$0.00	\$0.00	\$0.00			
Mar 2026	6	Tenant	\$752.00	Mar/01	\$752.00	\$0.00	\$0.00	\$0.00			
Mar 2026	7	Tenant	\$451.00	Mar/01	\$451.00	\$0.00	\$0.00	\$0.00			
Mar 2026	8	Tenant	\$500.00	Mar/04	\$500.00	\$25.00	\$0.00	\$0.00	Pro-rated \$25.00 for March Boat		
Mar 2026	9	Tenant	\$411.00	Mar/03	\$411.00	\$0.00	\$0.00	\$0.00			
Mar 2026	12	Tenant	\$451.00	Mar/03	\$451.00	\$0.00	\$0.00	\$0.00			
Mar 2026	13	Tenant	\$460.00	Feb/01	\$460.00	\$0.00	\$0.00	\$0.00			
Mar 2026	14	Tenant	\$460.00	Mar/01	\$460.00	\$0.00	\$0.00	\$0.00			
Mar 2026	15	Tenant	\$430.00	Mar/02	\$430.00	\$0.00	\$0.00	\$0.00			
Mar 2026	16	Tenant	\$460.00	Mar/01	\$460.00	\$0.00	\$0.00	\$0.00			



FINANCIAL ANALYSIS

315 & 317 NORTH SAGUARO DRIVE
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PERIOD	SECTION	ACCOUNT	AMOUNT	% OF INCOME
2025 YEAR TO DATE FINANCIALS				
Jan-Dec 2025	Income	Rental Income	\$77,888	100%
Jan-Dec 2025	Income	Total Income	\$77,888	100%
Jan-Dec 2025	Expense	Bank Service Charges	\$233	0%
Jan-Dec 2025	Expense	Insurance	\$2,739	4%
Jan-Dec 2025	Expense	Misc	-\$317	0%
Jan-Dec 2025	Expense	Real Estate Tax	\$2,361	3%
Jan-Dec 2025	Expense	Repairs & Maintenance	\$32,122	41%
Jan-Dec 2025	Expense	Tax/Lic/Fees	\$0	6%
Jan-Dec 2025	Utility	Electric	\$5,012	6%
Jan-Dec 2025	Utility	Sewer	\$2,756	4%
Jan-Dec 2025	Utility	Trash	\$3,510	5%
Jan-Dec 2025	Utility	Water	\$1,927	2%
Jan-Dec 2025	Utility	Wyfi	\$588	1%
Jan-Dec 2025	Utility	Total Utilities	\$13,794	18%
Jan-Dec 2025	Expense	Total Expense	\$50,932	102%
Jan-Dec 2025	Income	Net Ordinary Income	\$26,956	-2%
Jan-Dec 2025	Income	Net Income	\$26,956	-2%

PERIOD	PRICE BASED ON	EXPENSES
PROFORMA		
RV Rental Income	\$69,120.00	In-Place Rates
Studios Rental Income	\$21,600.00	\$150 Rent Bump
House Rental Income	\$14,400.00	Rental Rate \$1,200
Other Income	-	
Total Potential Income	\$105,120.00	
Less Vacancy	(\$5,256)	
Less Bad Debt	(\$525.60)	
Less Concessions	(\$1,051)	
Gross Income	\$98,287.20	
		Utilities
		Property Management
		Turn Related Expenses
		Repairs & Maintenance
		Property Taxes
		TPT Tax (Tenant Pays)
		Insurance
		Contract Services
		Other T-12 Expenses
		Total Expenses
		Net Income

PERIOD	SECTION	ACCOUNT	AMOUNT	% OF INCOME
JANUARY FINANCIALS				
Jan 2026	Income	Rental Income	\$7,215	100%
Jan 2026	Income	Total Income	\$7,215	100%
Jan 2026	Expense	Bank Service Charges	\$21	0%
Jan 2026	Expense	Repairs & Maintenance	\$2,261	31%
Jan 2026	Utility	Electric	\$278	4%
Jan 2026	Utility	Sewer	\$232	3%
Jan 2026	Utility	Water	\$119	2%
Jan 2026	Utility	Wyfi	\$49	1%
Jan 2026	Utility	Total Utilities	\$679	9%
Jan 2026	Expense	Total Expense	\$2,961	41%
Jan 2026	Income	Net Ordinary Income	\$4,254	59%
Jan 2026	Income	Net Income	\$4,254	59%

PERIOD	SECTION	ACCOUNT	AMOUNT	% OF INCOME
FEBRUARY FINANCIALS				
Feb 2026	Income	Rental Income	\$7,169	100%
Feb 2026	Income	Total Income	\$7,169	100%
Feb 2026	Expense	Bank Service Charges	\$10	0%
Feb 2026	Expense	Repairs & Maintenance	\$700	10%
Feb 2026	Utility	Electric	\$295	4%
Feb 2026	Utility	Sewer	\$90	1%
Feb 2026	Utility	Trash	\$342	5%
Feb 2026	Utility	Water	\$133	2%
Feb 2026	Utility	Wyfi	\$49	1%
Feb 2026	Utility	Total Utilities	\$909	13%
Feb 2026	Expense	Total Expense	\$1,619	23%
Feb 2026	Income	Net Ordinary Income	\$5,550	77%
Feb 2026	Income	Net Income	\$5,550	77%

APACHE JUNCTION, ARIZONA

Apache Junction is a city in the eastern part of the Phoenix metropolitan area, known for its desert scenery and proximity to the Superstition Mountains. It has a strong Old West character, with local attractions like the historic Goldfield Ghost Town and access to outdoor adventures such as hiking, camping, and exploring the famous Lost Dutchman State Park. The area is also popular with golf enthusiasts, offering scenic desert courses such as Apache Creek Golf Club and MountainBrook Golf Club, where players can enjoy year-round sunshine and dramatic mountain views. The community blends a quiet, rural atmosphere with a rich history tied to mining legends and the American frontier.



5 MILE DAYTIME POPULATION

143,947



5 MILE AVG HOUSEHOLD INCOME

\$101,330

2025 DEMOGRAPHICS (Sites USA)

POPULATION:	1- MILE	3-MILE	5-MILE
Daytime:	13,444	67,188	143,947
Employees:	2,124	7,261	16,366
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
Total:	6,420	29,663	61,373
Average Size:	2.1	2.3	2.3
INCOME:	1-MILE	3-MILE	5-MILE
Average Household Income:	\$72,902	\$82,489	\$101,330
Annual Household Expenditure:	\$495.2 M	\$2.69 B	\$5.97 B





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ORION Investment Real Estate
7150 East Camelback Road, Suite 425
Scottsdale, Arizona 85251

EXCLUSIVELY LISTED BY:



CODY LESLIE
Senior Associate

O: (480) 908-1107
M: (505) 980-3726
cody.leslie@orionprop.com

ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.