



(6) SINGLE-FAMILY LIFESTYLE STANDALONE COTTAGES WITH PRIVATE OUTDOOR SPACES

1801 - 1807 N 25th Pl | Phoenix, AZ 85008



\$1,600,000

Sale Price

\$288.29

Price Per SF

\$228,571

Price Per Unit

6.98%

CAP Rate

100%

Occupancy

**INVESTMENT
OPPORTUNITY**

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

June 5, 2026 10:36 AM

Dallan Randall
D 480.634.2320
M 480.262.1023
drandall@cpijaz.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpijaz.com



Investment Overview

Encanto Bungalows presents a rare opportunity to acquire a fully occupied, stabilized multifamily asset that offers a highly desirable *single family lifestyle* in the heart of Phoenix.

Located at 1801-1807 N 25th Pl, this unique community consists of seven total units, prominently featuring six (6) standalone cottages that provide residents with the privacy, space, and comfort of traditional single-family homes. Following extensive recent conversions and renovations in 2022—which included fully replacing the roofing—the property boasts modern appeal and lower deferred maintenance. The community strongly enhances the tenant experience by offering private yards of various sizes, full air conditioning, and covered parking for most units.

By providing unshared walls and personal outdoor spaces, Encanto Bungalows commands strong tenant demand, presenting a turnkey, 100% occupied investment with reliable, long-term cash flow.



Property Summary

Address 1801-1807 N 25th Pl, Phoenix, AZ 85008

Units 7 (6 Single Family Lifestyle Cottages)

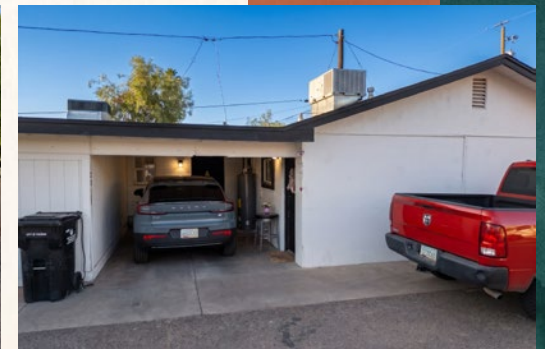
Project Size ±5,550 SF

Year Built 1958 (Renovated 2022)

Parcel 120-29-048A

Parcel Size ±0.47 Acres (±20,393 SF)

Zoning R3



100% Occupied

to (7) Individual Tenants



Private Yards

of Various Sizes



Covered Parking

on Most Units



Fully Air Conditioned

Recently Converted



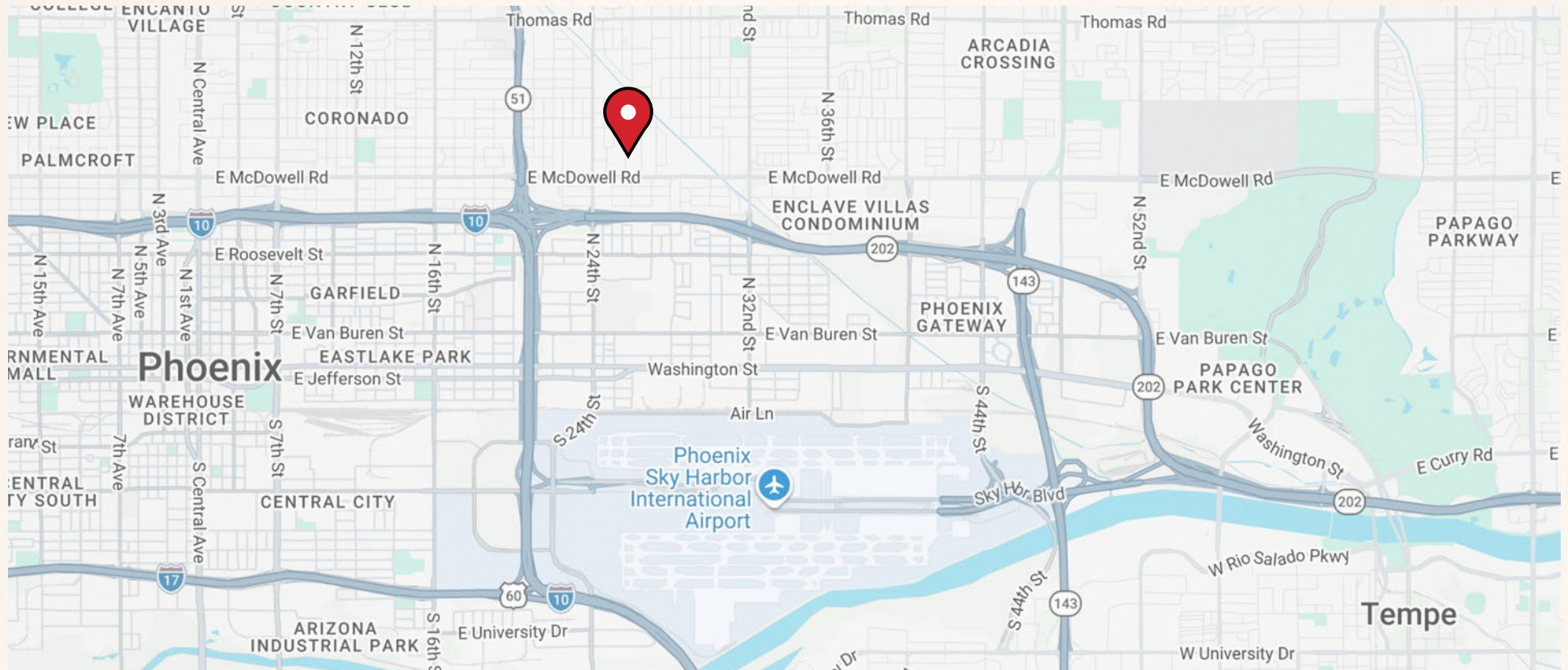
Updated Roofing

Fully Replaced in 2022





Area Overview



Strategically positioned in a dynamic Phoenix neighborhood just off E McDowell Road and N 24th Street, **Encanto Bungalows** offers tenants unparalleled connectivity and convenience.

Residents benefit from immediate access to major transportation corridors, including Loop 202, I-10, and State Route 51. This highly centralized location seamlessly connects tenants to premier employment and transit hubs, including Downtown Phoenix and Phoenix Sky Harbor International Airport.

The property is situated within minutes of major regional medical facilities like Banner Health, as well as convenient retail and grocery centers including Food City and Arcadia Crossing.

Furthermore, nearby recreational destinations such as Papago Park provide abundant outdoor activities, perfectly complementing the independent, spacious lifestyle afforded by the property's standalone cottages.





DOWNTOWN
PHOENIX



monterra
LUXURY APARTMENT HOMES

LOOP
202



E McDowell Rd

N 24th St



N 25th Pl

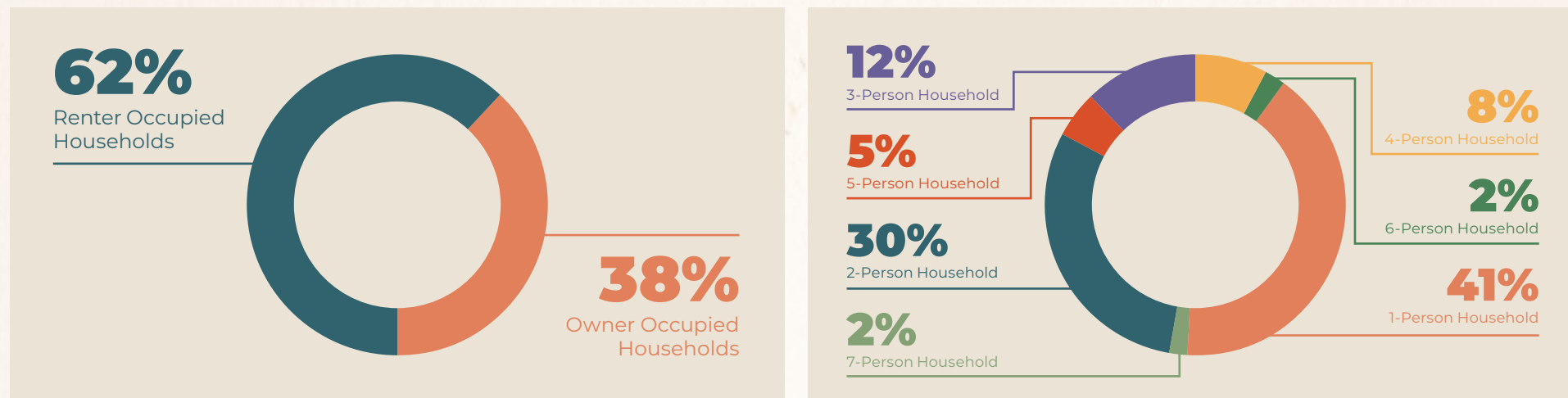




Demographics (5-Mile Radius)



The surrounding area features a dense, growing population supported by a predominantly renter-occupied market. This healthy demographic, characterized by smaller household sizes and strong incomes, perfectly aligns with the primary tenant base actively seeking the private “Single Family Lifestyle” offered by **Encanto Bungalows**.



324K

2025 Population

+1.8%

Annual Growth 2020-2025

36.7

Median Age

35%

Bachelor's Degree or Higher

\$70K

Median Household Income

2.2

Average Household Size



Loan Quote



	CREDIT UNION	BANK	BANK
Listing Price	\$1,600,000	\$1,600,000	\$1,600,000
Loan To Value	70%	70%	70%
Loan Amount	\$1,120,000	\$1,120,000	\$1,120,000
Loan Program	3/30 10-Years Maturity	5/25 5-Years Maturity	5/30 10-Years Maturity
Interest Rate	6.21%	6.22%	6.42%
Monthly Payment	\$6,867	\$7,368	\$7,020
Recourse	Yes	Yes	Yes

Provided By:



CommLoan is providing quotes for informational purposes only. For additional information on the targets commercial real estate lending marketplace, visit www.commloan.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

June 5, 2026 10:36 AM



Sales Comps



	Property	Year Built	# of Units	Unit Type	Avg Unit SF	Sale Price	Price Per Unit	Price Per SF	CAP Rate	Sale Date
★	Encanto Bungalows 1801-1807 N 25th Pl	1958 (Renovated 2022)	7	(2) 1/1, (5) 2/1	793	\$1,600,000	\$228,571	\$288.29	6.98%	N/A
1	4034 E Moreland St Phoenix, AZ 85008	1963	4	Private Patio, Condo Pl	752	\$1,170,000	\$292,500	\$388.96	6.67%	Mar 26
2	2301 N 27th St Phoenix, AZ 85008	1955/2023	4	(4) 2/2	774	\$870,000	\$217,500	\$281.01	6.33%	Jan 26
3	3025 N 38th St Phoenix, AZ 85018	1971/2017	15	(1) 1/1, (14) 2/1	863	\$3,700,000	\$246,667	\$285.71	-	Aug 24
4	3105 E Fairmont Phoenix, AZ 85016	1963/2018	24	(24) 2/2	860	\$5,600,000	\$233,333	\$291.67	-	Dec 24
5	2002-2010 N 50th St Phoenix, AZ 85008	1976	8	(7) 2/1, (1) 3/2	725	\$2,050,000	\$256,250	\$330.65	-	Sep 25
Average					795	\$2,678,000	\$249,250	\$315.60	6.50%	-



ENCANTO

BUNGALOWS

This Offering is provided for the sole purpose of allowing a potential investor to evaluate whether there is interest in proceeding with further discussions regarding a possible purchase of or investment in the subject property (the "Property").

The potential investor is urged to perform its own examination and inspection of the Property and information relating to same, and shall rely solely on such examination and investigation and not on this Offering or any materials, statements or information contained herein or otherwise provided.

Neither J & J Commercial Properties, Inc, nor any of its partners, directors, officers, employees and agents ("Agents"), make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to this Offering or the Property or any materials, statements (including financial statements and projections) or information contained herein or relating thereto, or as to the accuracy or completeness of such materials, statements or information, or as to the condition, quality or fitness of the Property, or assumes any responsibility with respect thereto. Such materials, statements and information have in many circumstances been obtained from outside sources, and have not been tested or verified. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given.

This Offering is provided subject to errors, omissions, prior sale or lease, change of price or terms and other changes to the materials, statements and information contained herein or relating to the Property, and is subject to withdrawal, all without notice. The contents hereof are confidential and are not to be reproduced or distributed to any person or entity without the prior written consent of Agents or used for any purpose other than initial evaluation as indicated above.



**For More Information, Please Contact
an Exclusive Listing Agent:**

Dallan Randall

D 480.634.2320

M 480.262.1023

drandall@cpiaz.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com