

5-Unit, Multi-Family Sale

with 3-Unit, Development Opportunity

Portfolio Sale Price: \$1,000,000

4711 N 15TH AVE
PHOENIX, AZ 85015

718 W PEPPER PLACE
MESA, AZ 85201

NAI Horizon

2944 N 44th St, Suite 200
Phoenix, AZ 85018
602 955 4000 | naihorizon.com



Property Comparisons



4711 N 15TH AVE
PHOENIX, AZ 85015

Investment Opportunity	Fully Occupied Tri-plex
Property Size	±2,034 SF building situated on ±0.22 AC
Layout	(2) 1 Bed / 1 Bath units & (1) 2 Bed / 1 Bath unit
Zoning	R-4
Development Opportunity	Preliminary design and City approval for two additional units

Current NOI	±\$30,509
Estimated Market-to-Market NOI	5 Units: ±\$71,187



718 W PEPPER PLACE
MESA, AZ 85201

Investment Opportunity	Two-unit Multi-Family
Property Size	±1,200 SF building situated on ±0.16 AC
Layout	(2) 1 Bed / 1 Bath units
Zoning	R-4
Development Opportunity	Permit set available, ready for payment

Current NOI	±\$14,433
Estimated Market-to-Market NOI	3 Units: ±\$30,309

TOTAL CURRENT NOI: APPROXIMATELY \$44,942

ESTIMATED NOI, POST DEVELOPMENT: APPROXIMATELY \$101,496

5-Unit, Multi-Family Sale *with 3-Unit, development opportunity*

4711 N 15th Ave, Phoenix, AZ 85015 | 718 W Pepper Place, Mesa, AZ 85201

For More Information Contact:

Dylan Whitwer
602 393 6609
dylan.whitwer@naihorizon.com

Matt Westra
602 393 6667
matt.westra@naihorizon.com

Cade Olivas
602 393 6663
cade.olivas@naihorizon.com

Brandon Hall
602 393 6668
brandon.hall@naihorizon.com

NAIHorizon

2944 N 44th St, Suite 200
Phoenix, AZ 85018
602 955 4000
naihorizon.com

Disclaimer Statement

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.