



OFFERING PRICE

\$1,800,000

PRICE / UNIT

\$300,000

TOTAL UNITS

6

YEAR BUILT

1971

AVG UNIT SF

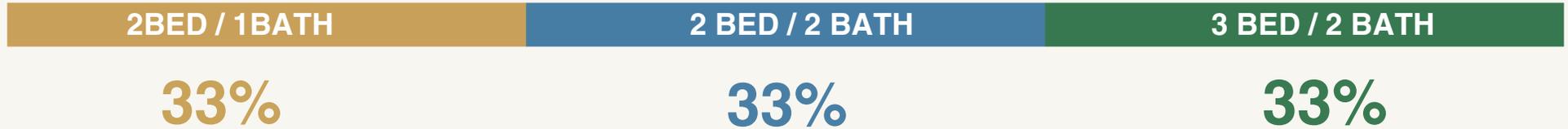
~936 SF

6 UNITS · 2614 & 2620 NORTH 72ND PLACE · SCOTTSDALE, ARIZONA 85257

Scottsdale Apartment Homes

PRICE	TERMS	OWNERSHIP	STYLE	UNITS	YEAR BUILT	AVG SF	LOT SIZE
\$1,800,000	All Cash / Loan	Fee Simple	Garden/Stucco	6	1971	±936 SF	16,900 SF

Unit Mix Breakdown



Pro Forma Rent Roll

UNIT TYPE	CT	MIX	EST SF	NET SF	MKT RENT	/SF	CURR RENT	/SF
2 Bed / 1 Bath	2	33%	~800	1,600	\$1,550	\$1.75	\$1,300 avg	\$1.63
2 Bed / 2 Bath	2	33%	~950	1,900	\$1,700	\$1.55	\$1,525 avg	\$1.75
3 Bed / 2 Bath	2	33%	~1,100	2,200	\$2,100	\$1.59	\$1,665 avg	\$1.39
Total / Average	6	100%	~936	5,614	\$1,733	\$1.63	\$1,497 avg	\$1.59

* All SF approximate. Current rents per executed rent roll March 2026.

The Opportunity

Boutique Multifamily · Old Town Scottsdale Corridor Two Separately-Platted Single-Story Triplexes

The Scottsdale Apartment Homes is a six-unit boutique multifamily community at 2614 and 2620 N 72nd Place in South Scottsdale, Arizona — just minutes from Old Town Scottsdale. Two separately-platted triplex buildings deliver residential character that drives long-term tenancy and renter quality above the typical multifamily offering.

THE OPPORTUNITY

Built in 1971, the portfolio totals ~5,614 SF across (2) 3-bed/2-bath, (2) 2-bed/2-bath, and (2) 2-bed/1-bath units averaging ~936 SF. Units feature granite counters, tile flooring, updated kitchens, W/D connections, and private walled patios with pergolas.

VALUE-ADD UPSIDE

Current rents sit below market, creating a clear income growth pathway at natural turnover. The Old Town corridor is supply-constrained — land scarcity keeps a permanent competitive moat for vintage assets and supports near-term yield and appreciation.

INVESTMENT HIGHLIGHTS

- 100% leased — six tenants, zero vacancy
- Two separately-platted parcels — future flexibility
- Diverse unit mix appeals to broad renter pool
- Walking distance to Old Town dining & employment
- Scottsdale Unified School District coverage
- No HOA — full investor operational control
- Phoenix Metro occupancy 93.5% (Colliers Q3 2025)
- Supply-constrained — minimal new competition



South Scottsdale corridor — Old Town & Camelback Mountain in distance

SALE PRICE	\$/UNIT	UNITS	AVG SF	BUILT
\$1,800,000	\$300,000	6	~936	1971

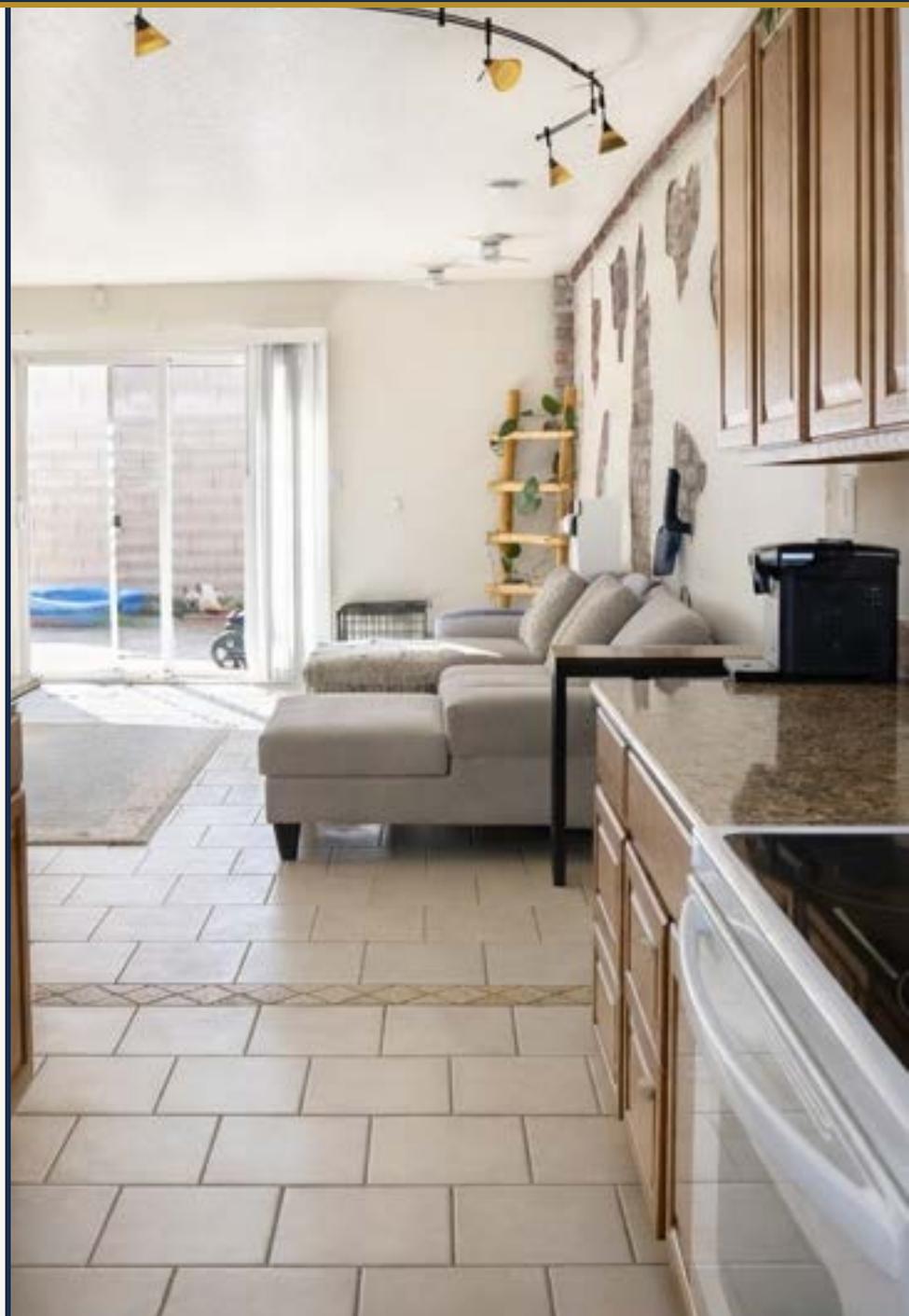
Income & Financial Analysis

Building #	Unit #	TYPE	RENT	DEPOSIT
2614	#1	3 Bed / 2 Bath	\$1,575	\$1,145
2614	#2	2 Bed / 2 Bath	\$1,625	\$1,325
2614	#3	2 Bed / 1 Bath	\$1,275	\$1,050
2620	#1	3 Bed / 2 Bath	\$1,475	\$1,050
2620	#2	2 Bed / 2 Bath	\$1,695	\$1,395
2620	#3	2 Bed / 1 Bath	\$1,325	\$1,025

\$8,970 / month

Income & Expense Summary

	CURRENT	PROFORMA
Gross Potential Rent (Mo.)	\$8,970	\$10,700
Vacancy / Credit Loss (6%)	(\$449)	(\$535)
Effective Gross Income (Mo.)	\$8,471	\$10,165
Annual Effective Gross Income	\$102,394	\$121,980
ANNUAL EXPENSES		
Utilities	\$6,210	\$6,210
Property Taxes	\$2,596	\$2,596
Insurance	\$5,400	\$5,400
Repairs & Maintenance	\$6,660	\$6,660
Management (5%)	\$5,120	\$6,099
Total Annual Expenses	\$25,986	\$26,995
NET OPERATING INCOME	\$76,408	\$94,985
Cap Rate @ \$1,800,000	4.24%	5.28%
Gross Rent Multiplier	16.6x	14.0x



Sales Comparables

Scottsdale Multifamily · 2025 Closed Transactions

PROPERTY ADDRESS	UNITS	SALEPRICE	\$/UNIT	COE	YR	UNIT MIX	CAP	NOTES
2614-2620 N 72ndPl,Scottsdale	6	\$1,800,000	\$300,000	OFFERED	1971	(2)3Bd/2Ba · (2)2Bd/2Ba · (2)2Bd/1Ba	4.49%	SUBJECT
6702 E Earll Dr, Scottsdale 85251	6	\$1,200,000	\$200,000	Sep 2025	1958	(1)Studio·(2)1Bd·(3)2Bd/1Ba	5.63%	Unrenovated · MTM
6628 E Avalon Dr, Scottsdale 85251	4	\$1,196,666	\$299,167	Sep 2025	1962	(4)2Bd/1Ba · 855 SF avg	N/A	Full Reno 2022 · STR
6716 E Avalon Dr, Scottsdale 85251	4	\$1,109,000	\$277,250	Sep 2025	1962	(1)1Bd · (3)2Bd/1Ba	5.23%	Updated · Full Occ.
6950 E Earll Dr, Scottsdale 85251	4	\$1,125,000	\$281,250	Mar 2025	1960	(1)1Bd · (3)2Bd/1Ba	5.41%	1 Unit STR · Partial
3230 N 66th Pl, Scottsdale 85251	9	\$2,565,000	\$285,000	Dec 2025	1969	(8)2Bd/2Ba · (1)Studio	5.41%	Full Reno 2024
COMPARABLE AVERAGES (5 Closed Sales)			\$268,333 / unit avg	\$346.46 Avg Price Per SF				



Aerial &

Exterior Photography

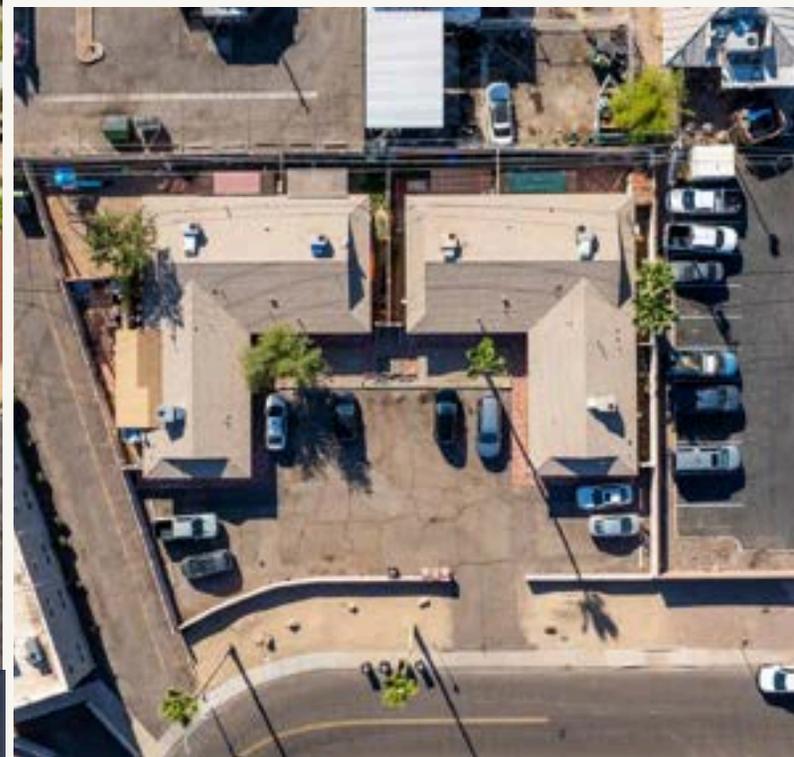


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South Scottsdale · Camelback Mountain Views · Old Town Corridor
THE SCOTTSDALE APARTMENT HOMES

Toward Old Town Scottsdale



Top-Down Parcel View





Old Town Scottsdale

Arizona's Premier Urban Village - 1.5 Miles from Subject

DINING & NIGHTLIFE

- The Mission — Chef Matt Carter's acclaimed Latin kitchen
- Citizen Public House — James Beard-nominated gastropub
- Maple & Ash — Celebrity wood-fire steakhouse
- Rusty Spur Saloon — Iconic Western bar since 1951
- Whiskey Row — Rooftop bar & live entertainment
- AZ/88 — 35-year fixture, martinis & rotating art
- Diego Pops, Toca Madera, Culinary Dropout & more

ARTS & CULTURE

- Scottsdale Museum of Contemporary Art (SMoCA)
- Western Spirit: Scottsdale's Museum of the West
- Weekly ArtWalk — Thursday evening gallery events
- Wonderspaces Arizona — Immersive exhibitions
- Scottsdale Center for the Performing Arts
- 80+ fine art galleries along Main Street & Marshall Way

SHOPPING & LIFESTYLE

- Scottsdale Fashion Square — 2M SF luxury mall (1.8 mi)
- Fifth Avenue Shops — Boutiques & Southwestern art Free
- Old Town Trolley (Thu–Sun) — all districts Indian Bend
- Wash Greenbelt — 14-mile trail corridor Scottsdale
- Waterfront — Canal-side dining & retail

RENTER PROFILE



Walk Score:	74+ — Very Walkable
Avg Age (85257):	37.3 Years
Median HH Income:	\$79,828
Renter Occupied:	~55% of households
Avg 2Bd Rent:	\$1,800–\$2,200/mo
Employment Rate:	96.6% — Scottsdale
Sky Harbor Airport:	7.5 miles
ASU Campus:	5.0 miles
Old Town:	1.5 miles
Camelback Mtn:	2.5 miles

The Scottsdale Apartment Homes

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**2614 & 2620 N 72ND PLACE
SCOTTSDALE, ARIZONA 85257**



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