MOUNTAIN SPRINGS TERRACE | NORTH PHOENIX, ARIZONA

Investor Brief

17 INDIVIDUALLY DEEDED CONDOMINIUM UNITS

18202 N. Cave Creek Road | Phoenix, Arizona 85032

OFFERED AT

$2,125,000

CAP RATE*

8.67%

ASSET

CLASS C

WORKFORCE HOUSING
SERVING INDIVIDUALS
AND FAMILIES

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SMART TALK. REAL INVESTMENTS.

*8.67% cap rate calculated from the Seller's Pro Forma. Buyers should independently verify all financial information.

THE OPPORTUNITY

Built for Income. Priced for Cash Flow.

One acquisition.
Seventeen deeds.
An income-focused North
Phoenix portfolio.

Mountain Springs Terrace is for buyers focused on income and cash flow.

Mountain Springs Terrace is a portfolio of 17 individually deeded condominium units offered as one investment opportunity within an established 122-unit condominium community in North Phoenix.

This is a Class C workforce housing investment serving individuals, families, and other households. It is intended for buyers who understand practical operations, realistic underwriting, and the value of durable rental demand.

Offered at $2,125,000, the portfolio provides an income-focused acquisition basis with scale, deed-level ownership, and commercial financing availability in one transaction.

INVESTMENT PREMISE

Scale is achieved through a single negotiated acquisition while each residence retains its own legal description. That structure brings the operating logic of a portfolio together with the flexibility of separately deeded ownership.

THE FACTS

Investment Snapshot

PURCHASE PRICE	**$2,125,000**
PRICE PER UNIT	**$125,000**
PORTFOLIO	17 individually deeded condominiums
COMMUNITY	122 condominium units
UNIT SIZE	836 sq. ft. per residence
ASSET TYPE	Class C
HOA	Professionally managed
FINANCING	Commercial financing is available
CAP RATE*	**8.67%**

CORE METRICS

17

DEEDED RESIDENCES

836

SQ. FT. EACH

OWNERSHIP ADVANTAGE

The portfolio is acquired as one investment while retaining 17 separate legal descriptions - a structure that combines acquisition scale with deed-level flexibility.

INCOME FOCUS

8.67% cap rate based on the Seller's Pro Forma

*Cap rate calculated from the Seller's Pro Forma. Prospective purchasers should independently verify all financial information.

17 Residences. One Portfolio.

Each residence has its own legal description within an established condominium community governed by a professionally managed HOA.

11

TWO BEDROOM + DEN

Two Bath | 836 sq. ft.

5

ONE BEDROOM + DEN

One Bath | 836 sq. ft.

1

THREE BEDROOM

One Bath | 836 sq. ft.

PROPERTY FEATURES

- Washer and dryer in every residence
- Individually metered water and electric
- Covered parking
- Community pool and barbecue area
- 17 individually deeded residences
- Professionally managed HOA

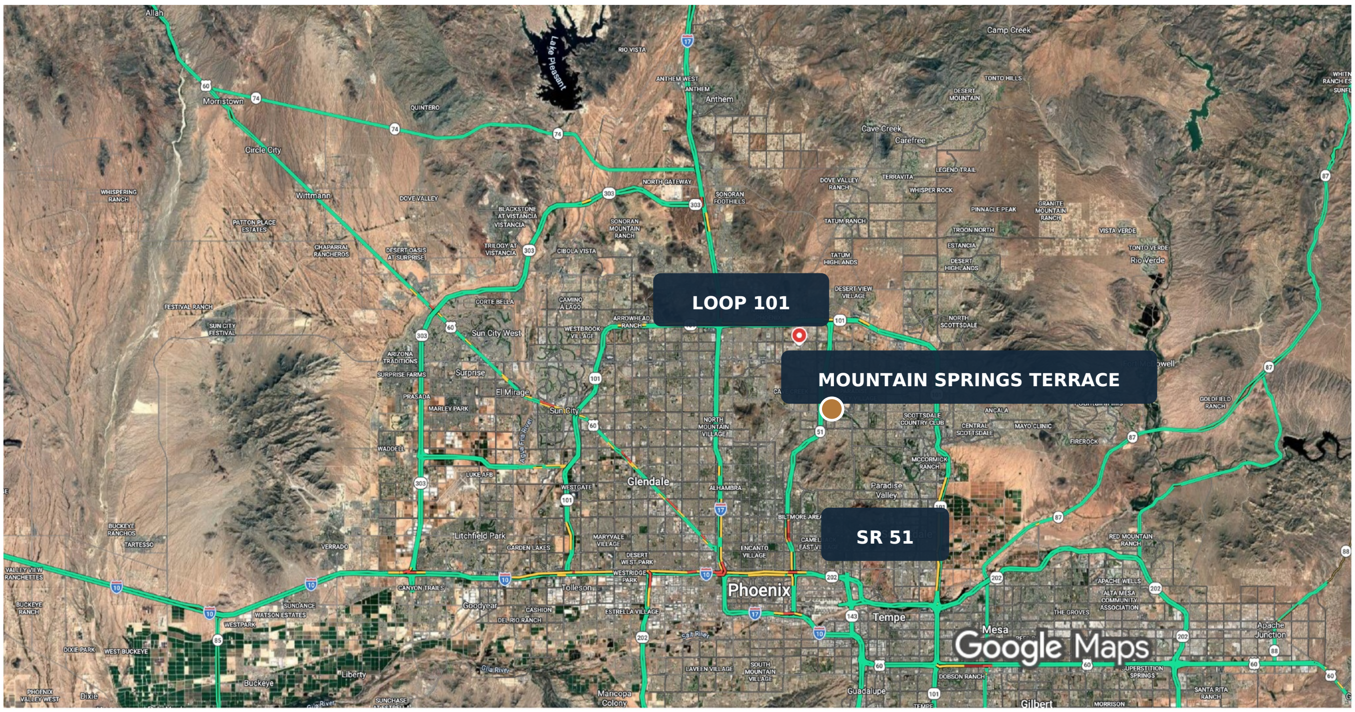
FINANCING

Commercial financing is available for the portfolio acquisition. Investors should consult their lender regarding structure, terms, and underwriting.

LOCATION & ACCESS

North Phoenix. Connected by Design.

Mountain Springs Terrace is positioned along Cave Creek Road with direct access to the North Phoenix transportation network, everyday services, employment centers, healthcare, shopping, and dining.



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REGIONAL ACCESS

Loop 101 and SR 51

Connections across North Phoenix, Scottsdale, and central Phoenix.

PUBLIC TRANSIT

Valley Metro Route 90

Cave Creek Road is a major public transportation corridor.

SCHOOL DISTRICT

Paradise Valley Unified

Located within the Paradise Valley Unified School District.

Map data ©2026 Google. Transit and school district information should be independently verified during due diligence.

OWNERSHIP & FINANCING

17 Deeds. One Acquisition.

Mountain Springs Terrace consists of 17 individually deeded condominium units offered together as one portfolio within an established 122-unit community governed by a professionally managed HOA.

01 **17 DEEDS**
Individual legal descriptions

02 **ONE PORTFOLIO**
One negotiated acquisition

03 **ONE CLOSING**
Coordinated transfer

FINANCING

Commercial financing is available for the portfolio acquisition. Potential acquisition structures may include commercial financing, cash, 1031 exchange consideration, or private capital. Purchasers should consult their legal, tax, and financial advisors.

ESTABLISHED COMMUNITY | PROFESSIONAL HOA MANAGEMENT | PRACTICAL OPERATIONS

BUYER FIT

Before You Call

A straightforward look at an income-focused Class C portfolio.

- 17 individually deeded condominium units
- 836 sq. ft. per residence
- $125,000 per unit
- 8.67% cap rate based on the Seller's Pro Forma
- In-unit washer and dryer in every residence
- Professionally managed HOA
- Commercial financing is available

If this aligns with your investment strategy, let's talk.

SMART TALK. REAL INVESTMENTS.

SMART TALK. REAL INVESTMENTS.

Income-Focused Investing.

My responsibility is to understand the asset, present it honestly, and give investors the information they need to determine whether it fits their strategy.

- 17 individually deeded condominium units
- 836 sq. ft. per residence
- 8.67% cap rate*
- $125,000 per unit
- Commercial financing is available
- Professionally managed HOA

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SCAN FOR THE ACTIVE LISTING

View Property Information

DISCLAIMER

Information in this Investor Brief is believed reliable but is not guaranteed. Property facts, financial data, and cap rate should be independently verified during due diligence.
*8.67% cap rate is calculated from the Seller's Pro Forma.

COLDWELL BANKER REALTY