

get **MULTI** family



SIX ON HEATHERBRAE

2140-2144 W. Heatherbrae Dr, Phoenix, AZ 85015

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by getMULTIfamily in compliance with all applicable fair housing and equal opportunity laws.

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SECTION 1

PROPERTY INFORMATION

SIX ON HEATHERBRAE

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Six on Heatherbrae

Six on Heatherbrae presents a compelling value-add multifamily investment consisting of spacious two-bedroom, one-bath units, each featuring central air conditioning and private, generously sized backyards--an increasingly rare amenity in this asset class. The property is fully gated, offering enhanced security and tenant appeal. Current rents are significantly below market at approximately \$995 per unit, all on month-to-month leases, providing immediate upside. With strategic renovations, rents are projected to achieve \$1,300 to \$1,450 per unit, creating a clear path to increased cash flow and asset appreciation. An on-site laundry facility offers additional income potential and operational efficiency. The offering includes two triplex buildings combined purchase price: \$999,900.

* 2140 W Heatherbrae - \$499,900 must be purchased together

* 2144 W Heatherbrae - \$499,900 must be purchased together

Additionally, the adjacent property at 2134 W Heatherbrae will be coming to market at \$499,900, presenting a rare opportunity to acquire all three triplexes (9 total units) for a combined price of \$1,499,000.

The property is centrally located with strong rental demand drivers and accessibility. Financing options include conventional and commercial loan structures.

All facts and figures are approximate. Buyer to verify all information. Seller is Holds an active real estate Brokers license in AZ and FL

Additional Notes

Lot Size: 8,486 SF (0.195 AC)

Building SF: 5,508 (2,754/building)

Zoning: R-3

Year Built: 1963



ADDITIONAL PHOTOS



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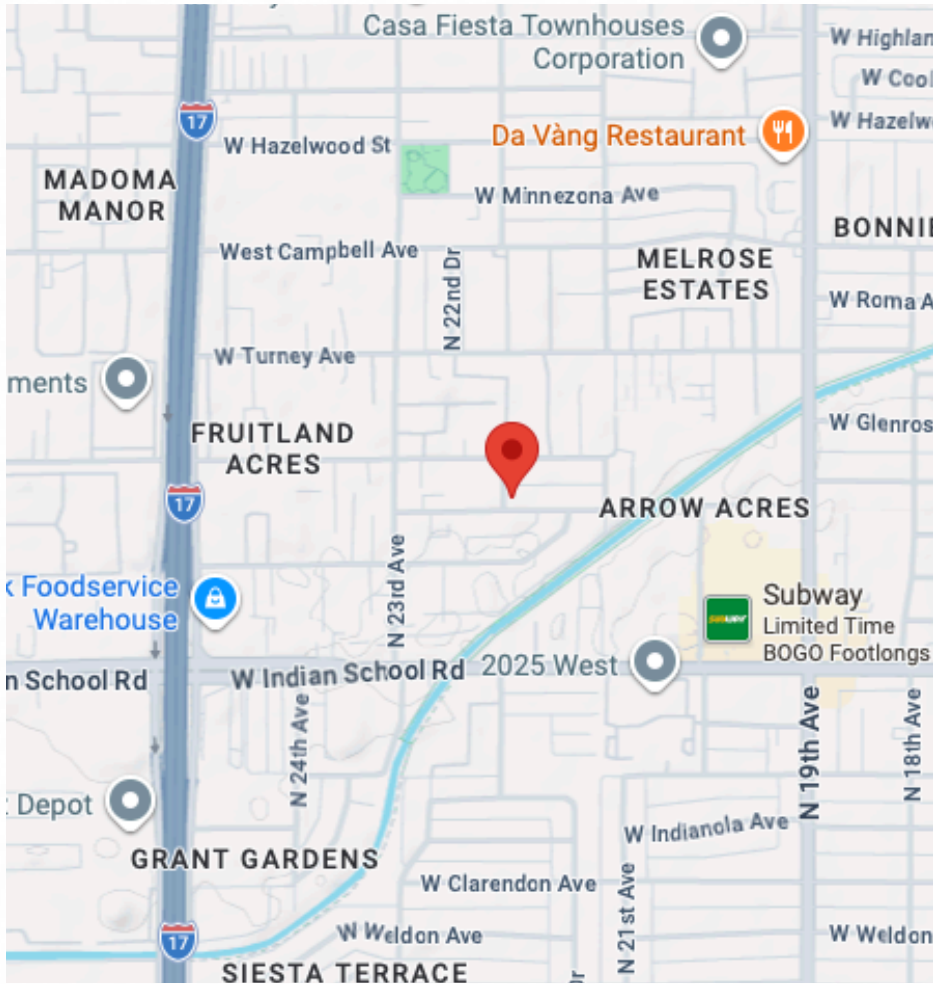
SECTION 2

**LOCATION
INFORMATION**

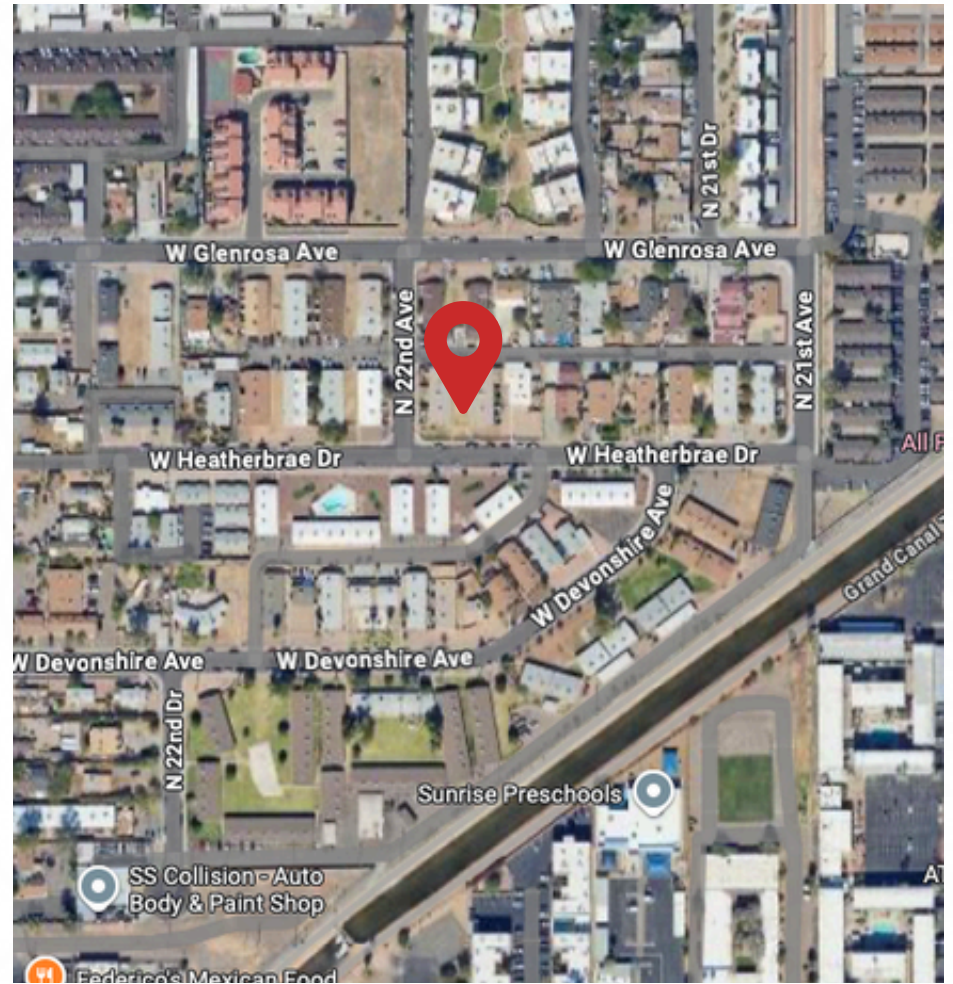
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TERRAIN VIEW



SATELLITE VIEW

LOCATION MAP



SATELLITE VIEW

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SECTION 3

FINANCIAL ANALYSIS

SIX ON HEATHERBRAE

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FINANCIAL SUMMARY



INVESTMENT OVERVIEW	
Price	\$999,900
Price per SF	\$181/SF
Price per Unit	\$166,500
Pro-Forma CAP Rate	4.69%

OPERATING DATA	
Pro-Forma Scheduled Income	\$71,640
Less: Operating Expenses	(\$21,171)
Less: Vacancy Factor (5%)	(\$3,582)
Net Operating Income	\$46,887

INCOME EXPENSES



INCOME SUMMARY	ANNUAL
Pro-Forma Rental Income	\$71,640
Vacancy Factor (5%)	(\$3,582)
GROSS INCOME	\$68,058

EXPENSES SUMMARY	ANNUAL
Utilities	\$4,600
Maintenance	\$3,000
Landscaping	\$1,200
Management	\$4,320
Insurance	\$4,800
Taxes	\$3,251
OPERATING EXPENSES	\$21,171
NET OPERATING INCOME	\$46,887

RENT ROLL



SUITE	BEDROOMS	BATHROOMS	SIZE SF	MARKET RENT	ANNUAL MKT RENT	ACTUAL RENT	Lease End
1	2	1	918 SF	\$995	\$11,940	\$850	MTM
2	2	1	918 SF	\$995	\$11,940	\$850	MTM
3	2	1	918 SF	\$995	\$11,940	\$850	MTM
4	2	1	918 SF	\$995	\$11,940	\$850	MTM
5	2	1	918 SF	\$995	\$11,940	\$850	MTM
6	2	1	918 SF	\$995	\$11,940	\$850	MTM
TOTALS			5,508 SF	\$5,970	\$71,640	\$5,100	
AVERAGES			918 SF	\$995	\$11,940	\$850	

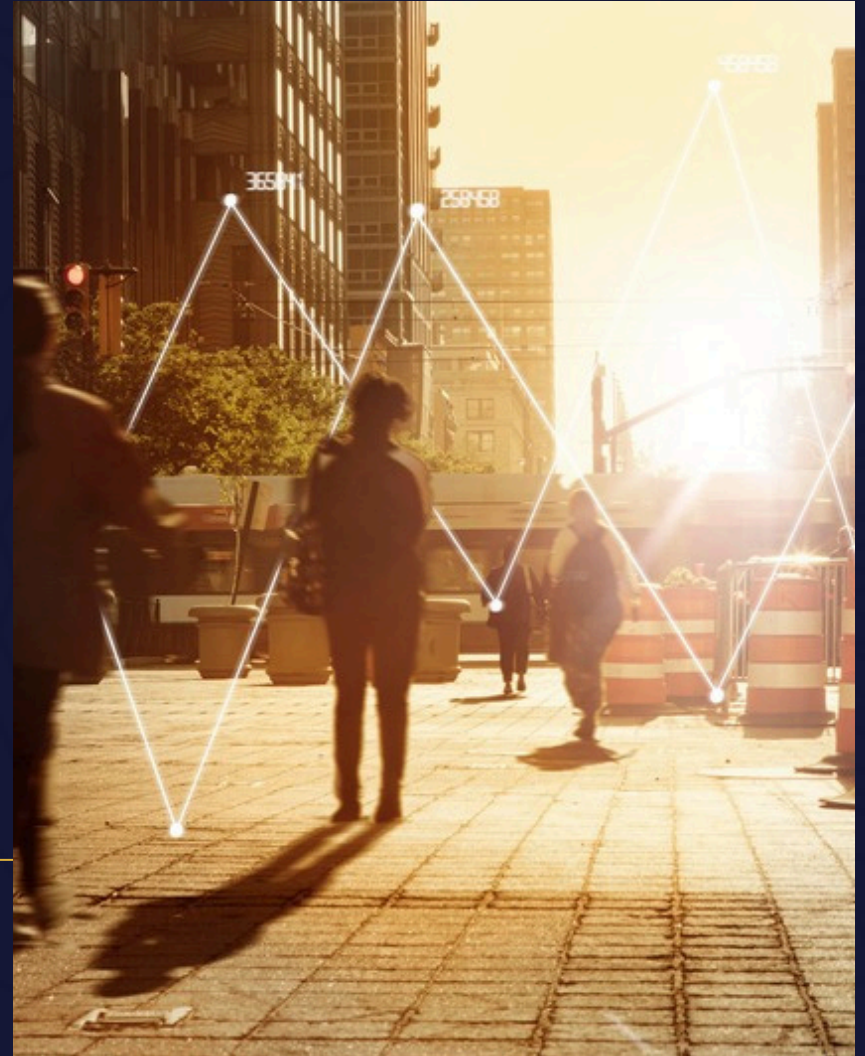
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SECTION 4

DEMOGRAPHICS

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FOOD REPORT

NEIGHBORHOOD EATS

This home is located near **159** moderately priced restaurants and has an **above average** variety of cuisines.

182 ★★★+
WITHIN 5 MILES

\$	99
\$\$	60
\$\$\$	9
\$\$\$\$	3

Demographics data derived from CoStar

GOOD EATS BY CATEGORY

AMERICAN	61
FAST FOOD	19
DELIS	14
MEXICAN	12
CAFES, COFFEE AND TEA	11
ASIAN	11
CHINESE	8
BARs	6
SPORTS BARs	5
OTHER	16

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AREA REPORT

VERY CONVENIENT

This home is in a **very convenient** area. Some daily errands in this location **require a car** and most major services are within **1 mile**.

CHASE ATM	ARCO GAS	MEDICAL	GROCERIES	CLEANERS
0.2 MILES	0.2 MILES	0.2 MILES	0.3 MILES	0.3 MILES
MEDIA	GYM	COFFEE	CVS PHARMACY	
1.7 MILES	1 MILE	0.5 MILES	0.4 MILES	

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SCHOOL REPORT

SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **32** private schools and **63** charter schools within **5 miles**.

K-5	WESTWOOD ELEMENTARY SCHOOL ASSIGNED	1 RATING	1.9 MILES
6-8	CHOICE LEARNING ACADEMY ASSIGNED	2 RATING	1.3 MILES
9-12	CENTRAL HIGH SCHOOL ASSIGNED	4 RATING	0.6 MILES

ListReports DISCLAIMER: School data is provided by ATYOM Data Solutions and agent selection. It is intended for reference only. Contact the school or district directly to verify enrollment eligibility.

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OUTDOOR REPORT

THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

PARK TAWA PARK	1.1 MILES
GOLF COURSE ENCANTO 18 HOLE GOLF COURSE	1.6 MILES
DOG PARK STEELE INDIAN SCHOOL PARK	2.1 MILES
LAKE DR C R. BIRD, MD	5 MILES

29 GOLF COURSES
11 PARKS
3 DOG PARKS
2 LAKES
WITHIN 10 MILES

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SECTION 5

THE TEAM



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GARRETT PEDICINI

Garrett is a dynamic commercial real estate professional with a proven track record in acquisitions, sales, and business development. While earning his degree in Economics from Arizona State University, he joined LevRose Commercial Real Estate as a Junior Agent but earned a permanent place on the team after graduation. He continues to leverage his market knowledge to deliver results-driven solutions. Garrett's expertise spans over \$80 million in commercial property sales and leases. As a commercial agent, he advised clients on site selection, property valuations, market analysis, and enhancing client portfolios. As a member of NAIOP and ICSC, Garrett continues to refine his industry knowledge. Recognized as an Emerging Professional by Commercial Executive Magazine, Garrett embodies innovation, leadership, and a commitment to excellence in commercial real estate.

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SOPHIA WILLETS

Sophia Willets, the owner and lead broker of Grace CRE, is a seasoned professional with a deep passion for commercial real estate. She leads the company with a client-first mentality bring maximum returns to her investors. Unlike larger, more traditional brokerages, she is committed to full-market exposure and ethical representation to every deal. Since starting her career in 2013, Sophia has completed over 1,000 transactions and over 30 personal investments, achieving over One Billion dollars in returns for her clients. With offices in Southeast Florida and Arizona, two of the fastest growing real estate market, she can provide a variety of unique investments opportunities to meet your financial goals.

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VISION. STRATEGY. RESULTS.



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