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# FOUR ON WILLETTA

2444 E. Willetta Street, Phoenix, AZ 85008

Sophia Willets | 480.375.0227 | [sophia@gracecre.com](mailto:sophia@gracecre.com)  
Garrett Pedicini | 602.791.9497 | [garrett@gracecre.com](mailto:garrett@gracecre.com)



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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 Grace CRE in compliance with all applicable fair housing and equal opportunity laws.

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## SECTION 1

# PROPERTY INFORMATION

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## FOUR ON WILLETTA

2444 E. Willetta Street, Phoenix, AZ 85008



## Four on Willetta

**Four at Willetta is a stabilized, garden-style four-unit multifamily asset located in the highly desirable Biltmore/Arcadia corridor of Phoenix, Arizona. Constructed in the 1980s, the property offers a functional unit mix of two two-bedroom/one-bath units and two one-bedroom/one-bath units, catering to a broad tenant base in a high-demand rental submarket. The property has maintained 100% occupancy for nearly a decade, supported by long-term tenancy and consistent rental demand. Current in-place rents range from \$1,100 to \$1,350, presenting a clear value-add opportunity as market rents in the immediate area range from approximately \$1,200 to \$1,450. A new owner has the ability to implement a measured rental repositioning strategy to capture upside while maintaining occupancy stability.**

**Each unit is equipped with central air conditioning, tile flooring, and white cabinetry, and all units feature private backyard spaces--an amenity that differentiates the asset from competing properties and supports tenant retention. The property has undergone recent exterior capital improvements, including new paint, upgraded fencing and gates, modernized entry doors, enhanced lighting, and refreshed landscaping. Additionally, the seller is in the process of recoating the asphalt, further reducing near-term capital expenditure requirements.**

**Positioned in one of Phoenix's most sought-after infill locations, the asset benefits from close proximity to the Biltmore financial district, Arcadia retail and dining, and major transportation corridors. Four at Willetta represents an opportunity to acquire a proven, cash-flowing asset with strong historical occupancy, minimal deferred maintenance, and the ability to drive revenue growth through rental adjustments in a supply-constrained submarket. Recent appraisal of \$960,000 this is priced to sell.**

**Owner/ Agent. All facts and figures are approximate buyer verify MLS**



# ADDITIONAL PHOTOS



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**SECTION 2**

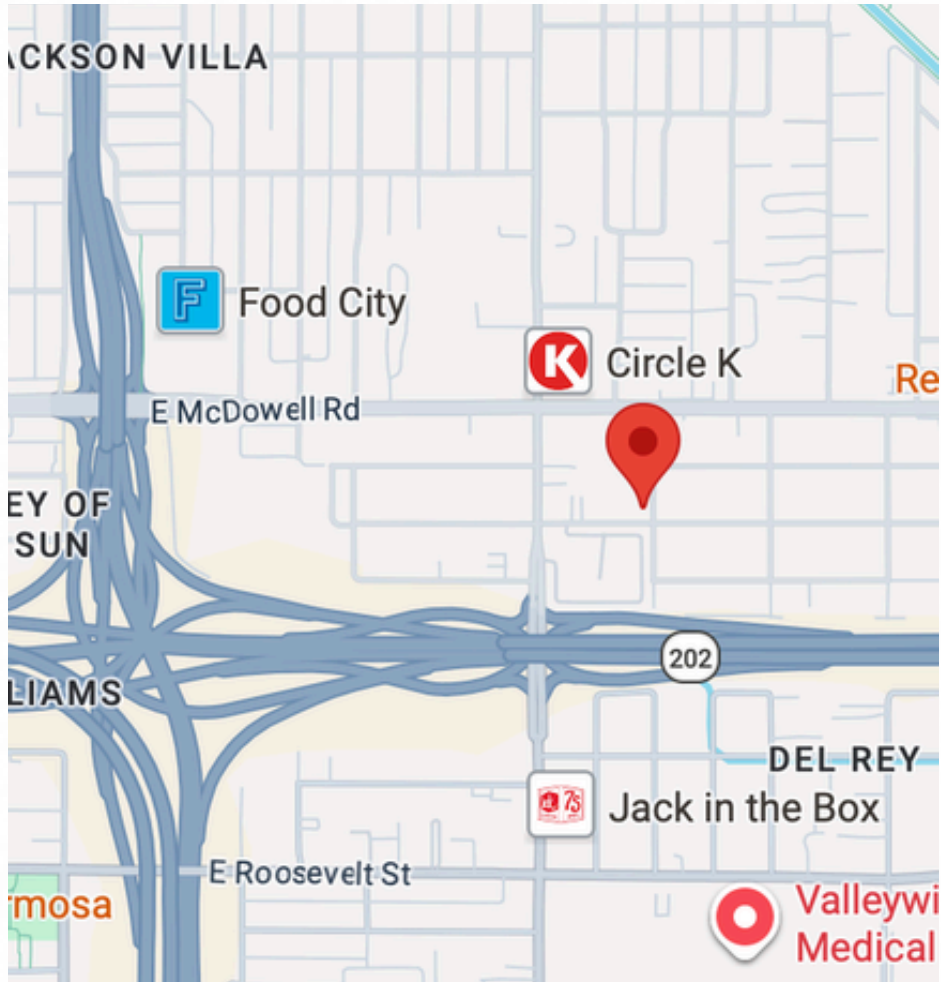
**LOCATION  
INFORMATION**

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**FOUR ON WILLETTA**

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**TERRAIN VIEW**



**SATELLITE VIEW**



## SATELLITE VIEW

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### SECTION 3

# FINANCIAL ANALYSIS

## FOUR ON WILLETTA

2444 E. Willetta Street, Phoenix, AZ 85008



# FINANCIAL SUMMARY



INVESTMENT OVERVIEW	
Price	\$775,000
Price per SF	\$344./SF
Price per Unit	\$193,750/Unit
Pro-Forma CAP Rate	6.18%

OPERATING DATA	
Pro-Forma Scheduled Income	\$63,600
Less: Operating Expenses	(\$12,550)
Less: Vacancy Factor (5%)	(\$3,180)
<b>Net Operating Income</b>	<b>\$47,870</b>

# INCOME EXPENSES



INCOME SUMMARY	ANNUAL
Pro-Forma Rental Income	\$63,600
Vacancy Factor (5%)	(\$3,180)
<b>GROSS INCOME</b>	<b>\$60,420</b>

EXPENSES SUMMARY (Pro-Forma)	ANNUAL
Utilities	\$3,200
Maintenance	\$1,500
Landscaping	\$1,200
Management	\$3,000
Insurance	\$2,600
Taxes	\$1,050
<b>OPERATING EXPENSES</b>	<b>\$12,550</b>
<b>NET OPERATING INCOME</b>	<b>\$47,870</b>

# RENT ROLL



SUITE	BEDROOMS	BATHROOMS	SIZE SF	MARKET RENT	ANNUAL MKT RENT
1	2	1	675 SF	\$1,450	\$17,400
2	2	1	675 SF	\$1,450	\$17,400
3	1	1	450 SF	\$1,200	\$14,400
4	1	1	450 SF	\$1,200	\$14,400
<b>TOTALS</b>			<b>2,250 SF</b>	<b>\$15,900</b>	<b>\$63,600</b>
<b>AVERAGES</b>			<b>562 SF</b>	<b>\$3,975</b>	<b>\$15,900</b>

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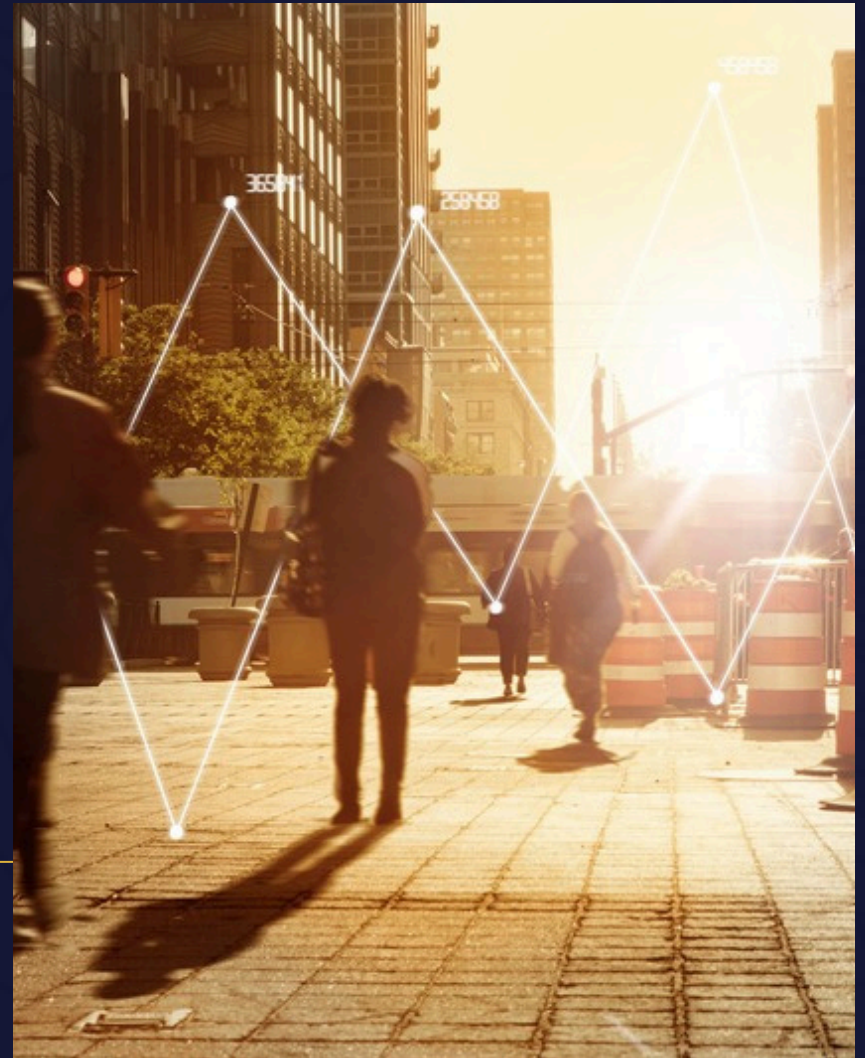
## SECTION 4

# DEMOGRAPHICS

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## FOUR ON WILLETTA

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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 Mile	2 Miles
Total Population (2024)	23,497	78,401
Average Age	32	33
2029 Projected Population	25,489	85,230

HOUSEHOLDS & INCOME	1 Mile	2 Miles
Total Households	7,596	29,147
# of Persons per HH	2.9	2.6
Average HH Income	\$54,803	\$66,229
Average House Value	\$310,949	\$365,094

Demographics data derived from CoStar

## 2444 E WILLETTA ST, PHOENIX, AZ 85008



### VERY CONVENIENT

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

- MEDICAL** 0.1 Mi
- GROCERIES** 0.1 Mi
- ATM** 0.1 Mi
- CLEANERS** 0.2 Mi
- GAS** 0.3 Mi
- COFFEE** 0.4 Mi
- CVS PHARMACY** 1.1 Mi
- GYM** 1.6 Mi
- MOVIE THEATER** 2.1 Mi

**MOST SERVICES WITHIN**  
**1**  
MILE



### SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **22** private schools and **45** charter schools within 5 miles.

- 6 RATING** K-5 IMAGINE ACADEMY OF PHOENIX NEARBY
- 3 RATING** K-8 EXCELENCIA SCHOOL ASSIGNED
- 2 RATING** 9-12 CAMELBACK HIGH SCHOOL ASSIGNED



### THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

#### POPULAR

- GOLF COURSE** PHOENIX COUNTRY CLUB (2.3 MILES)
- PARK** HERITAGE SQUARE (2.4 MILES)
- DOG PARK** HANCE DOG PARK (2.9 MILES)
- HIKING** SOUTH MOUNTAIN PARK - PIMA CANYON TRAILHEAD (7.4 MILES)



### NEIGHBORHOOD EATS

This home is located near **172** moderately priced restaurants and has an **above average** variety of cuisines.

#### BY CATEGORY

- AMERICAN \_\_\_\_\_ 60
- FAST FOOD \_\_\_\_\_ 24
- MEXICAN \_\_\_\_\_ 14
- CAFES, COFFEE AND TEA ... 12
- DELIS \_\_\_\_\_ 11
- ASIAN \_\_\_\_\_ 11
- STEAK-HOUSES \_\_\_\_\_ 8
- INTERNATIONAL \_\_\_\_\_ 6
- OTHER \_\_\_\_\_ 18



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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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O: (602) 223-1721 | C: (602) 791-9497 | [garrett@gracecre.com](mailto:garrett@gracecre.com) | LIC: SA687268000



## 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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O: (561) 269-9525 | C: (480) 375-0227 | [sophia@gracecre.com](mailto:sophia@gracecre.com) | LIC: BR648866000 (AZ) / BK3595388 (FL)



## VISION. STRATEGY. RESULTS.



## FOR MORE INFORMATION CONTACT

**Sophia Willets** | (480) 375-0227 | [sophia@gracecre.com](mailto:sophia@gracecre.com)

**Garrett Pedicini** | (602) 791-9497 | [garrett@gracecre.com](mailto:garrett@gracecre.com)

Fort Lauderdale, FL Office  
200 East Las Olas Boulevard, Floor 14  
(561) 269-9525

Scottsdale, AZ Office  
15051 N Kierland Blvd, Floor 2 & 3  
(602) 975-5516

[gracecre.com](https://www.gracecre.com)