MULTIFAMILY OPPORTUNITY

FOR SALE

12 ON GRANADA

4220 N GRANADA DRIVE
ELOY, AZ 85131

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LEV ROSE
COMMERCIAL REAL ESTATE

PROPERTY DETAILS

NUMBER OF UNITS	12
BUILDING SF	±6,864 SF
LAND SF	±88,420 SF
YEAR BUILT	1964
NUMBER OF PARCELS	3
LOCATION CLASS	C
NUMBER OF PARKING SPACES	24
PARKING RATIO	2:1

HIGHLIGHTS

» 77K A Door
» Well Maintained Owner Managed
» Room On Rents IN Housing Demand Eloy
» Value Add Improvements to Drive Higher Rents
» Most Leases Are Month To Month
» Well Lighted, Lots Of Parking Coin Laundry Onsite

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INVESTMENT SUMMARY

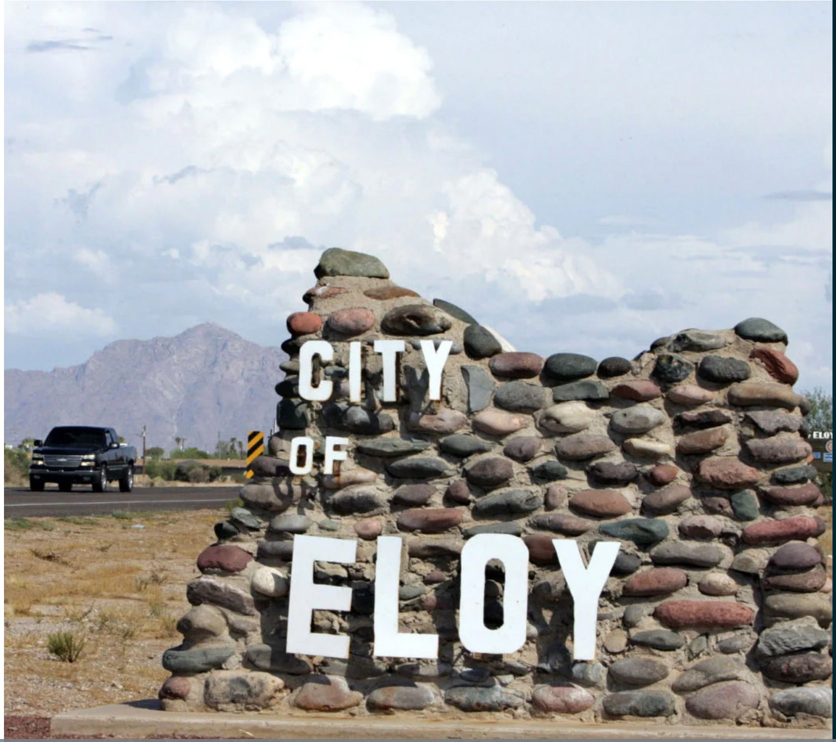
Residential Financing Opportunity* for 12 Units- 3 separate Parcels With Diverse Easy to Lease Unit Mix Of 4-2 Bedrooms 4- 1 Bedrooms and 4- Studio Apartments. Solid Block Construction With Well Maintained Roof and AC Units, Units Have Tile In Kitchen, Living and Full Baths With Tubs. All Units Have Private Back Doors, Lots Of Parking, Lighting and Coin Laundry On Site For Extra Income. Lots of Room On Rents, Market are $875+ for 2 Bedrooms $700+ for 1 Bedrooms and $550+ for Studios, Eloy is a growing manufacturing Hub with demand for housing. This is an opportunity to get in before the market climbs. All Facts and Figures Approximate, Buyer To Verify To Their Own Satisfaction.

CURRENT RENTS ALL MONTH TO MONTH

UNIT 1 | $545 | 2 Bedroom
UNIT 2 | $540 | Studio
UNIT 3 | $650 | 1 Bedroom
UNIT 4 | $850 | 2 Bedroom
UNIT 5 | $560 | 1 Bedroom
UNIT 6 | $475 | Studio
UNIT 7 | $650 | Studio
UNIT 8 | $540 | 1 Bedroom
UNIT 9 | $750 | 2 Bedroom
UNIT 10 | $540 | 1 Bedroom
UNIT 11 | $650 | Studio
UNIT 12 | $700 | 2 Bedroom

INVESTMENT SUMMARY

PRICE	$925,000
PRICE/SF	$134.76
OCCUPANCY	100%
NOI (CURRENT)	$62,201
NOI (MARKET RENTS)	$63,305
CAP RATE (CURRENT)	6.73%
CAP RATE (MARKET RENTS)	6.70%
GRM (CURRENT)	10.20
CRM (PRO FORMA)	8.90



INCOME

INCOME	CURRENT		MARKET RENTS	
GROSS SCHEDULED RENT	$87,600	97.20%	$105,600	97.60%
OTHER INCOME	$2,500	2.80%	$2,500	2.40%
GROSS POTENTIAL INCOME	$90,100		$103,300	
GENERAL VACANCY			-5.00%	
EFFECTIVE GROSS INCOME	$88,420		$98,260	
LESS EXPENSES	$27,899	31.55%	$34,955	35.57%
NET OPERATING INCOME	$62,201		$63,305	

EXPENSES

INCOME	CURRENT	PER UNIT	MARKET RENTS	PER UNIT
REAL ESTATE TAXES	$2,344	$195	$2,344	$195
INUSRANCE	$4,215	$351	$4,215	$351
MANAGEMENT FEE (7.00% OF GSI)			$7,056	$588
REPAIRS & MAINTENANCE	$6,000	$500	$6,000	$500
WATER / SEWER	$7,899	$658	$7,899	$658
UTILITIES	$3,792	$316	$3,792	$316
TRASH	$2,056	$171	$2,056	$171
PEST	$1,593	$133	$1,593	$133
TOTAL OPERATING EXPENSE	**$27,899**	**$2,325**	**$34,955**	**$2,913**
EXPENSE / SF	$4.06		$5.09	
% OF EGI	31.55%		35.57%	

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AERIAL OVERVIEW

The site offers convenient access to Interstate 10, connecting it to major employment centers, distribution hubs, and regional consumer markets. Nearby amenities, growing residential communities, and proximity to future economic development projects further enhance the property's long-term appeal and accessibility.

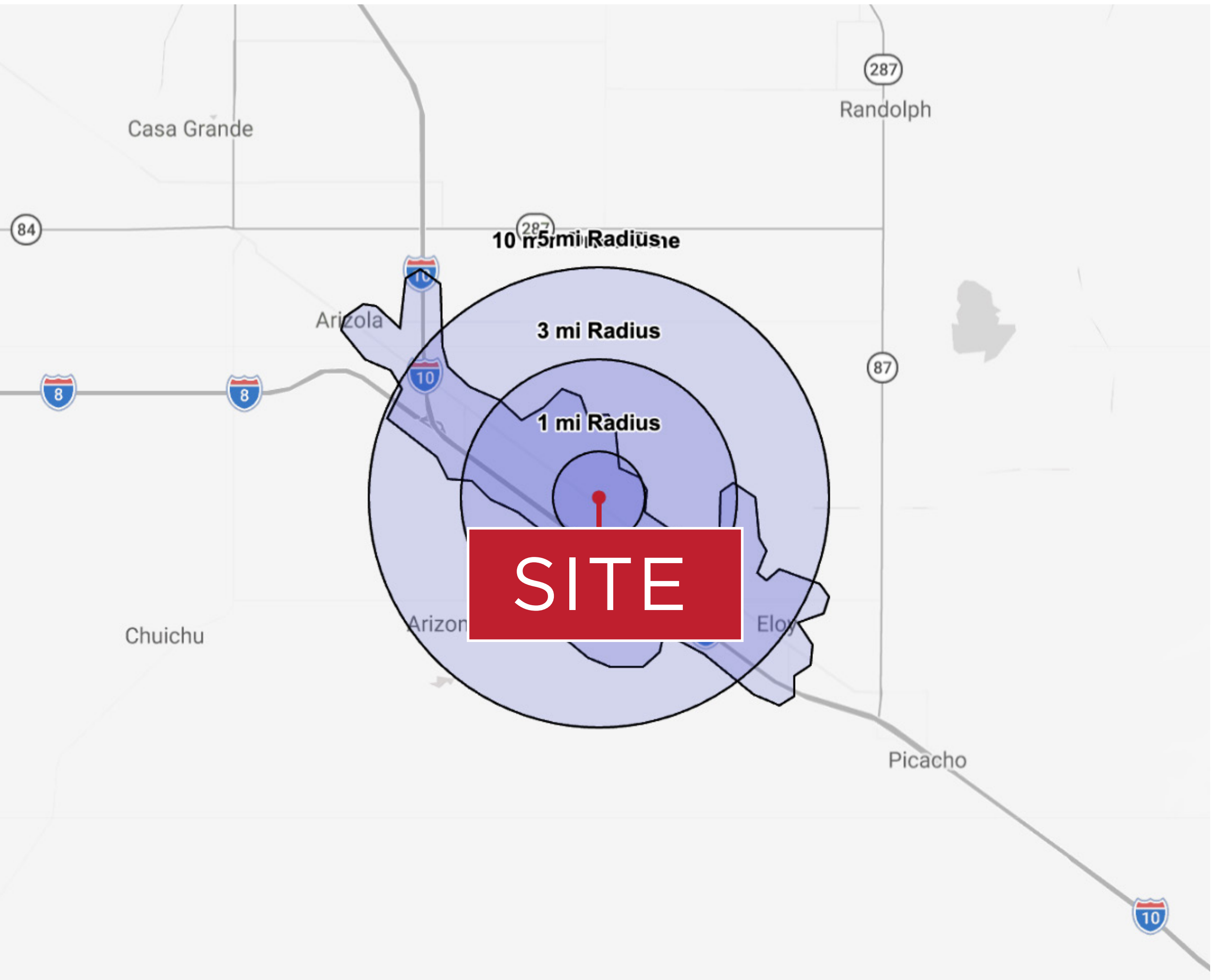
EMPLOYMENT OVERVIEW

Eloy, Arizona continues to benefit from strong regional employment growth driven by its strategic location between Phoenix and Tucson along the Interstate 10 corridor. The area's economy is supported by expanding logistics, manufacturing, agriculture, construction, and transportation industries, while nearby employment centers throughout Pinal County provide additional workforce opportunities. Ongoing industrial development and infrastructure investment across the region continue to attract businesses and residents alike, contributing to increasing housing demand and long-term economic stability.

ADDITIONAL EMPLOYMENT INSIGHTS

- Strategic location along Interstate 10 between Phoenix & Tucson
- Growing logistics, transportation, and distribution sector
- Access to major employment hubs throughout Pinal County
- Continued industrial and infrastructure development in the region
- Affordable labor market attracting new business investment
- Increasing residential growth supporting workforce expansion
- Proximity to major manufacturing and agricultural employers
- Strong regional connectivity to Arizona's two largest metro areas

DEMOGRAPHICS



*2025 Statistics from Costar.com

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2025	942	6,875	24,128
2030	1,122	8,221	28,846

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2025	324	2,832	9,203
2030	385	3,383	10,992

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2025	$59,115	$84,604	$68,741

MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2025	$216,463	$381,493	$274,840

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2025	187	849	2,462

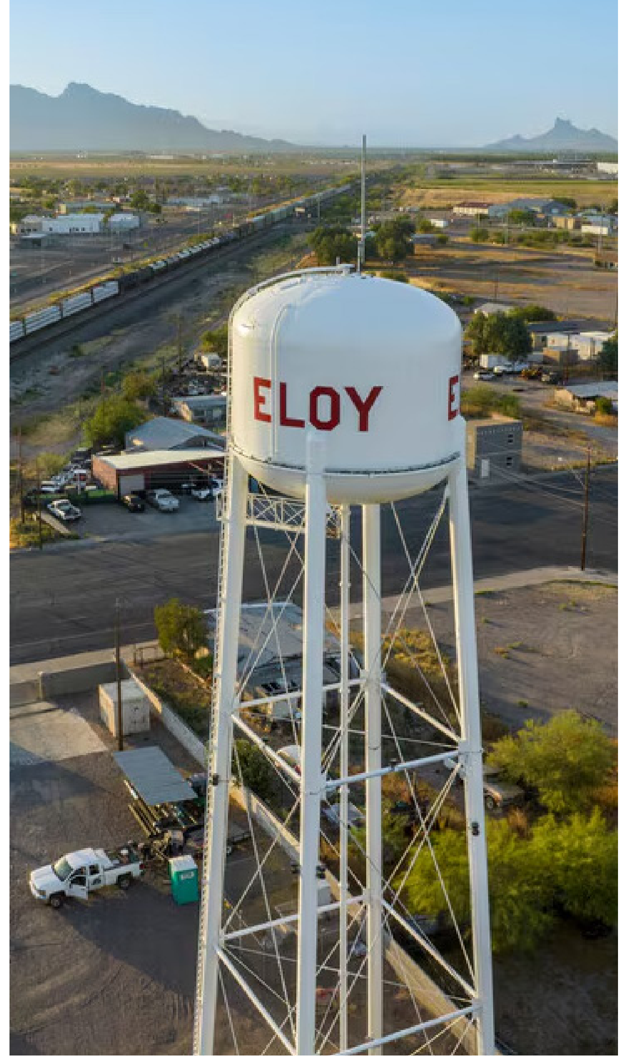
BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2025	25	84	303

ELOY
OVERVIEW

STRATEGIC LOCATION & ECONOMIC GROWTH
Located between Phoenix and Tucson along Interstate 10, Eloy, Arizona is strategically positioned within one of the Southwest's fastest-growing transportation and logistics corridors. The city benefits from convenient regional connectivity, a business-friendly environment, and proximity to major employment hubs throughout Pinal County. Continued residential and industrial growth across the region has increased demand for quality housing options, making Eloy an emerging market for multifamily investment and development.

POPULATION GROWTH & HOUSING DEMAND
Eloy offers residents an affordable cost of living, expanding employment opportunities, and easy access to outdoor recreation and nearby metropolitan amenities. The area continues to attract new residents seeking more attainable housing alternatives outside of larger urban centers, while ongoing economic development initiatives and infrastructure investment support long-term growth potential. With its central Arizona location and increasing population trends, Eloy presents a compelling opportunity for multifamily investors looking to capitalize on future expansion.



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