

MESA 10

SFR PORTFOLIO SALE

10 SINGLE FAMILY RESIDENCES
in the Greater Mesa Area



Exclusively Listed By:

ZACK MISHKIN
Senior Vice President

zack.mishkin@orionprop.com | M: (602) 363-6363



EXECUTIVE SUMMARY

The Mesa 10 SFR Portfolio provides an opportunity to purchase a flexible asset class with an array of investment and exit strategies. The portfolio is fully leased with mostly month-to-month tenancy, which creates better options for acquisition debt while maintaining flexibility with both operations and exit strategies. Geographically grouped in close proximity, this portfolio maximizes management and operations efficiencies. While boasting a strong step-in average of \$1.40/sf rents, the Mesa 10 Portfolio yields an additional potential upside rental optimization opportunity of approximately 15% and additional opportunity through renovation efforts. Buyers can choose residential or commercial financing depending on their investment strategy and can benefit from multiple tax advantages ranging from accelerated depreciation to cost segregation.

PORTFOLIO HIGHLIGHTS:

- Well Located
- Stable Income with Upside Opportunity
- Multiple Exit Strategies
- Flexible Financing
- Numerous Tax Advantages

PORTFOLIO OVERVIEW

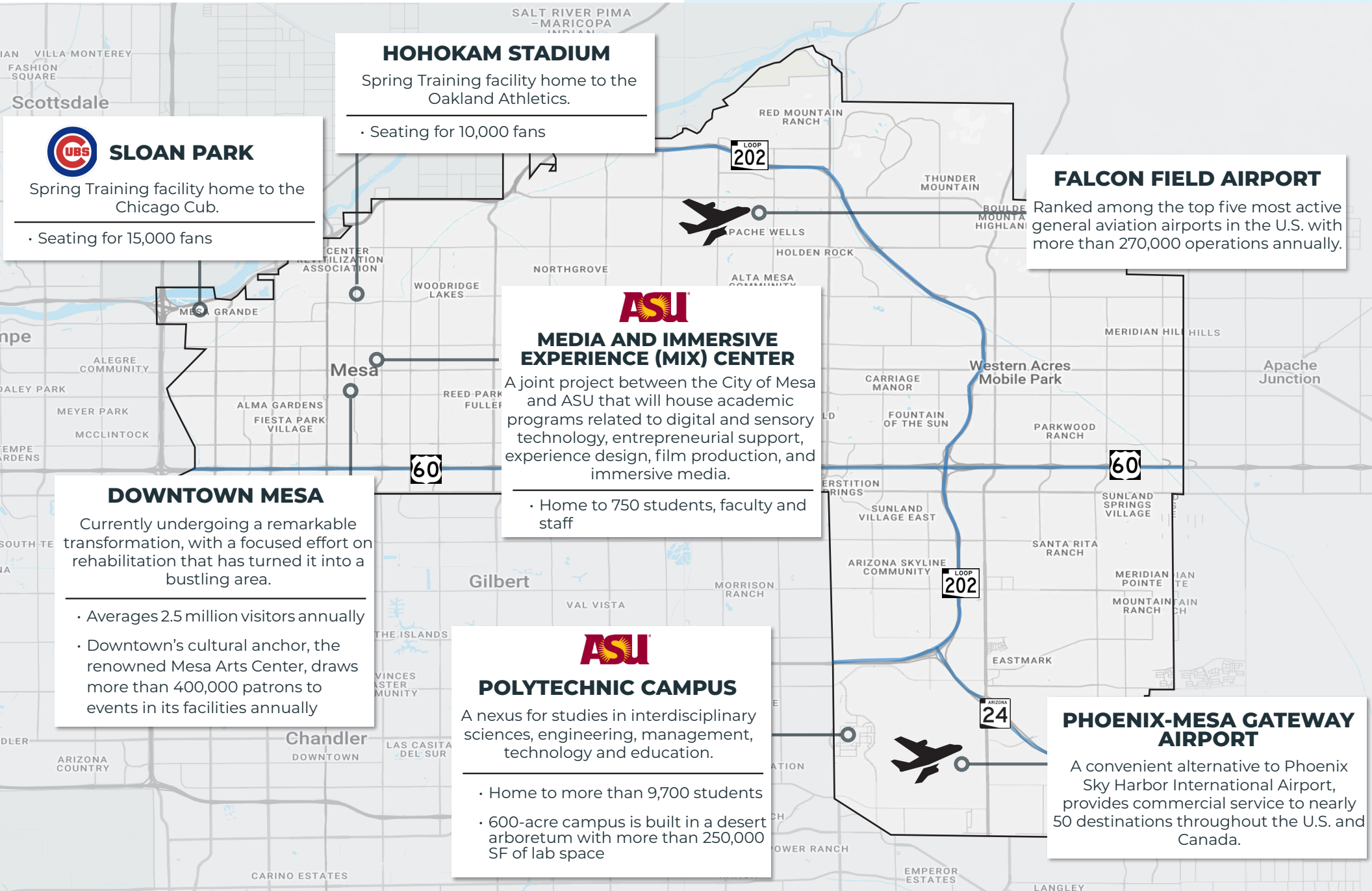
Offering Price: **\$3,650,000**

Total Bed/Bath Count: **33 Beds / 18.5 Baths**

Total Square Footage: **12,788 SF**

Total Lot Size: **90,694 SF**

Gross Rent: **\$17,961**



LOCATION OVERVIEW

MESA, ARIZONA

1 1033 W. McLellan Rd.

2 311 N. Henkel

3 437 W. 6th Pl.

4 444 N. Kirchoff

5 1715 W. Pueblo Ave.

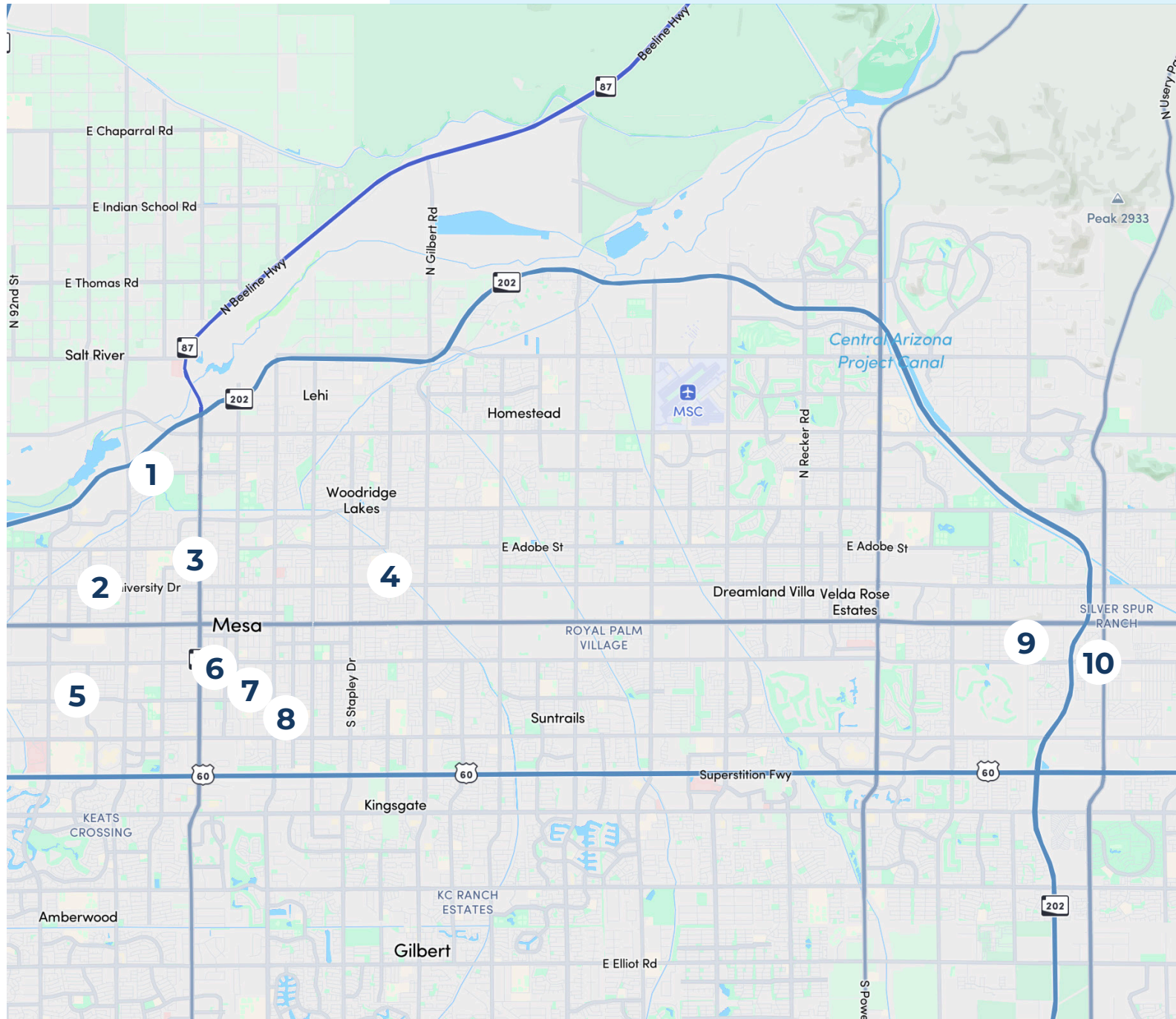
6 538 S. MacDonald

7 720 E. Franklin Ave.

8 444 E. 10th Ave.

9 225 S. 83rd Pl.

10 9109 E. Broadway Rd.



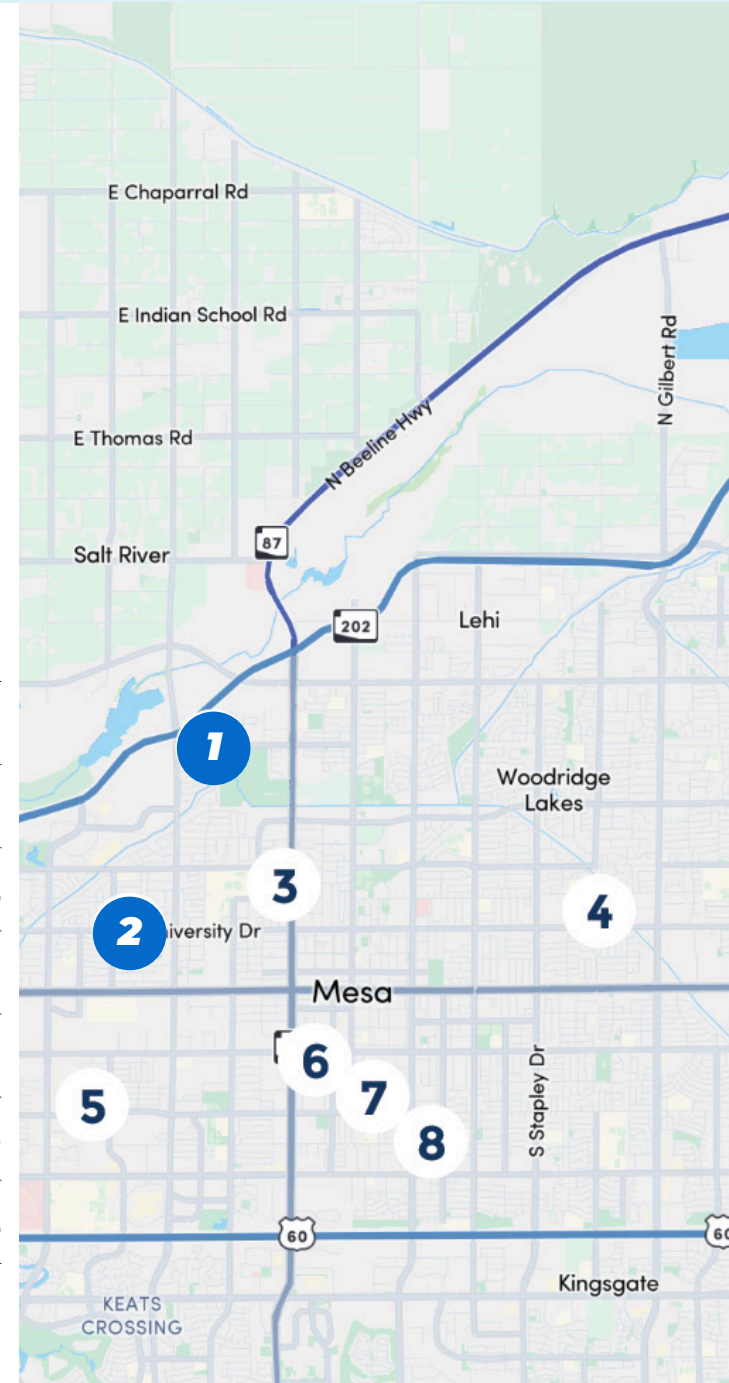
PROPERTY DETAILS

MESA, ARIZONA



1	1033 W. MCLELLAN RD. Mesa, AZ 85201
APN:	135-67-100
BED:	3
BATH:	2
RENT:	\$1,612
LEASE START:	12/23/2014
LEASE END:	At-Will
VINTAGE:	1969
SQUARE FEET:	1,064
LOT SIZE (SF):	6,469

2	311 N. HENKEL Mesa, AZ 85201
APN:	135-49-011
BED:	3
BATH:	1
RENT:	\$1,925
LEASE START:	1/19/2023
LEASE END:	At-Will
VINTAGE:	1949
SQUARE FEET:	1,175
LOT SIZE (SF):	10,581



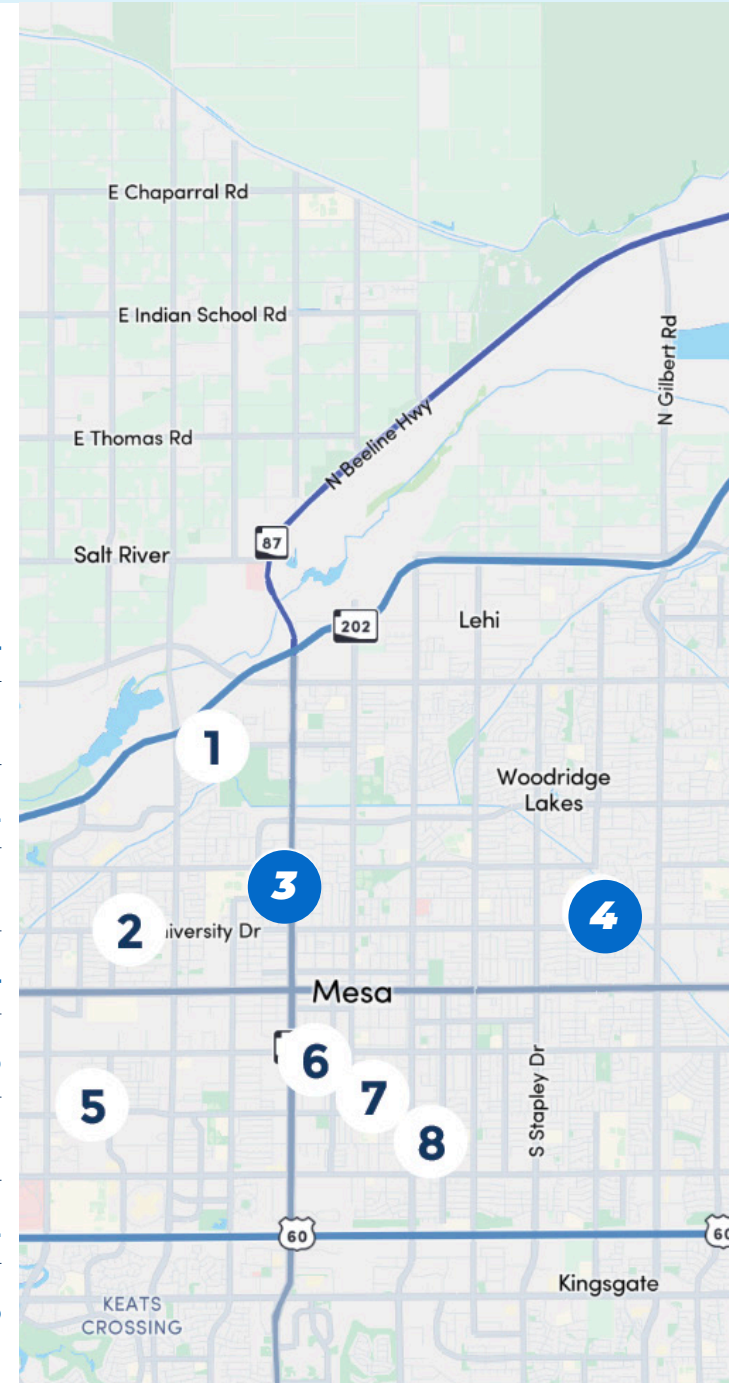
PROPERTY DETAILS

MESA, ARIZONA



3	437 W. 6TH PL. Mesa, AZ 85201
APN:	135-24-057
BED:	3
BATH:	1
RENT:	\$1,508
LEASE START:	5/1/2020
LEASE END:	At-Will
VINTAGE:	1955
SQUARE FEET:	846
LOT SIZE (SF):	7,214

4	444 N. KIRCHOFF Mesa, AZ 85203
APN:	137-39-034
BED:	3
BATH:	2
RENT:	\$2,080
LEASE START:	9/24/2024
LEASE END:	10/31/2025
VINTAGE:	1963
SQUARE FEET:	1,202
LOT SIZE (SF):	6,806



PROPERTY DETAILS

MESA, ARIZONA



5	1715 W. PUEBLO AVE. Mesa, AZ 85202
APN:	134-48-111
BED:	4
TH:	2
RENT:	\$2,075
LEASE START:	3/29/2024
LEASE END:	4/30/2025
VINTAGE:	1961
SQUARE FEET:	1,686
LOT SIZE (SF):	6,473

6	538 S. MACDONALD Mesa, AZ 85210
APN:	139-38-095
BED:	4
BATH:	2.5
RENT:	\$1,950
LEASE START:	1/1/2025
LEASE END:	6/30/2025
VINTAGE:	1935
SQUARE FEET:	1,697
LOT SIZE (SF):	7,255



PROPERTY DETAILS

MESA, ARIZONA



7	720 E. FRANKLIN AVE. Mesa, AZ 85204
APN:	139-26-046D
BED:	3
BATH:	2
RENT:	\$1,404
LEASE START:	5/1/2023
LEASE END:	At-Will
VINTAGE:	1958
SQUARE FEET:	1,598
LOT SIZE (SF):	11,092

8	444 E. 10TH AVE. Mesa, AZ 85204
APN:	139-30-081
BED:	3
BATH:	1
RENT:	\$1,560
LEASE START:	12/29/2021
LEASE END:	At-Will
VINTAGE:	1972
SQUARE FEET:	1,026
LOT SIZE (SF):	12,632



PROPERTY DETAILS

MESA, ARIZONA



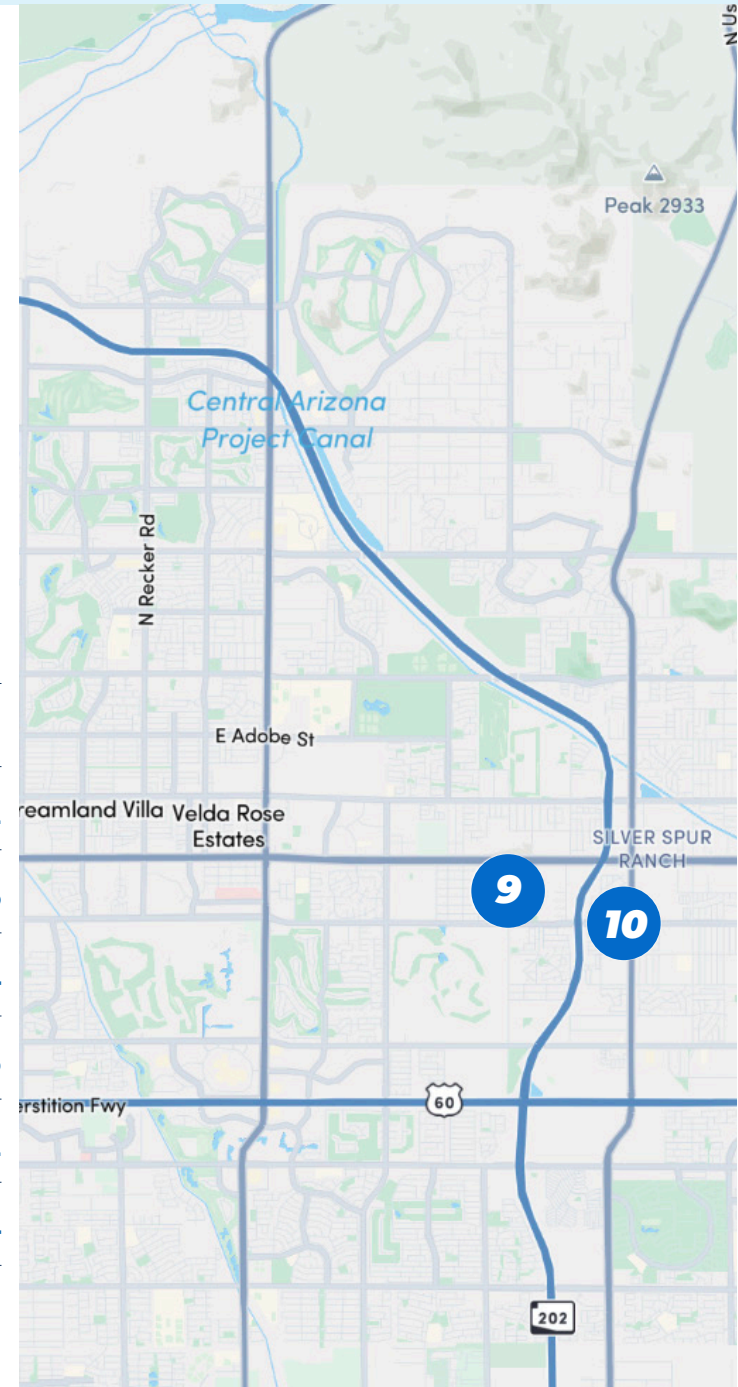
9 **225 S. 83RD PL.**
Mesa, AZ 85208

APN:	218-30-065
BED:	4
TH:	2
RENT:	\$1,971
LEASE START:	9/12/2022
LEASE END:	At-Will
VINTAGE:	1942
SQUARE FEET:	1,320
LOT SIZE (SF):	12,079



10 **9109 E. BROADWAY RD.**
Mesa, AZ 85208

APN:	218-45-001
BED:	3
BATH:	2
RENT:	\$1,876
LEASE START:	10/16/2024
LEASE END:	10/31/2025
VINTAGE:	1982
SQUARE FEET:	1,174
LOT SIZE (SF):	10,093



DEMOGRAPHICS

\$11.23 BILLION IN ANNUAL CONSUMER SPENDING

- TOTAL HOUSEHOLD EXPENDITURE WITHIN 10-MILE RADIUS



MESA, ARIZONA

MESA, ARIZONA, is a vibrant city located in the southeastern part of the Phoenix metropolitan area. Known for its rich history, Mesa was founded in 1878 and has grown into the third-largest city in Arizona. The city offers a mix of urban amenities and outdoor activities, with attractions like the Desert Botanical Garden, Mesa Arts Center, and nearby hiking spots in the Superstition Mountains. Mesa also has a strong cultural scene, highlighted by events such as the annual Mesa Arts Festival and the Mesa Music Festival. Its warm climate, low cost of living, and expanding economy make it an appealing destination for both residents and tourists.

POPULATION	2-MILE	5-MILE	10-MILE
DAYTIME	25,675	184,350	433,887
RESIDENTIAL	20,124	140,273	315,585
2029 PROJ. RESIDENTIAL	20,283	144,880	322,655
HOUSEHOLDS			
CURRENT	7,272	54,019	119,156
2029 PROJ.	7,383	56,390	122,841
AVERAGE SIZE	2.8	2.6	2.6
INCOME			
AVERAGE HOUSEHOLD INCOME	\$94,535	\$130,223	\$147,864
BUSINESS			
BUSINESSES	674	5,420	14,531
EMPLOYEES	5,551	44,077	118,302
HOUSEHOLD EXPENDITURE	\$509.13M	\$4.62B	\$11.23B

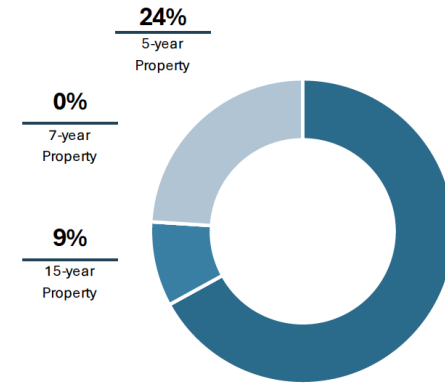
COST SEGREGATION BENEFITS

Cost segregation is a tax planning strategy used by real estate investors to accelerate depreciation deductions and reduce current income tax liabilities. The primary goal of cost segregation is to distribute the acquisition cost of a property across specific building components that can be classified with shorter depreciation periods than the building structure itself. Examples include flooring, cabinetry, specialized equipment, and land improvements.

Although every property is unique, cost segregation can potentially cut your tax bill by 20-40% of your property's purchase price. This works for new investors, long-time developers, and even businesses who own or lease commercial properties.

Property Type	Single-Family Home
Depreciable Basis (Net of Land)	\$2,920,000
Land Value	\$730,000
Date Placed in Service	12/15/24
Net Rentable Area (ft ²)	12,788
Building Life	27.5 years
Effective Tax Rate	38%

ASSET CLASS DISTRIBUTION



SUMMARY OF BENEFITS		
Total Accelerated Depreciation	2025 Depreciation	Study Fee
\$963,600	\$596,464	\$22,500

HOW YOUR DEPRECIATION IS CALCULATED

WITHOUT COST SEGREGATION

The standard method incorrectly assumes all building components receive the same classification. With deductions spread evenly across the life of the property, your annual expense may not fully offset the depreciation of fixed asset values.

2025 tax savings:
\$1,687

WITH COST SEGREGATION

For income tax purposes, cost segregation studies involve the allocation of the total cost of property into the appropriate asset classes and recovery periods in order to properly compute depreciation deductions. We plan to take a detailed engineering approach to estimate the costs to acquire the subject property.

2025 tax savings:
\$226,656

Riley Wardrop

CEO - Emerson Layne, LLC

phone (480) 340-5147

email riley@emersonlayne.com

website www.emersonlayne.com



ZACK MISHKIN
Senior Vice President

Mobile Phone: (602) 363-6363
zack.mishkin@orionprop.com

