



OVERVIEW

Offering Price	\$595,000
Per Unit	\$148,750
Per SF	\$164.46
# of Units	4
Avg SF/Unit	905 SF
Built	1982

PROPERTY HIGHLIGHTS

- 4 Units, Built in 1982, Garden-Style Property Located Within the Palomino Pointe HOA
- Unit Mix Consists of (1) 1-Bed / 1-Bath, (2) 2-Bed / 2-Bath, & (1) 3-Bed / 3-Bath Units
- Value-Add Opportunity With Two Vacant Units Offering Near-Term Lease-Up Potential
- Interior & Exterior Improvements Include Some New HVAC Systems (2025), Updated Cabinets in Select Units, Updated Flooring in Select Units, & Updated Interior Paint
- Townhome-Style Layout in Select Units With Living Areas Downstairs & Bedrooms Upstairs, Each Unit Includes One Covered Parking Space
- HOA Community Amenities Include Pool & Common Areas, With HOA-Provided Trash Collection, Landscaping, & Pool Maintenance
- Centrally Located in North Phoenix With Proximity to SR-51, Loop 101, Major Grocery & Retail Anchors, & Regional Shopping Nodes

YEAR ONE - MARKET PROFORMA

INCOME	TOTAL	PER UNIT
Gross Scheduled Income	\$52,800	\$13,200
Less: Vacancy / Bad Debt / Other	(\$2,904)	(5.5%)
Net Rent Revenue	\$49,896	\$12,474
Add: Other Income / RUBS	\$7,600	\$1,900
Effective Gross Income	\$57,496	\$14,374
EXPENSES	TOTAL	PER UNIT
HOA	\$8,340	\$2,085
Administration	\$600	\$150
Management Fees	\$4,025	7.0%
Marketing	\$300	\$75
Contract Services	\$600	\$150
Repairs & Maintenance	\$1,000	\$250
Turnover	\$600	\$150
Utilities	\$2,600	\$650
Insurance	\$2,400	\$600
Real Estate Taxes	\$1,400	\$350
Replacement Reserves	\$800	\$200
Total Operating Expenses	\$22,665	\$5,666
NET OPERATING INCOME	\$34,831	\$8,708



UNIT TYPE	# OF UNITS	% TOTAL	SIZE (SF)	TOTAL SF	RENT	RENT/SF
1 Bed / 1 Bath	1	25.0%	650	650	\$1,000	\$1.54
2 Bed / 2 Bath	1	25.0%	890	890	\$1,000	\$1.12
2 Bed / 2 Bath	1	25.0%	960	960	\$1,100	\$1.15
3 Bed / 3 Bath	1	25.0%	1,118	1,118	\$1,300	\$1.16
TOTALS / AVERAGES	4	100%	905	3,618	\$1,100	\$1.22

PHOENIX
LAS VEGAS
SAN DIEGO
TUCSON

PRIMARY LISTING ADVISORS

TOM PALESTINA
VICE PRESIDENT
602.714.1297
tom.palestina@abimultifamily.com
Lic. # AZ: SA688331000

ANDREW ARAMBULA
VICE PRESIDENT
602.714.8994
andrew.arambula@abimultifamily.com
Lic. # AZ: SA688881000

BRYCE NEAGLE
VICE PRESIDENT
602.714.8931
bryce.neagle@abimultifamily.com
Lic. # AZ: SA692871000