

914 S KENWOOD

914 S KENWOOD CIR, | Tempe, AZ
OFFERING MEMORANDUM



Mike Gordon
GRACE CRE
Principal | Associate Broker
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914 S Kenwood

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Exclusively Marketed by:



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<https://www.gracecre.com/>

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The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grace CRE has not verified, and will not verify, any of the information contained herein, nor has Grace CRE conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. Prospective buyers should consult their own legal counsel and other professional third party experts to confirm their own due diligence in their analysis of whether or not this investment is suitable for the prospective purchaser. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. Prospective buyers should consult their own legal counsel and other professional third party experts to confirm their own due diligence in their analysis of whether or not this investment is suitable for the prospective purchaser.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE LISTING AGENT FOR MORE DETAILS



01 Executive Summary

Investment Summary

Unit Mix Summary

Location Summary

OFFERING SUMMARY

| | |
|-----------------|--------------------------------------|
| ADDRESS | 914 S KENWOOD CIR, Tempe AZ 85281 |
| COUNTY | Maricopa |
| MARKET | Tempe |
| BUILDING SF | 2,373 SF |
| LAND SF | 7,797 SF |
| NUMBER OF UNITS | 4 |
| YEAR BUILT | 1962 |
| YEAR RENOVATED | 2022 |
| APN | 132-64-027 |

FINANCIAL SUMMARY

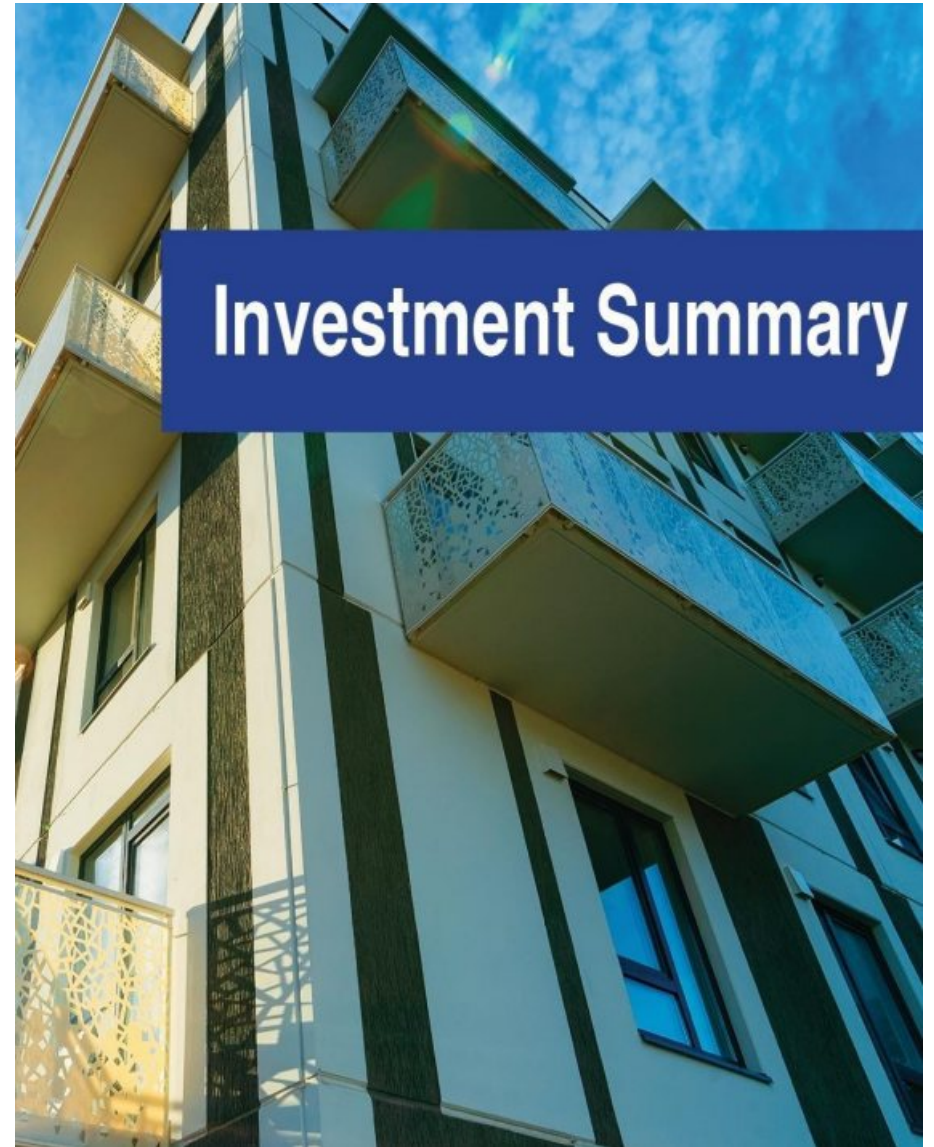
| | |
|--------------------------|-------------|
| PRICE | \$1,200,000 |
| PRICE PSF | \$505.69 |
| PRICE PER UNIT | \$300,000 |
| NOI (Pro Forma) | \$65,302 |
| CAP RATE (Pro Forma) | 5.44 % |
| CASH ON CASH (CURRENT) | -27.68 % |
| CASH ON CASH (Pro Forma) | -5.91 % |
| GRM (CURRENT) | 0.00 |
| GRM (Pro Forma) | 16.13 |

PROPOSED FINANCING

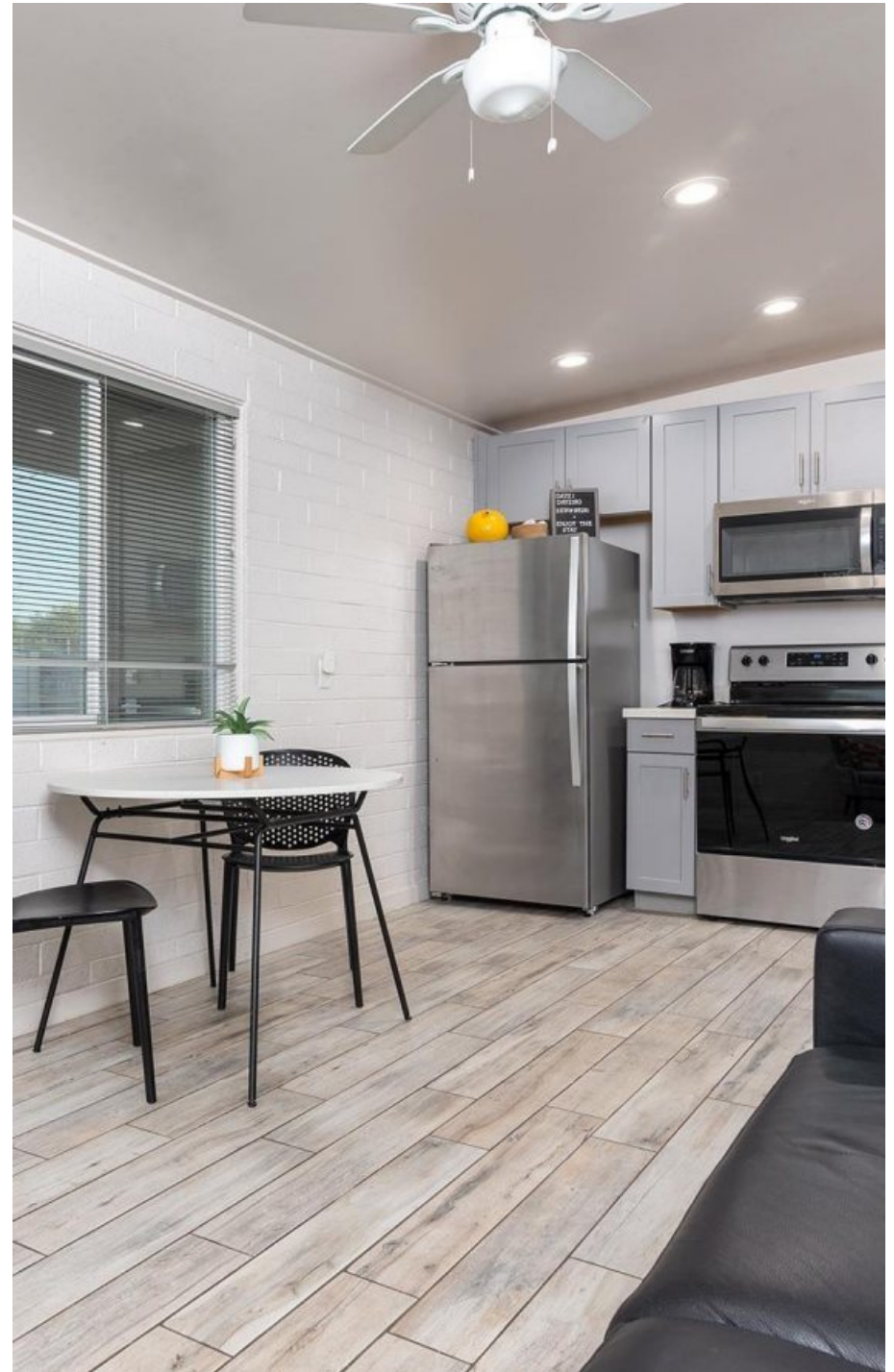
| | |
|---------------------|-----------|
| LOAN TYPE | Amortized |
| DOWN PAYMENT | \$300,000 |
| LOAN AMOUNT | \$900,000 |
| INTEREST RATE | 8.50 % |
| ANNUAL DEBT SERVICE | \$83,044 |
| LOAN TO VALUE | 75 % |
| AMORTIZATION PERIOD | 30 Years |

DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

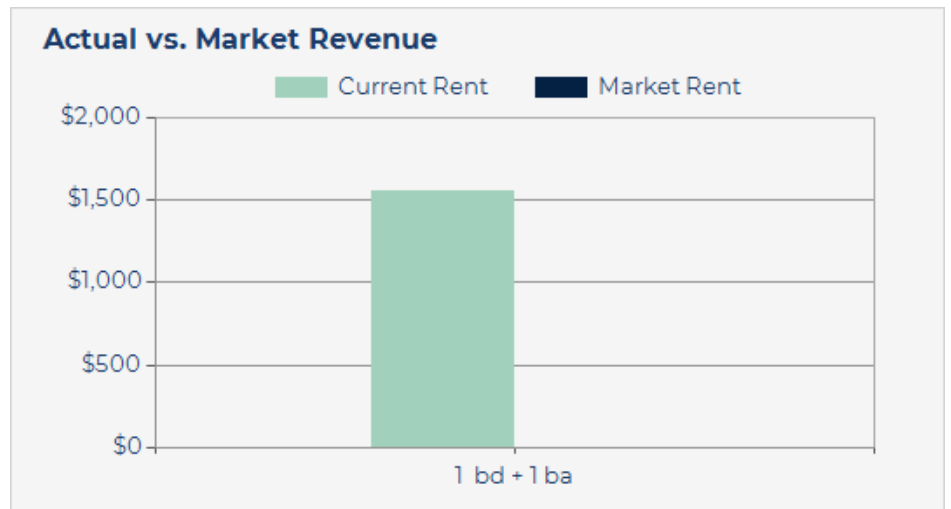
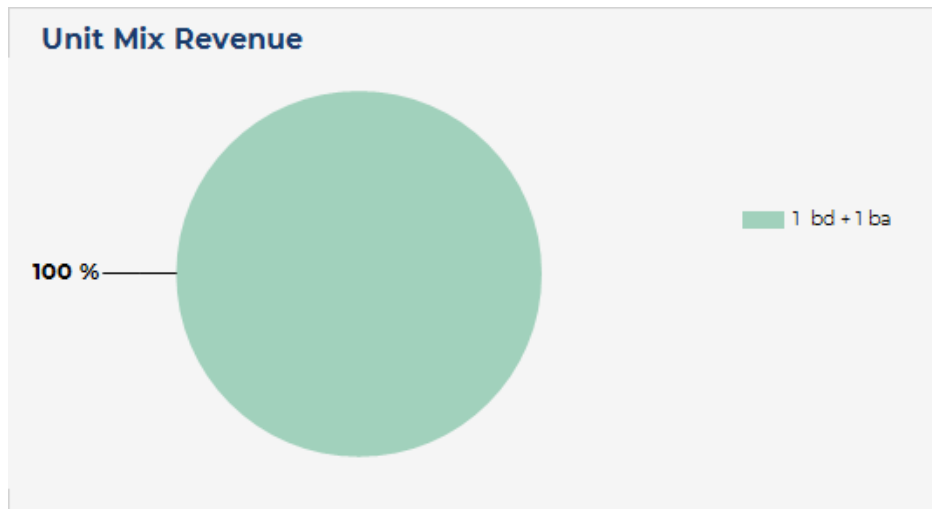
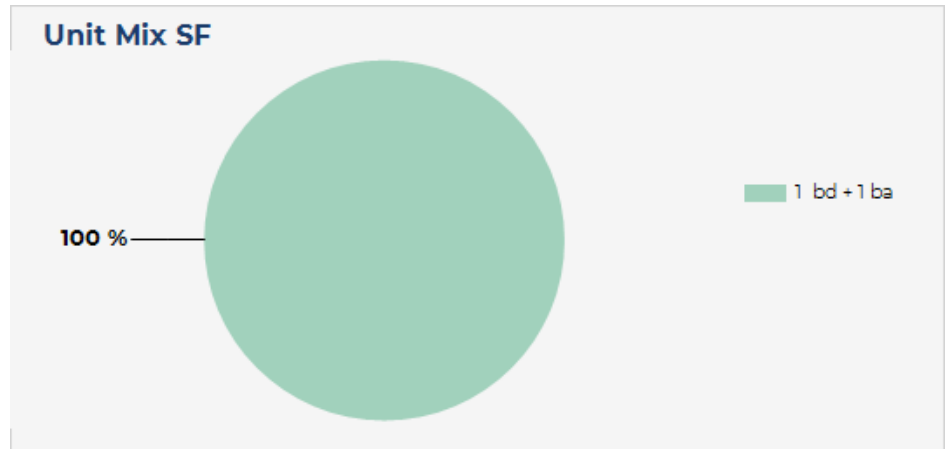
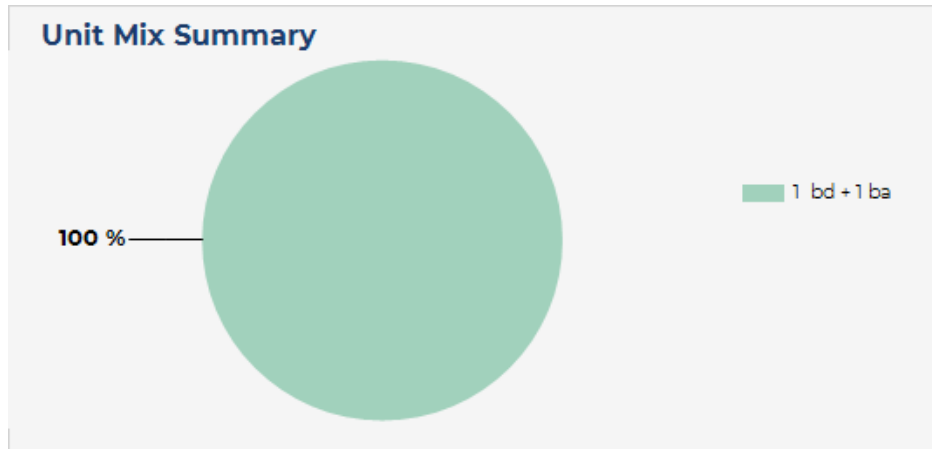
| | | | |
|------------------------|----------|----------|----------|
| 2023 Population | 21,794 | 151,516 | 359,642 |
| 2023 Median HH Income | \$45,162 | \$55,330 | \$61,317 |
| 2023 Average HH Income | \$59,580 | \$77,851 | \$85,570 |



- A short bike ride from the Tempe ASU campus, 914 S Kenwood is a perfect Air BNB, mid term / executive rental, or just an easy long term rental property. This fully furnished 4 plex has been EXTENSIVELY renovated. EVERYTHING has been redone. The roof, AC units, underground plumbing, electrical, framing, drywall, all interior finishes, landscape, there isn't an inch of this property that hasn't been updated. All four units have 1 bedroom and 1 bathroom, as well as in unit laundry, quartz counters, modern cabinetry, dishwasher, all stainless steel appliances, wood plank style tile flooring, exterior storage closets for each unit, and are completely furnished and ready for guests. All you need to do is list them and collect income. Tempe is in extremely high demand for both long & short term rentals throughout the year. Situated at the back of a cul-de-sac, this property includes a large covered parking area in the rear with plenty of parking in the front as well. The front yard and side yards all have turf, making this an extremely low maintenance investment. This property is almost completely new construction and is turn key ready to operate.



| Unit Mix | # Units | Square Feet | Current Rent | Rent PSF | Monthly Income |
|------------------------|----------|-------------|----------------|---------------|----------------|
| 1 bd + 1 ba | 4 | 543 | \$1,550 | \$2.85 | \$6,200 |
| Totals/Averages | 4 | 543 | \$1,550 | \$2.86 | \$6,200 |





[Report a map error](#)



02 Property Description

- Property Features
- Aerial Map
- Amenities
- Unit Amenities
- Property Images

PROPERTY FEATURES

| | |
|--------------------------|--------------|
| NUMBER OF UNITS | 4 |
| BUILDING SF | 2,373 |
| LAND SF | 7,797 |
| YEAR BUILT | 1962 |
| YEAR RENOVATED | 2022 |
| # OF PARCELS | 1 |
| ZONING TYPE | Multi-family |
| TOPOGRAPHY | level |
| NUMBER OF STORIES | 1 |
| NUMBER OF BUILDINGS | 1 |
| NUMBER OF PARKING SPACES | 4 |
| WASHER/DRYER | yes |

MECHANICAL

| | |
|------|---------|
| HVAC | central |
|------|---------|

UTILITIES

| | |
|-----------------|-------|
| WATER | owner |
| TRASH | owner |
| ELECTRIC | owner |
| SEPARATE METERS | Yes |

CONSTRUCTION

| | |
|-----------------|-----------------|
| FOUNDATION | slab |
| FRAMING | block |
| EXTERIOR | paint |
| PARKING SURFACE | asphalt |
| ROOF | Built-up |
| STYLE | garden |
| LANDSCAPING | Artificial Turf |





Amenities

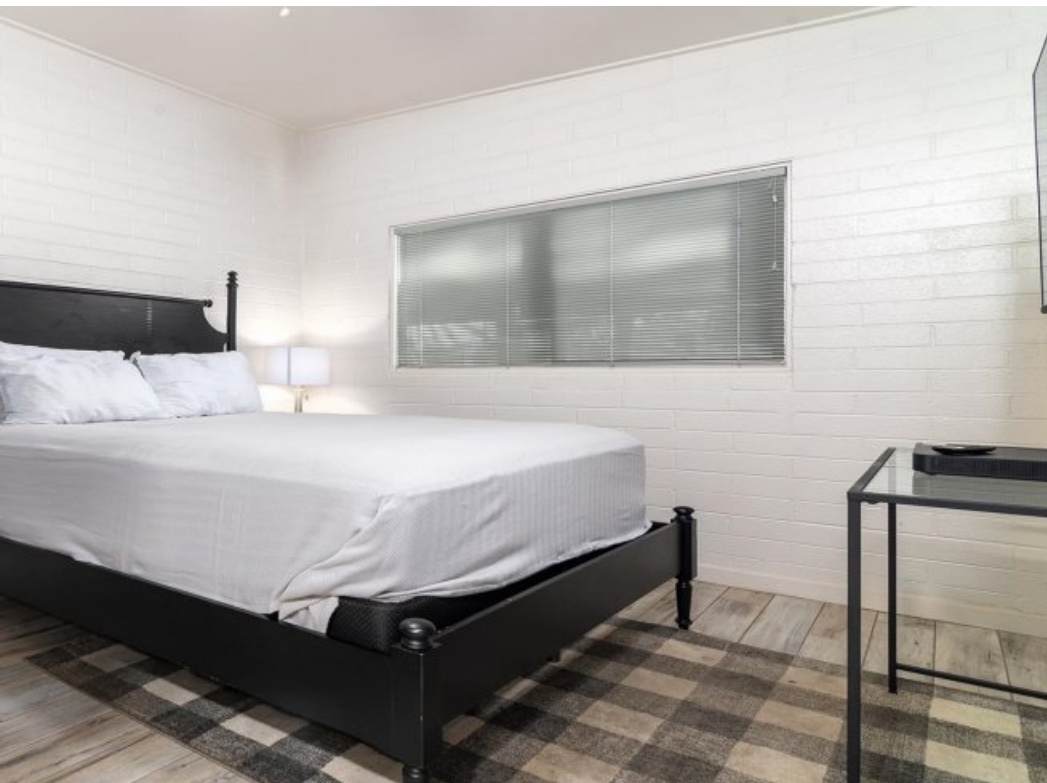
- Inside Laundry
- Easy care Turf

- Covered Parking
- Central Tempe Location





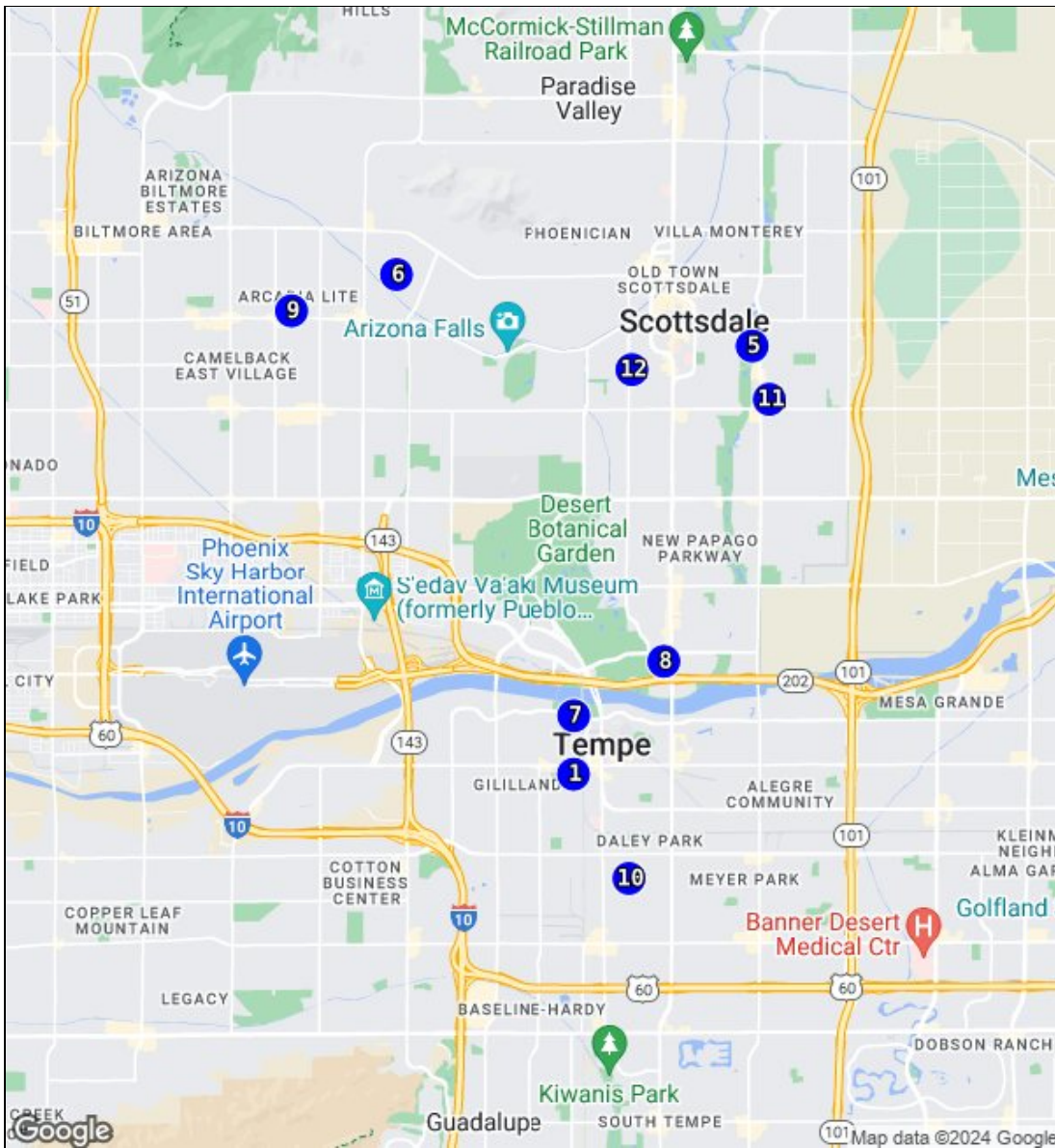






03 Rent Comps
Rental comps

914 S KENWOOD



| Legend | |
|--|---|
| 1. 1029 S Wilson ST 1, Tempe, AZ 85281(6670123) | 7. 420 W 1ST ST 226, Tempe, AZ 85281(6663060) |
| 2. 2309 S College AVE 3, Tempe, AZ 85282(6685341) | 8. 700 E Mequite CIR Q119, Tempe, AZ 85288(6666940) |
| 3. 3747 E Monterosa ST 14, Phoenix, AZ 85018(6671744) | 9. 3747 E Monterosa ST 16, Phoenix, AZ 85018(6666154) |
| 4. 2309 S College AVE 6, Tempe, AZ 85282(6685339) | 10. 2309 S College AVE 6, Tempe, AZ 85282(6637714) |
| 5. 3500 N Hayden RD 2009, Scottsdale, AZ 85251(6670474) | 11. 8020 E THOMAS RD 119, Scottsdale, AZ 85251(6657830) |
| 6. 4727 E LAFAYETTE BLVD 126, Phoenix, AZ 85018(6659942) | 12. 3313 N 68TH ST 224, Scottsdale, AZ 85251(6665973) |



| | | | |
|---|--------------------|---|--------|
| 6670123 | Residential Rental | Apartment Style/Flat | Closed |
| Beds/Baths: 1 / 1 Bedrooms Plus: 1 Approx SqFt: 700 / County Assessor Year Built: 1978 Pool: None Encoded Features: 11R1S Approx Lot SqFt: 1 / County Assessor Approx Lot Acres: 0.000 Exterior Stories: 1 # of Interior Levels: 1 Furnished?: Unfurnished Dwelling Styles: Attached | | Vacation Ready Rental Y/N: N Date Available: 02/29/2024 Subdivision: GOODWIN HOMES Tax Municipality: Tempe Marketing Name: Planned Cmty Name: Model: Builder Name: UKN Hun Block: Map Code/Grid: Building Number: | |
| Ele Sch Dist: Tempe Elementary School District Elementary School: Other Jr. High School: Other | | High School District: Tempe Union High School District High School: Other | |

Cross Street: Wilson/S. of University Directions:

Public Remarks: Half off-security deposit available OAC! Charming 1 bedroom walking distance to ASU and Mill Ave. Fully remodeled from top to bottom. Attention to detail and quality of work shows. Custom cabinets and flat top stove look great. Be the first to live in this wonderful new unit. Semi-private front patios and off-street parking. Set up a tour with our leasing agent today, these units always go fast!!!!

| Features | Room Details | Construction & Utilities | Tax & Lease Information |
|--|---|---|---|
| Fireplace: No Fireplace Garage Spaces: 0 Carport Spaces: 0 Total Covered Spaces: 0 Slab Parking Spaces: 1 Parking Features: Unassigned Parking Pool Features: No Pool Spa - Private: None Horses: N Landscaping: Gravel/Stone Front; Gravel/Stone Back Exterior Features: Patio Community Features: Community Laundry | Kitchen Features: Electric Oven; Electric Range; Refrigerator Master Bathroom: None Additional Bedroom: Walk-In Closet Laundry Features: Other; See Remarks Dining Area: Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Window Coverings: Blinds Flooring: Concrete | Architecture: Territorial/Santa Fe Unit Style: All on One Level; End Unit Const - Finish: Painted; Stucco Construction: Frame - Metal Roofing: Other (See Remarks) Fencing: Block; Partial Cooling: Refrigeration Heating: Electric Plumbing: Electric Hot Wtr Htr Utilities: APS Water: City Water Sewer: Sewer - Public Services: City Services | County Code: Maricopa AN: 124-69-093-B Legal Description (Abbrev): LOT 6 BLOCK 7 GOODWIN HOMES MCR 000714 Lot Number: 6 Town-Range-Section: 1N-4E-21 Rent Payable: Property Manager Possession (Rentals): Immediate Disclosures: Agency Discl Req; Other (See Remarks) Forms Required: Credit Rprt Lister's Rental Tax Percent: 1.8 Lease Term: Minimum Lease Term (Months): 12 Lease Information: Application Lister's; Lister Writes Lease; No Smoking Allowed Pets: Non-Assistive Animals: Lessor Approval |

Deposit Information

| | | |
|---|--|------------------------------------|
| Earnest Deposit: \$500 | Security Deposit: \$1,295 | Credit Check Amount per Adult: \$0 |
| Earnest Dep Payable: Listing Broker; Csh/Cert Fnds Only | Addtl Move-in Fees: \$0 | Application Fee: \$45 |
| | | Admin Fee: \$0 |
| Cleaning Deposit/Fee: \$300 | Pet Deposit/Fee: \$400 | Pre-Paid Lst Mth Rnt: \$0 |
| Fully Refundable Dep: Security Deposit | Prtl Refundable Dep: Cleaning Deposit; Pet Deposit | Non-Refundable Dep: |
| HOA Y/N: N | | |

| Listing Dates | Price Info | Listing Contract Info |
|---|---|--|
| CDOM/ADOM: 75 / 75 Status Change Date: 05/18/2024 Lease Start Date: 05/17/2024 Off Market Date: 05/14/2024 | Lease (List) Price: \$1,295 Sold Price: \$1,295 Sold Price/SqFt: \$1.85 | SA: N / BB: Y / \$ 300 \$ Var: N Renewal Comp: 0 Comp For Sale: 0 Special Listing Cond: N/A |

Showing Service: Aligned Showings
 Showing Notification Methods: Showing Service: Aligned Showings
 Lockbox Type: Mech-box / Combo

Listed by: Nexthome Prime Real Estate (nprime001)

Prepared by Alice Moore
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| | | | |
|--|--------------------|--|---------|
| 6685341 | Residential Rental | Apartment Style/Flat | Pending |
| Beds/Baths: 1 / 1 Bedrooms Plus: 1 Approx SqFt: 642 / Owner Year Built: 1963 Pool: None Encoded Features: 11R1C Approx Lot SqFt: 13,530 / County Assessor Approx Lot Acres: 0.311 Exterior Stories: 1 # of Interior Levels: 1 Furnished?: Unfurnished Dwelling Styles: Attached | | Vacation Ready Rental Y/N: N Date Available: 04/01/2024 Subdivision: BROADMOR MANOR 4 Tax Municipality: Tempe Marketing Name: Planned Cmty Name: Model: Builder Name: NA Hun Block: Map Code/Grid: Building Number: | |
| Ele Sch Dist: Tempe Elementary School District Elementary School: Broadmor Elementary School Jr. High School: Geneva Epps Mosley Middle School | | High School District: Tempe Union High School District High School: Tempe High School | |

Cross Street: Alameda Drive and Mill Avenue **Directions:** East on Alameda Drive, North on College Avenue, Home on right.

Public Remarks: No Application Fees! Nicely remodeled 1 bedroom, 1 bathroom centrally located Tempe townhome. This is a well-maintained property with grassy areas, mature trees and common area BBQ. Remodeled interior includes refinished stained concrete floors, vaulted ceilings, lots of natural light and open floorplan. Updated kitchen features granite countertops, subway tile backsplash, ceramic top electric range, upgraded range hood, dishwasher and refrigerator. Full bedroom with modest sized closet, computer workstation area and completely remodeled bathroom with updated vanity and subway tiled shower. Stacked washer and dryer in unit. Easy access to ASU, Tempe Town Lake, the Light Rail and Mill Avenue.

| Features | Room Details | Construction & Utilities | Tax & Lease Information |
|---|--|---|---|
| Features: Vaulted Ceiling(s); No Interior Steps Fireplace: No Fireplace Garage Spaces: 0 Carport Spaces: 1 Total Covered Spaces: 1 Slab Parking Spaces: 0 Parking Features: Assigned Parking Pool Features: No Pool Spa - Private: None Horses: N Property Description: North/South Exposure Landscaping: Gravel/Stone Back; Grass Front Exterior Features: Patio; Pvt Yrd(s)/Crtyrd(s) Community Features: Biking/Walking Path; Near Bus Stop; Near Light Rail Stop Technology: Cable TV Avail; High Speed Internet Available; Wireless Network Windows: Dual Pane; Low-E | Kitchen Features: Dishwasher; Disposal; Electric Oven; Electric Range; Granite Countertops; Refrigerator Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Laundry Features: Dryer Included; Inside; Stacked Washer/Dryer; Washer Included Dining Area: Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Window Coverings: Blinds Flooring: Concrete | Unit Style: All on One Level; Two Common Walls Const - Finish: Painted Construction: Frame - Wood; Brick Roofing: Comp Shingle Fencing: Block; Partial Cooling: Refrigeration Heating: Electric Plumbing: Electric Hot Wtr Htr; Low Flow Fixtures Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services | County Code: Maricopa AN: 133-26-018 Legal Description (Abbrev): LOT 17 BROADMOR MANOR 4 MCR 008444 Lot Number: 17 Town-Range-Section: 1N-4E-27 Rent Payable: Property Manager; Certified Funds Only Possession (Rentals): Refer to Date Availb Disclosures: None Forms Required: Listers; Credit Rprt Lister's Floor Number: 1 Rental Tax Percent: 1.8 Rent Includes: Water; Sewer; Garbage Collection Lease Term: Minimum Lease Term (Months): 12 Lease Information: Application Lister's; Lister Writes Lease; Management - Broker; No Smoking Allowed Pets: Non-Assistive Animals: Lessor Approval |

| Deposit Information | | |
|---|----------------------------------|--|
| Earnest Deposit: \$1,395 | Security Deposit: \$1,395 | Credit Check Amount per Adult: \$40 |
| Earnest Dep Payable: Listing Broker; Csh/Cert Fnds Only; Deposit Held/Broker | Addtl Move-in Fees: \$0 | Application Fee: \$0 |
| Cleaning Deposit/Fee: \$300 | Pet Deposit/Fee: \$300 | Admin Fee: \$2.9 |
| Fully Refundable Dep: Security Deposit; Cleaning Deposit; Pet Deposit | Prtl Refundable Dep: None | Pre-Paid Lst Mth Rnt: \$0 |
| HOA Y/N: N | | Non-Refundable Dep: None |

| Listing Dates | Price Info | Listing Contract Info |
|--|------------------------------------|--|
| CDOM/ADOM: 46 / 46 Status Change Date: 05/17/2024 Off Market Date: 05/17/2024 | Lease (List) Price: \$1,395 | SA: N / BB: Y / \$ 250 \$ Var: N Renewal Comp: 0 Comp For Sale: 0 Other Compensation: 0 Special Listing Cond: N/A |

Showing Service: Aligned Showings
Showing Notification Methods: Showing Service: Aligned Showings
Lockbox Type: Mech-box / Combo

Listed by: Denali Real Estate, LLC (dre1001)

The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.



| | | | |
|--|--------------------|--|--------|
| 6671744 | Residential Rental | Apartment Style/Flat | Closed |
| Beds/Baths: 1 / 1 Bedrooms Plus: 1 Approx SqFt: 484 / Owner Year Built: 1945 Pool: Community Only Encoded Features: 11R1S Approx Lot SqFt: 0 / SqFt Not Available Approx Lot Acres: 0.000 Exterior Stories: 1 # of Interior Levels: 1 Furnished?: Unfurnished Dwelling Styles: Attached | | Vacation Ready Rental Y/N: N Date Available: 03/04/2024 Subdivision: N/A Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: N/A Hun Block: Map Code/Grid: Building Number: | |
| Ele Sch Dist: Creighton Elementary District Elementary School: Biltmore Preparatory Academy Jr. High School: Biltmore Preparatory Academy | | High School District: Phoenix Union High School District High School: Camelback High School | |

Cross Street: 38th St and Monterosa **Directions:** From Indian School and 38th St: Go North on 38th St, then left on Monterosa, community is on the south side of Monterosa.

Public Remarks: Talk about amazing location! Right in the heart of the Arcadia/Biltmore Area. This newly renovated apartment is move in ready! The community has a pool and on-site laundry.

| | | | |
|--|--|--|---------|
| | | | Bedroom |
|--|--|--|---------|

| Features | Room Details | Construction & Utilities | Tax & Lease Information |
|---|---|---|--|
| Fireplace: No Fireplace Garage Spaces: 0 Carport Spaces: 0 Total Covered Spaces: 0 Slab Parking Spaces: 1 Pool Features: No Pool Spa - Private: None Horses: N Landscaping: None Community Features: Coin-Op Laundry; Community Laundry; Community Pool; Near Bus Stop | Kitchen Features: Cook Top Elec; Dishwasher; Electric Oven; Electric Range; Refrigerator Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Laundry Features: Other Dining Area: Other (See Remarks) Basement Y/N: N Sep Den/Office Y/N: N Window Coverings: Blinds Flooring: Vinyl | Const - Finish: Painted Construction: Block Roofing: Comp Shingle Fencing: Block Cooling: Refrigeration Heating: Electric Utilities: SRP Water: City Water Sewer: Sewer - Public | County Code: Maricopa AN: 170-31-013 Legal Description (Abbrev): Lot Number: 14 – Rent Payable: Certified Funds Only Possession (Rentals): Immediate Disclosures: None Floor Number: 1 Rental Tax Percent: 2.3 Rent Includes: Water; Sewer; Garbage Collection Lease Term: Minimum Lease Term (Months): 12 Lease Information: Other (See Remarks) Pets: Non-Assistive Animals: Call |

Deposit Information

| | | |
|--|--------------------------------|---|
| Earnest Deposit: \$1,000 | Security Deposit: \$500 | Credit Check Amount per Adult: \$50 |
| Earnest Dep Payable: Csh/Cert Fnds Only | Addtl Move-in Fees: \$0 | Application Fee: \$0 |
| Cleaning Deposit/Fee: \$250 | Pet Deposit/Fee: \$250 | Admin Fee: \$0 |
| Fully Refundable Dep: Security Deposit; Pet Deposit | Prtl Refundable Dep: | Pre-Paid Lst Mth Rnt: \$0 |
| HOA Y/N: N | | Non-Refundable Dep: Cleaning Deposit |

| Listing Dates | Price Info | Listing Contract Info |
|---|--|--|
| CDOM/ADOM: 35 / 35 Status Change Date: 05/11/2024 Lease Start Date: 05/10/2024 Off Market Date: 04/06/2024 | Lease (List) Price: \$1,300 Sold Price: \$1,300 Sold Price/SqFt: \$2.69 | SA: N / BB: Y / % 2 % Var: N Renewal Comp: 0 Comp For Sale: 0 Special Listing Cond: N/A |

Showing Service: Aligned Showings
Showing Notification Methods: Showing Service: Aligned Showings; Text; Email; Phone Call
Lockbox Type: Other

Listed by: ZENDOOR (redd001)

Prepared by Alice Moore
 All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
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| | | | |
|--|--------------------|--|--------|
| 6685339 | Residential Rental | Apartment Style/Flat | Closed |
| Beds/Baths: 1 / 1 Bedrooms Plus: 1 Approx SqFt: 642 / Owner Year Built: 1963 Pool: None Encoded Features: 11R1C Approx Lot SqFt: 13,530 / County Assessor Approx Lot Acres: 0.311 Exterior Stories: 1 # of Interior Levels: 1 Furnished?: Unfurnished Dwelling Styles: Attached | | Vacation Ready Rental Y/N: N Date Available: 04/01/2024 Subdivision: BROADMOR MANOR 4 Tax Municipality: Tempe Marketing Name: Planned Cmty Name: Model: Builder Name: NA Hun Block: Map Code/Grid: Building Number: | |
| Ele Sch Dist: Tempe Elementary School District Elementary School: Broadmor Elementary School Jr. High School: Geneva Epps Mosley Middle School | | High School District: Tempe Union High School District High School: Tempe High School | |

Cross Street: Alameda Drive and Mill Avenue **Directions:** East on Alameda Drive, North on College Avenue, Home on right.

Public Remarks: No Application Fees! Nicely remodeled 1 bedroom, 1 bathroom centrally located Tempe townhome. This is a well-maintained property with green grass areas, mature trees and common area BBQ. Remodeled interior includes refinished stained concrete floors, vaulted ceilings, lots of natural light and an open floorplan. Updated kitchen features granite countertops, subway tile backsplash, ceramic top electric range, upgraded range hood, dishwasher and refrigerator. Full bedroom with modest sized closet, computer workstation area and completely remodeled bathroom with updated vanity and subway tiled shower. Stacked in unit washing machine and dryer. Easy access to ASU, Tempe Town Lake, the Light Rail and Mill Avenue.

| Features | Room Details | Construction & Utilities | Tax & Lease Information |
|--|--|---|---|
| Features: Vaulted Ceiling(s); No Interior Steps Fireplace: No Fireplace Garage Spaces: 0 Carpport Spaces: 1 Total Covered Spaces: 1 Slab Parking Spaces: 0 Parking Features: Assigned Parking Pool Features: No Pool Spa - Private: None Horses: N Property Description: North/South Exposure Landscaping: Gravel/Stone Back; Grass Front Exterior Features: Patio; Pvt Yrd(s)/CrtYrd(s) Community Features: Biking/Walking Path; Near Bus Stop; Near Light Rail Stop Technology: Cable TV Avail; High Speed Internet Available; Wireless Network Windows: Dual Pane; Low-E | Kitchen Features: Dishwasher; Disposal; Electric Oven; Electric Range; Granite Countertops; Refrigerator Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Laundry Features: Dryer Included; Inside; Stacked Washer/Dryer; Washer Included Dining Area: Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Window Coverings: Blinds Flooring: Concrete | Unit Style: All on One Level; Two Common Walls Const - Finish: Painted Construction: Frame - Wood; Brick Roofing: Comp Shingle Fencing: Block; Partial Cooling: Refrigeration Heating: Electric Plumbing: Electric Hot Wtr Htr; Low Flow Fixtures Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services | County Code: Maricopa AN: 133-26-018 Legal Description (Abbrev): LOT 17 BROADMOR MANOR 4 MCR 008444 Lot Number: 17 Town-Range-Section: 1N-4E-27 Rent Payable: Property Manager; Certified Funds Only Possession (Rentals): Refer to Date Availb Disclosures: None Forms Required: Listers; Credit Rprt Lister's Floor Number: 1 Rental Tax Percent: 1.8 Rent Includes: Water; Sewer; Garbage Collection Lease Term: Minimum Lease Term (Months): 12 Lease Information: Application Lister's; Lister Writes Lease; Management - Broker; No Smoking Allowed Pets: Non-Assistive Animals: Lessor Approval |


| Deposit Information | | |
|---|----------------------------------|--|
| Earnest Deposit: \$1,395 | Security Deposit: \$1,395 | Credit Check Amount per Adult: \$40 |
| Earnest Dep Payable: Listing Broker; Csh/Cert Fnds Only; Deposit Held/Broker | Addtl Move-in Fees: \$0 | Application Fee: \$0 |
| Cleaning Deposit/Fee: \$300 | Pet Deposit/Fee: \$300 | Admin Fee: \$2.9 |
| Fully Refundable Dep: Security Deposit; Cleaning Deposit; Pet Deposit | Prtl Refundable Dep: None | Pre-Paid Lst Mth Rnt: \$0 |
| HOA Y/N: N | | Non-Refundable Dep: None |

| Listing Dates | Price Info | Listing Contract Info |
|---------------------------------------|------------------------------------|--|
| CDOM/ADOM: 36 / 36 | Lease (List) Price: \$1,395 | SA: N / BB: Y / \$ 250 Var: N |
| Status Change Date: 05/07/2024 | Sold Price: \$1,395 | Renewal Comp: 0 |
| Lease Start Date: 05/07/2024 | Sold Price/SqFt: \$2.17 | Comp For Sale: 0 |
| Off Market Date: 05/07/2024 | | Other Compensation: 0 |
| | | Special Listing Cond: N/A |

Showing Service: Aligned Showings
Showing Notification Methods: Showing Service: Aligned Showings
Lockbox Type: Mech-box / Combo

Listed by: Denali Real Estate, LLC (drel001)

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| | | | | |
|--|--|--------------------|--|--------|
|  | 6670474 | Residential Rental | Apartment Style/Flat | Closed |
| | Beds/Baths: 1 / 1 Bedrooms Plus: 1 Approx SqFt: 725 / County Assessor Year Built: 1979 Pool: Community Only Encoded Features: 11RD1C Approx Lot SqFt: 656 / County Assessor Approx Lot Acres: 0.015 Exterior Stories: 2 # of Interior Levels: 1 Furnished?: Unfurnished Dwelling Styles: Attached | | Vacation Ready Rental Y/N: N Date Available: 03/14/2024 Subdivision: SUNRISE PHASE 1 CONDOMINIUM Tax Municipality: Scottsdale Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: Map Code/Grid: Building Number: | |
| | Ele Sch Dist: Scottsdale Unified District Elementary School: Pima Elementary School Jr. High School: Supai Middle School | | High School District: Scottsdale Unified District High School: Coronado High School | |

Cross Street: Directions:

Public Remarks: Make this 1 bedroom 1 bath your new home! It has an open floor plan with a large covered patio for outdoor entertainment. This unit has brand new appliances and includes a washer/dryer! This modern feel home is located in a great community that has a community heated pool and spa, as well as a fitness center! Come make this yours! Rent: \$1500.00 plus tax 2.3% (34.50)= 1534.50/month Fully Refundable Security Deposit: \$1500.00 Pet Deposit: \$200.00 Cleaning Deposit: \$250.00

Living Room

| Features | Room Details | Construction & Utilities | Tax & Lease Information |
|--|---|---|---|
| Fireplace: No Fireplace Garage Spaces: 0 Carport Spaces: 1 Total Covered Spaces: 1 Slab Parking Spaces: 0 Parking Features: Assigned Parking Pool Features: No Pool Spa - Private: None Horses: N Landscaping: Gravel/Stone Front Exterior Features: Patio Community Features: Community Pool; Community Spa; Golf Course | Kitchen Features: Built-in Microwave; Dishwasher; Disposal; Electric Oven; Electric Range; Granite Countertops; Refrigerator Master Bathroom: None Additional Bedroom: Laundry Features: Dryer Included; Washer Included Dining Area: Formal Basement Y/N: N Sep Den/Office Y/N: N Window Coverings: Blinds Flooring: Carpet; Tile | Unit Style: Ground Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Built-Up Fencing: Block Cooling: Refrigeration Heating: Electric Utilities: APS Water: City Water Sewer: Sewer - Public Services: City Services | County Code: Maricopa AN: 130-28-449 Legal Description (Abbrev): Lot Number: 2009 --- Rent Payable: Property Manager Possession (Rentals): Refer to Date Availb Disclosures: Agency Discl Req Forms Required: AAR Lease Rental Tax Percent: 1.75 Rent Includes: Water; Sewer; Garbage Collection Lease Term: Minimum Lease Term (Months): 12 Lease Information: Lease Option Pets: Non-Assistive Animals: Lessor Approval |

Deposit Information

| | | |
|--|------------------------------------|--|
| Earnest Deposit: \$1,500 | Security Deposit: \$1,500 | Credit Check Amount per Adult: \$45 |
| Earnest Dep Payable: Listing Broker; Deposit Held/Broker | Addtl Move-in Fees: \$0 | Application Fee: \$45 |
| | | Admin Fee: \$0 |
| Cleaning Deposit/Fee: \$250 | Pet Deposit/Fee: \$200 | Pre-Paid Lst Mth Rnt: \$0 |
| Fully Refundable Dep: Security Deposit; Cleaning Deposit; Pet Deposit | Prtl Refundable Dep: | Non-Refundable Dep: |
| HOA Y/N: Y | HOA Name: Sunrise Condos | |
| HOA Paid By: Landlord | HOA Telephone: 602-437-4777 | |

| Listing Dates | Price Info | Listing Contract Info |
|---------------------------------------|------------------------------------|---|
| CDOM/ADOM: 15 / 15 | Lease (List) Price: \$1,500 | SA: N / BB: Y / \$ 300 \$ Var: N |
| Status Change Date: 04/02/2024 | Sold Price: \$1,500 | Renewal Comp: 0 |
| Lease Start Date: 04/01/2024 | Sold Price/SqFt: \$2.07 | Comp For Sale: 0 |
| Off Market Date: 03/15/2024 | | Special Listing Cond: N/A |

Showing Service: Aligned Showings
Showing Notification Methods: Showing Service: Aligned Showings
Lockbox Type: Other; None

Listed by: Realty85 LLC (deno001)

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| | | | |
|--|--------------------|--|--------|
| 6659942 | Residential Rental | Apartment Style/Flat | Closed |
| Beds/Baths: 1 / 1 Bedrooms Plus: 1 Approx SqFt: 720 / County Assessor Year Built: 1968 Flood Zone: No Pool: Community Only Encoded Features: 11RPO1C Approx Lot SqFt: 664 / County Assessor Approx Lot Acres: 0.015 Exterior Stories: 3 # of Interior Levels: 1 Furnished?: Unfurnished Dwelling Styles: Attached | | Vacation Ready Rental Y/N: N Date Available: 02/05/2025 Subdivision: VILLA LAFAYETTE CONDOMINIUMS Tax Municipality: Phoenix Marketing Name: Villa Lafayette Planned Cmty Name: Model: Builder Name: Unknown Hun Block: Map Code/Grid: Building Number: NW | |
| Ele Sch Dist: Scottsdale Unified District Elementary School: Hopi Elementary School Jr. High School: Ingleside Middle School | | High School District: Scottsdale Unified District High School: Arcadia High School | |

Cross Street: 48th Street and Indian School **Directions:** West on Lafayette to building on south side of road. Unit is in the northwestern corner of the property, ground floor.

Public Remarks: Only condominium building located in the exclusive neighborhood of Arcadia Proper. Enjoy this quiet community surrounded by multi-million dollar homes. Close to shopping, dining and countless other amenities. One bedroom/one bath ground floor unit with large patio and Camelback Mountain views. Recently updated with wood-plank tile floors, new kitchen appliances and all-in-one washer/dryer unit...RARE! Community laundry also on site. Reserved covered parking spot. ALL UTILITIES except internet INCLUDED IN RENT. No pets or children under 18 per HOA rules. 12 month lease.

| Features | Room Details | Construction & Utilities | Tax & Lease Information |
|--|---|--|---|
| Features: No Interior Steps Fireplace: No Fireplace Garage Spaces: 0 Carport Spaces: 1 Total Covered Spaces: 1 Slab Parking Spaces: 0 Parking Features: Assigned Parking Distance To Street Comments: Access to Lafayette through patio gate Pool Features: Fenced Spa - Private: None Horses: N Property Description: Mountain View(s); North/South Exposure Landscaping: None Exterior Features: Covered Patio(s) Community Features: Community Laundry; Community Pool Technology: High Speed Internet Available | Kitchen Features: Built-in Microwave; Dishwasher; Disposal; Electric Oven; Electric Range; Non-laminate Counter; Refrigerator Master Bathroom: Full Bth Master Bdrm Master Bedroom: Not Split Additional Bedroom: Laundry Features: Dryer Included; Inside; Washer Included Dining Area: Dining in FR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room Window Coverings: Drapes; Vertical Blinds Flooring: Tile | Architecture: Other (See Remarks) Structure Type: String Unit Style: All on One Level; Two Common Walls; Neighbor Above; Ground Level; Courtyard Facing Const - Finish: Painted; Stucco Construction: Block; Frame - Wood Roofing: Built-Up Fencing: Block Cooling: Refrigeration Heating: Ceiling Plumbing: Electric Hot Wtr Htr Utilities: Oth Elec (See Rmrks) Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd | County Code: Maricopa AN: 171-39-067 Legal Description (Abbrev): LOT 2 VILLA LAFAYETTE CONDOMINIUMS MCR 016711 Lot Number: 2 Town-Range-Section: 2N-4E-19 Rent Payable: Owner Possession (Rentals): Refer to Date Availb Disclosures: Rental Disc Avail; Agency Disc Req Forms Required: AAR Lease; Credit Rprt Lister's Floor Number: 1 Rental Tax Percent: 0 Rent Includes: Electric; Gas; Water; Sewer; Garbage Collection; Repairs; Rental Tax Lease Term: Minimum Lease Term (Months): 12 Lease Information: First Rgt of Refusal; Application Lister's; Management - Owner; No Smoking Allowed Pets: Non-Assistive Animals: No |

| Deposit Information | | |
|---|--------------------------------------|--|
| Earnest Deposit: \$500 | Security Deposit: \$1,750 | Credit Check Amount per Adult: \$35 |
| Earnest Dep Payable: Owner; Csh/Cert Fnds Only; Deposit Held/Owner | Addtl Move-in Fees: \$0 | Application Fee: \$0 |
| Cleaning Deposit/Fee: \$200 | Pet Deposit/Fee: \$0 | Admin Fee: \$0 |
| Fully Refundable Dep: Security Deposit; Cleaning Deposit | Prtl Refundable Dep: None | Pre-Paid Lst Mth Rnt: \$0 |
| HOA Y/N: Y | HOA Name: Villa Lafayette HOA | Non-Refundable Dep: None |
| HOA Paid By: Landlord | HOA Telephone: 623-241-7373 | HOA Fee Paid (Freq): Monthly |

| Listing Dates | Price Info | Listing Contract Info |
|---------------------------------------|------------------------------------|--|
| CDOM/ADOM: 54 / 54 | Lease (List) Price: \$1,750 | SA: N / BB: Y / \$ 500 Var: Y |
| Status Change Date: 03/30/2024 | Sold Price: \$1,750 | Renewal Comp: 0 |
| Lease Start Date: 03/29/2024 | Sold Price/SqFt: \$2.43 | Comp For Sale: 0 |
| Off Market Date: 03/30/2024 | | Special Listing Cond: Owner/Agent |

Showing Service: Aligned Showings
Showing Notification Methods: Showing Service: Aligned Showings
Lockbox Type: Supra (ARMLS)

Listed by: Russ Lyon Sotheby's International Realty (lyon19)

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| | | | |
|---|--------------------|---|--------|
| 6663060 | Residential Rental | Apartment Style/Flat | Closed |
| Beds/Baths: 1 / 1 Bedrooms Plus: 1 Approx SqFt: 1,035 / County Assessor Year Built: 2002 Pool: Community Only Encoded Features: 11R1G Approx Lot SqFt: 0 / County Assessor Approx Lot Acres: 0.000 Exterior Stories: 3 # of Interior Levels: 1 Furnished?: Unfurnished Dwelling Styles: Attached | | Vacation Ready Rental Y/N: N Date Available: 03/08/2024 Subdivision: REGATTA POINTE CONDOMINUMS AMD Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: Map Code/Grid: Building Number: | |
| Ele Sch Dist: Tempe Elementary School District Elementary School: Scales Technology Academy Jr. High School: Geneva Epps Mosley Middle School | | High School District: Tempe Union High School District High School: Tempe High School | |

Cross Street: S Farmers Ave & W First St **Directions:**

Public Remarks: Beautiful Regatta Pointe Condominium with lush landscaping, resort style pool, spa, fitness center, BBQ area and conference room. Unit features a full size W/D in Laundry Room, balcony, huge Storage room & direct access to built in lower level garage. Just off the shore of the Tempe Town Lake, this community is close to the Performing Art Center, library, light rail station, beach park, Mill Ave., walk to ASU, Gammage Auditorium, Sun Devil Stadium, shopping, restaurants, public transportation, Sky Harbor Airport, 101 & 202 freeways, golf and hiking.

| Features | Room Details | Construction & Utilities | Tax & Lease Information |
|---|--|--|---|
| Features: Fire Sprinklers Fireplace: No Fireplace Garage Spaces: 1 Carport Spaces: 0 Total Covered Spaces: 1 Slab Parking Spaces: 0 Parking Features: Dir Entry frm Garage; Electric Door Opener Pool Features: No Pool Spa - Private: None Horses: N Landscaping: Gravel/Stone Front; Gravel/Stone Back Exterior Features: Patio; Covered Patio(s); Balcony; BBQ Community Features: Clubhouse/Rec Room; Community Pool; Community Spa; Gated Community; Workout Facility | Kitchen Features: Built-in Microwave; Cook Top Elec; Disposal; Electric Oven; Electric Range; Refrigerator Master Bathroom: None Additional Bedroom: Laundry Features: Dryer Included; Inside; Washer Included Dining Area: Eat-in Kitchen; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Window Coverings: Blinds Flooring: Carpet; Laminate; Tile | Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Block Roofing: Foam; Reflective Coating Fencing: Block Cooling: Ceiling Fan(s); Refrigeration Heating: Electric Utilities: APS Water: City Water Sewer: Sewer - Public | County Code: Maricopa AN: 124-24-101 Legal Description (Abbrev): LOT 238 REGATTA POINTE CONDOMINUMS AMD MCR 057821 Lot Number: 238 Town-Range-Section: 1N-4E-16 Rent Payable: Owner Possession (Rentals): Refer to Date Availb Disclosures: Agency Discl Req Forms Required: AAR Lease Rental Tax Percent: 1.8 Rent Includes: Water; Sewer; Garbage Collection; Repairs Lease Term: Minimum Lease Term (Months): 12 Lease Information: Accept Back-ups; Management - Broker; No Smoking Allowed Pets: Non-Assistive Animals: Lessor Approval |

| Deposit Information | | |
|---|------------------------------------|---|
| Earnest Deposit: \$500 | Security Deposit: \$1,800 | Credit Check Amount per Adult: \$0 |
| Earnest Dep Payable: Owner | Addtl Move-in Fees: \$0 | Application Fee: \$0 |
| | | Admin Fee: \$0 |
| Cleaning Deposit/Fee: \$300 | Pet Deposit/Fee: \$250 | Pre-Paid Lst Mth Rnt: \$0 |
| Fully Refundable Dep: Security Deposit; Cleaning Deposit | Prtl Refundable Dep: | Non-Refundable Dep: Pet Deposit |
| HOA Y/N: Y | HOA Name: Regatta Pointe | |
| HOA Paid By: Landlord | HOA Telephone: 602-957-9191 | |


| Listing Dates | Price Info | Listing Contract Info |
|---------------------------------------|------------------------------------|---|
| CDOM/ADOM: 34 / 34 | Lease (List) Price: \$1,500 | SA: N / BB: Y / \$ 500 \$ Var: N |
| Status Change Date: 03/17/2024 | Sold Price: \$1,350 | Renewal Comp: 0 |
| Lease Start Date: 03/17/2024 | Sold Price/SqFt: \$1.3 | Comp For Sale: 0 |
| Off Market Date: 03/17/2024 | | Special Listing Cond: N/A |

Showing Service: Aligned Showings
Showing Notification Methods: Showing Service: Aligned Showings; Text; Email; Phone Call
Lockbox Type: None

Listed by: Somma Realty, Inc (soma01)

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|---|--|--------------------|---|--------|
|  | 6666940 | Residential Rental | Apartment Style/Flat | Closed |
| | Beds/Baths: 1 / 1 Bedrooms Plus: 1 Approx SqFt: 804 / County Assessor Year Built: 1983 Pool: Community Only Encoded Features: 11RD1C1S Approx Lot SqFt: 119 / County Assessor Approx Lot Acres: 0.003 Exterior Stories: 2 # of Interior Levels: 1 Furnished?: Unfurnished Dwelling Styles: Attached | | Vacation Ready Rental Y/N: N Date Available: 03/04/2024 Subdivision: PAPAGO PARK VILLAGE TRACT B Tax Municipality: Tempe Marketing Name: Planned Cmty Name: Model: Builder Name: CAVALIER Hun Block: Map Code/Grid: Building Number: | |
| | Ele Sch Dist: Tempe Elementary School District Elementary School: Yavapai Elementary School Jr. High School: Tempe Academy Of International Studies McKemy Campus | | High School District: Tempe Union High School District High School: Tempe High School | |

Cross Street: Scottsdale and Curry Rd **Directions:** From Rural/ Scottsdale Rd. head west on Curry to College(just passed the firehouse) turn south (left) on College to last left Mesquite Circle #Q119.

Public Remarks: JUST REMODELED! Attractive 1st Floor Corner Condo with Patio! New New New! New Countertops & Stainless Kitchen Appliances. TILE THROUGHOUT with Walk-In Shower & Stacked Laundry Move In Ready!

| Features | Room Details | Construction & Utilities | Tax & Lease Information |
|--|---|--|---|
| Fireplace: No Fireplace Garage Spaces: 0 Carport Spaces: 1 Total Covered Spaces: 1 Slab Parking Spaces: 1 Parking Features: Assigned Parking Pool Features: No Pool Spa - Private: None Horses: N Landscaping: None Exterior Features: Patio Community Features: Community Pool | Kitchen Features: Built-in Microwave; Dishwasher; Disposal; Electric Oven; Electric Range; Refrigerator Master Bathroom: None Master Bedroom: Downstairs Additional Bedroom: Laundry Features: Dryer Included; Washer Included Dining Area: Formal Basement Y/N: N Sep Den/Office Y/N: N Window Coverings: Blinds Flooring: Tile | Architecture: Spanish Const - Finish: Stucco Construction: Frame - Wood Roofing: Tile Fencing: None Cooling: Ceiling Fan(s); Refrigeration Heating: Electric Utilities: APS Water: City Water Sewer: Sewer - Public | County Code: Maricopa AN: 132-03-192 Legal Description (Abbrev): Lot Number: 166 --- Rent Payable: Property Manager Disclosures: None Rental Tax Percent: 1.8 Rent Includes: Water; Sewer; Garbage Collection Lease Term: Minimum Lease Term (Months): 12 Lease Information: Management - Broker; No Smoking Allowed Pets: Non-Assistive Animals: Call |

| Deposit Information | | |
|---|--------------------------------------|---|
| Earnest Deposit: \$1,000 | Security Deposit: \$1,400 | Credit Check Amount per Adult: \$0 |
| Earnest Dep Payable: Listing Broker | Addtl Move-in Fees: \$0 | Application Fee: \$50 |
| | | Admin Fee: \$0 |
| Cleaning Deposit/Fee: \$300 | Pet Deposit/Fee: \$300 | Pre-Paid Lst Mth Rnt: \$0 |
| Fully Refundable Dep: Security Deposit; Cleaning Deposit | Prtl Refundable Dep: | Non-Refundable Dep: Pet Deposit |
| HOA Y/N: Y | HOA Name: Papago Park Village | |
| HOA Paid By: Landlord | HOA Telephone: 480-551-4300 | |

| Listing Dates | Price Info | Listing Contract Info |
|---------------------------------------|------------------------------------|---|
| CDOM/ADOM: 12 / 12 | Lease (List) Price: \$1,400 | SA: N / BB: Y / \$ 300 \$ Var: N |
| Status Change Date: 03/16/2024 | Sold Price: \$1,400 | Renewal Comp: 0 |
| Lease Start Date: 03/20/2024 | Sold Price/SqFt: \$1.74 | Comp For Sale: 0 |
| Off Market Date: 03/16/2024 | | Special Listing Cond: N/A |

Showing Service: Aligned Showings
Showing Notification Methods: Showing Service: Aligned Showings
Lockbox Type: None

Listed by: Bobbie Morgenstern Real Estate (bmsr01)

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| | | | |
|--|--------------------|--|--------|
| 6666154 | Residential Rental | Apartment Style/Flat | Closed |
| Beds/Baths: 1 / 1 Bedrooms Plus: 1 Approx SqFt: 484 / Owner Year Built: 1945 Pool: Community Only Encoded Features: 11R1S Approx Lot SqFt: 0 / SqFt Not Available Approx Lot Acres: 0.000 Exterior Stories: 1 # of Interior Levels: 1 Furnished?: Unfurnished Dwelling Styles: Attached | | Vacation Ready Rental Y/N: N Date Available: 02/19/2024 Subdivision: N/A Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: N/A Hun Block: Map Code/Grid: Building Number: | |
| Ele Sch Dist: Creighton Elementary District Elementary School: Biltmore Preparatory Academy Jr. High School: Biltmore Preparatory Academy | | High School District: Phoenix Union High School District High School: Camelback High School | |

Cross Street: 38th St and Monterosa **Directions:** From Indian School and 38th St: Go North on 38th St, then left on Monterosa, community is on the south side of Monterosa.

Public Remarks: Talk about amazing location! Right in the heart of the Arcadia/Biltmore Area. This newly renovated apartment is move in ready! The community has a pool and on-site laundry.

| Features | Room Details | Construction & Utilities | Tax & Lease Information |
|---|---|---|--|
| Fireplace: No Fireplace Garage Spaces: 0 Carport Spaces: 0 Total Covered Spaces: 0 Slab Parking Spaces: 1 Pool Features: No Pool Spa - Private: None Horses: N Landscaping: None Community Features: Coin-Op Laundry; Community Laundry; Community Pool; Near Bus Stop | Kitchen Features: Cook Top Elec; Dishwasher; Electric Oven; Electric Range; Refrigerator Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Laundry Features: Other Dining Area: Other (See Remarks) Basement Y/N: N Sep Den/Office Y/N: N Window Coverings: Blinds Flooring: Vinyl | Const - Finish: Painted Construction: Block Roofing: Comp Shingle Fencing: Block Cooling: Refrigeration Heating: Electric Utilities: SRP Water: City Water Sewer: Sewer - Public | County Code: Maricopa AN: 170-31-013 Legal Description (Abbrev): Lot Number: 16 – Rent Payable: Certified Funds Only Possession (Rentals): Immediate Disclosures: None Floor Number: 1 Rental Tax Percent: 2.3 Rent Includes: Water; Sewer; Garbage Collection Lease Term: Minimum Lease Term (Months): 12 Lease Information: Other (See Remarks) Pets: Non-Assistive Animals: Call |

| Deposit Information | | |
|--|--------------------------------|---|
| Earnest Deposit: \$1,000 | Security Deposit: \$500 | Credit Check Amount per Adult: \$50 |
| Earnest Dep Payable: Csh/Cert Fnds Only | Addtl Move-in Fees: \$0 | Application Fee: \$0 |
| | | Admin Fee: \$0 |
| Cleaning Deposit/Fee: \$250 | Pet Deposit/Fee: \$250 | Pre-Paid Lst Mth Rnt: \$0 |
| Fully Refundable Dep: Security Deposit; Pet Deposit | Prtl Refundable Dep: | Non-Refundable Dep: Cleaning Deposit |
| HOA Y/N: N | | |

| Listing Dates | Price Info | Listing Contract Info |
|---------------------------------------|------------------------------------|---|
| CDOM/ADOM: 12 / 12 | Lease (List) Price: \$1,300 | SA: N / BB: Y / % 2 % Var: N |
| Status Change Date: 03/02/2024 | Sold Price: \$1,300 | Renewal Comp: 0 |
| Lease Start Date: 03/01/2024 | Sold Price/SqFt: \$2.69 | Comp For Sale: 0 |
| Off Market Date: 03/02/2024 | | Special Listing Cond: N/A |

Showing Service: Aligned Showings
Showing Notification Methods: Showing Service: Aligned Showings; Text; Email; Phone Call
Lockbox Type: Other

Listed by: ZENDOOR (redd001)

Prepared by Alice Moore
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| | | | |
|--|--------------------|--|--------|
| 6637714 | Residential Rental | Apartment Style/Flat | Closed |
| Beds/Baths: 1 / 1 Bedrooms Plus: 1 Approx SqFt: 642 / Owner Year Built: 1963 Pool: None Encoded Features: 11R1C Approx Lot SqFt: 13,530 / County Assessor Approx Lot Acres: 0.311 Exterior Stories: 1 # of Interior Levels: 1 Furnished?: Unfurnished Dwelling Styles: Attached | | Vacation Ready Rental Y/N: N Date Available: 01/01/2024 Subdivision: BROADMOR MANOR 4 Tax Municipality: Tempe Marketing Name: Planned Cmty Name: Model: Builder Name: na Hun Block: Map Code/Grid: Building Number: | |
| Ele Sch Dist: Tempe Elementary School District Elementary School: Broadmor Elementary School Jr. High School: Geneva Epps Mosley Middle School | | High School District: Tempe Union High School District High School: Tempe High School | |

Cross Street: Alameda Drive and Mill Avenue **Directions:** East on Alameda Drive, North on College Avenue, Home on right.

Public Remarks: No Application Fees! Nicely remodeled 1 bedroom, 1 bathroom centrally located Tempe townhome. This is a well-maintained property with green grass areas, mature trees and common area BBQ. Remodeled interior includes refinished stained concrete floors, vaulted ceilings, lots of natural light and an open floorplan. Updated kitchen features granite countertops, subway tile backsplash, ceramic top electric range, upgraded range hood, dishwasher and refrigerator. Full bedroom with modest sized closet, computer workstation area and completely remodeled bathroom with updated vanity and subway tiled shower. Stacked in unit washing machine and dryer. Easy access to ASU, Tempe Town Lake, the Light Rail and Mill Avenue.

| Features | Room Details | Construction & Utilities | Tax & Lease Information |
|--|--|---|---|
| Features: Vaulted Ceiling(s); No Interior Steps Fireplace: No Fireplace Garage Spaces: 0 Carpport Spaces: 1 Total Covered Spaces: 1 Slab Parking Spaces: 0 Parking Features: Assigned Parking Pool Features: No Pool Spa - Private: None Horses: N Property Description: North/South Exposure Landscaping: Gravel/Stone Back; Grass Front Exterior Features: Patio; Pvt Yrd(s)/CrtYrd(s) Community Features: Biking/Walking Path; Near Bus Stop; Near Light Rail Stop Technology: Cable TV Avail; High Speed Internet Available; Wireless Network Windows: Dual Pane; Low-E | Kitchen Features: Dishwasher; Disposal; Electric Oven; Electric Range; Granite Countertops; Refrigerator Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Laundry Features: Dryer Included; Inside; Stacked Washer/Dryer; Washer Included Dining Area: Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Window Coverings: Blinds Flooring: Concrete | Unit Style: All on One Level; Two Common Walls Const - Finish: Painted Construction: Frame - Wood; Brick Roofing: Comp Shingle Fencing: Block; Partial Cooling: Refrigeration Heating: Electric Plumbing: Electric Hot Wtr Htr; Low Flow Fixtures Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services | County Code: Maricopa AN: 133-26-018 Legal Description (Abbrev): LOT 17 BROADMOR MANOR 4 MCR 008444 Lot Number: 17 Town-Range-Section: 1N-4E-27 Rent Payable: Property Manager; Certified Funds Only Possession (Rentals): Refer to Date Availb Disclosures: None Forms Required: Listers; Credit Rprt Lister's Floor Number: 1 Rental Tax Percent: 1.8 Rent Includes: Water; Sewer; Garbage Collection Lease Term: Minimum Lease Term (Months): 12 Lease Information: Application Lister's; Lister Writes Lease; Management - Broker; No Smoking Allowed Pets: Non-Assistive Animals: Lessor Approval |


| Deposit Information | | |
|---|----------------------------------|--|
| Earnest Deposit: \$1,295 | Security Deposit: \$1,295 | Credit Check Amount per Adult: \$40 |
| Earnest Dep Payable: Listing Broker; Csh/Cert Fnds Only; Deposit Held/Broker | Addtl Move-in Fees: \$0 | Application Fee: \$0 |
| Cleaning Deposit/Fee: \$300 | Pet Deposit/Fee: \$300 | Admin Fee: \$2.9 |
| Fully Refundable Dep: Security Deposit; Cleaning Deposit; Pet Deposit | Prtl Refundable Dep: None | Pre-Paid Lst Mth Rnt: \$0 |
| HOA Y/N: N | | Non-Refundable Dep: None |

| Listing Dates | Price Info | Listing Contract Info |
|---------------------------------------|------------------------------------|---|
| CDOM/ADOM: 49 / 49 | Lease (List) Price: \$1,295 | SA: N / BB: Y / \$ 250 \$ Var: N |
| Status Change Date: 03/02/2024 | Sold Price: \$1,295 | Renewal Comp: 0 |
| Lease Start Date: 03/01/2024 | Sold Price/SqFt: \$2.02 | Comp For Sale: 0 |
| Off Market Date: 01/24/2024 | | Special Listing Cond: N/A |

Showing Service: Aligned Showings
Showing Notification Methods: Showing Service: Aligned Showings
Lockbox Type: Mech-box / Combo
Listed by: Denali Real Estate, LLC (drel001)

Prepared by Alice Moore 05/24/2024 9:36 AM
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| | |
|--|--|
|  | 6657830 Residential Rental Apartment Style/Flat Closed |
| | Beds/Baths: 1 / 1 Bedrooms Plus: 1 Approx SqFt: 696 / County Assessor Year Built: 1983 Flood Zone: No Pool: Community Only Encoded Features: 11R1C Approx Lot SqFt: 705 / County Assessor Approx Lot Acres: 0.016 Exterior Stories: 2 # of Interior Levels: 1 Furnished?: Furnished Dwelling Styles: Attached |
| | Ele Sch Dist: Scottsdale Unified District Elementary School: Pima Elementary School Jr. High School: Supai Middle School |

Cross Street: Hayden & Thomas Directions:

Public Remarks: Furnished - Remodeled and READY! very cute, 1 bedroom/1 bath furnished unit. Located on the greenbelt. Close to Old Town, Scottsdale, Easy drive to Sky Harbor, Diamondbacks, Phoenix Suns, Cardinals Stadium. Bars, restaurants etc. Easy UBER to anywhere

| Features | Room Details | Construction & Utilities | Tax & Lease Information |
|--|--|--|--|
| Fireplace: No Fireplace # Queens: 1 Garage Spaces: 0 Carpport Spaces: 1 Total Covered Spaces: 1 Slab Parking Spaces: 0 Pool Features: No Pool Spa - Private: None Horses: N Landscaping: None Community Features: Biking/Walking Path; Community Pool; Community Spa; Near Bus Stop | Kitchen Features: Built-in Microwave; Cook Top Elec; Dishwasher; Disposal; Electric Oven; None Master Bathroom: Full Bth Master Bdrm Master Bedroom: Downstairs Additional Bedroom: Laundry Features: Dryer Included; In Unit; Inside; Washer Included Dining Area: Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Window Coverings: Vertical Blinds Flooring: Tile | Structure Type: Clustered Const - Finish: Painted; Stucco Construction: Block Roofing: Foam Fencing: None Cooling: Refrigeration Heating: Electric Utilities: SRP Water: City Water Sewer: Sewer - Public | County Code: Maricopa AN: 130-34-098 Legal Description (Abbrev): LOT 119 LA CASA DE FUENTE MCR 025438 Lot Number: 119 Town-Range-Section: 2N-4E-25 Disclosures: Agency Discl Req Rental Tax Percent: 0 Furnishings Include: Bedroom Furnishings; Dining Room Furnishings; Dishes/Cookware; Linens/Towels; Living Room Furnishings; Patio Furniture Lease Term: Minimum Lease Term (Months): 12 Lease Information: Management - Owner; No Smoking Allowed Pets: Non-Assistive Animals: Lessor Approval |

Deposit Information

| | | |
|------------------------------------|------------------------------------|--|
| Earnest Deposit: \$500 | Security Deposit: \$2,250 | Credit Check Amount per Adult: \$50 |
| Earnest Dep Payable: | Addtl Move-in Fees: \$0 | Application Fee: \$0 |
| Cleaning Deposit/Fee: \$300 | Pet Deposit/Fee: \$500 | Admin Fee: \$0 |
| Fully Refundable Dep: | Prtl Refundable Dep: | Pre-Paid Lst Mth Rnt: \$0 |
| HOA Y/N: Y | HOA Name: La Casa de fuente | Non-Refundable Dep: |
| HOA Paid By: Landlord | HOA Telephone: 00000000 | |


| Listing Dates | Price Info | Listing Contract Info |
|---------------------------------------|------------------------------------|---|
| CDOM/ADOM: 15 / 15 | Lease (List) Price: \$1,495 | SA: N / BB: Y / \$ 400 \$ Var: N |
| Status Change Date: 03/02/2024 | Sold Price: \$1,450 | Renewal Comp: 0 |
| Lease Start Date: 03/01/2024 | Sold Price/SqFt: \$2.08 | Comp For Sale: 0 |
| Off Market Date: 02/15/2024 | | Special Listing Cond: N/A |

Showing Service: Aligned Showings
 Showing Notification Methods: Showing Service: Aligned Showings
 Lockbox Type: Other

Listed by: Real Broker (realbr010)

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| | | | | |
|---|---|--------------------|---|--------|
|  | 6665973 | Residential Rental | Apartment Style/Flat | Closed |
| | Beds/Baths: 1 / 1 Bedrooms Plus: 1 Approx SqFt: 649 / County Assessor Year Built: 1971 Pool: None Encoded Features: 11B1C1S Approx Lot SqFt: 652 / County Assessor Approx Lot Acres: 0.015 Exterior Stories: 2 # of Interior Levels: 1 Furnished?: Partial Furnished Dwelling Styles: Attached | | Vacation Ready Rental Y/N: N Date Available: 02/19/2024 Subdivision: CIENTO CONDOMINIUMS Tax Municipality: Scottsdale Marketing Name: Planned Cmty Name: Model: Builder Name: UNK Hun Block: Map Code/Grid: Building Number: | |
| | Ele Sch Dist: Scottsdale Unified District Elementary School: Tavan Elementary School Jr. High School: Ingleside Middle School | | High School District: Scottsdale Unified District High School: Coronado Elementary School | |

Cross Street: 68TH ST AND OSBORN **Directions:** 68th St go south through the light of Osborne. Complex is first on left.

Public Remarks: Charming one bedroom, one bath condo in one of the greatest Old Town locations. ALL UTILITIES INCLUDED IN RENT. Gated community!

| Features | Room Details | Construction & Utilities | Tax & Lease Information |
|---|---|---|--|
| Fireplace: No Fireplace Garage Spaces: 0 Carport Spaces: 1 Total Covered Spaces: 1 Slab Parking Spaces: 1 Pool Features: No Pool Spa - Private: None Horses: N Landscaping: None Community Features: Coin-Op Laundry | Kitchen Features: Cook Top Elec; Dishwasher; Electric Oven Master Bathroom: None Additional Bedroom: Laundry Features: See Remarks Dining Area: Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Window Coverings: Blinds Flooring: Carpet | Const - Finish: Painted; Stucco Construction: Block Roofing: Comp Shingle; Foam Fencing: Wrought Iron Cooling: Both Refrig & Evap Heating: Electric Utilities: City Electric Water: City Water Sewer: Sewer - Public | County Code: Maricopa AN: 130-14-327 Legal Description (Abbrev): LOT 224E CIENTO CONDOMINIUMS MCR 020745 Lot Number: 224E Town-Range-Section: 2N-4E-27 Disclosures: None Rental Tax Percent: 1.75 Furnishings Include: Patio Furniture Lease Term: Minimum Lease Term (Months): 12 Lease Information: No Smoking Allowed Pets: Non-Assistive Animals: Lessor Approval |

| Deposit Information | | |
|------------------------------------|----------------------------------|--|
| Earnest Deposit: \$1,595 | Security Deposit: \$1,595 | Credit Check Amount per Adult: \$45 |
| Earnest Dep Payable: | Addtl Move-in Fees: \$0 | Application Fee: \$45 |
| | | Admin Fee: \$0 |
| Cleaning Deposit/Fee: \$500 | Pet Deposit/Fee: \$0 | Pre-Paid Lst Mth Rnt: \$1,595 |
| Fully Refundable Dep: | Prtl Refundable Dep: | Non-Refundable Dep: |
| HOA Y/N: Y | HOA Name: Ciento | |
| HOA Paid By: Landlord | HOA Telephone: 00000000 | |

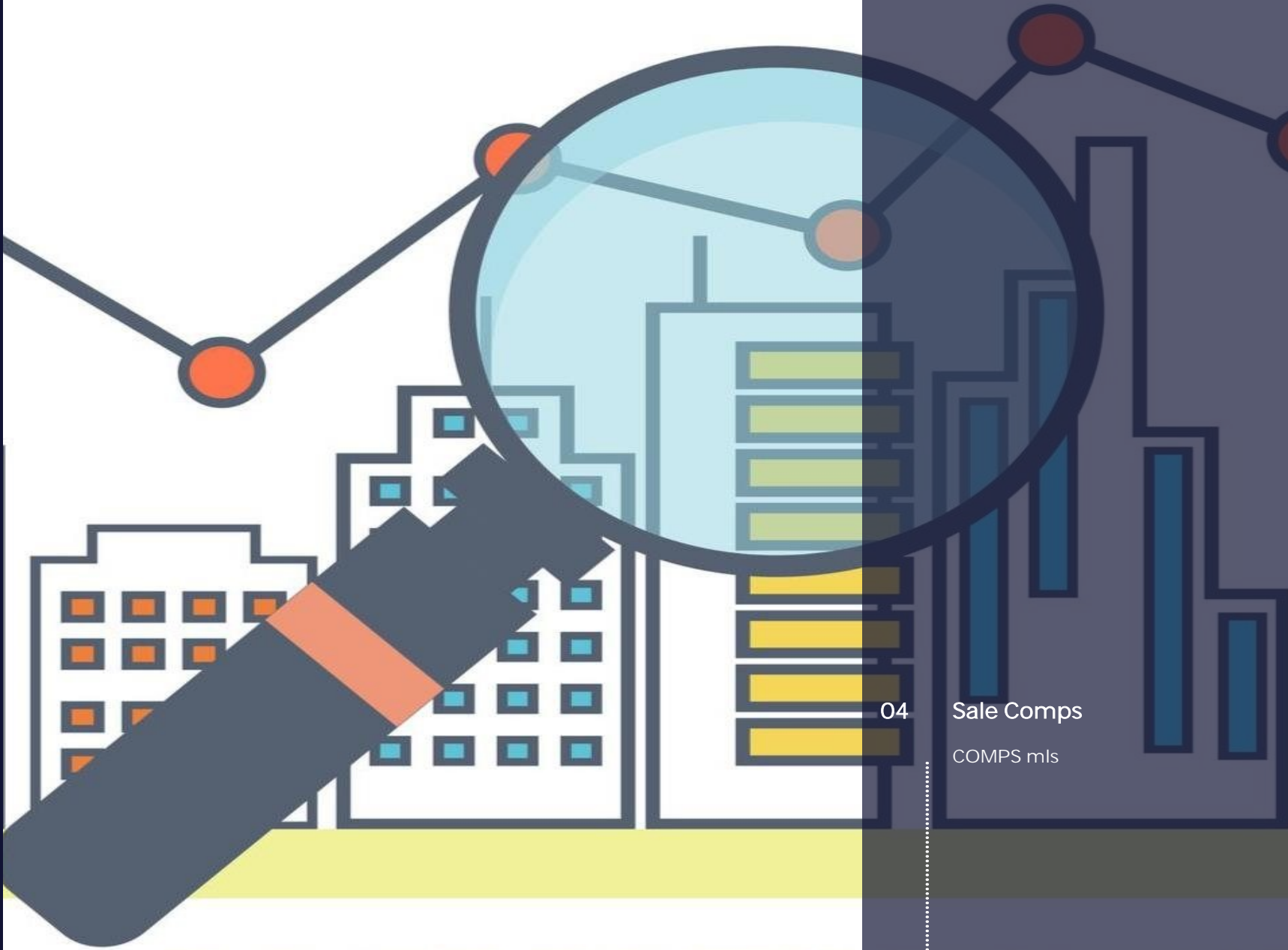
| Listing Dates | Price Info | Listing Contract Info |
|---------------------------------------|------------------------------------|--|
| CDOM/ADOM: 10 / 10 | Lease (List) Price: \$1,500 | SA: N / BB: Y / \$ 100 \$ Var: N |
| Status Change Date: 02/29/2024 | Sold Price: \$1,500 | Renewal Comp: 0 |
| Lease Start Date: 03/01/2024 | Sold Price/SqFt: \$2.31 | Comp For Sale: 0 |
| Off Market Date: 02/29/2024 | | Special Listing Cond: Owner/Agent |

Showing Service: Aligned Showings
Showing Notification Methods: Showing Service: Aligned Showings
Lockbox Type: Mech-box / Combo

Listed by: Kenneth James Realty (knjr01)

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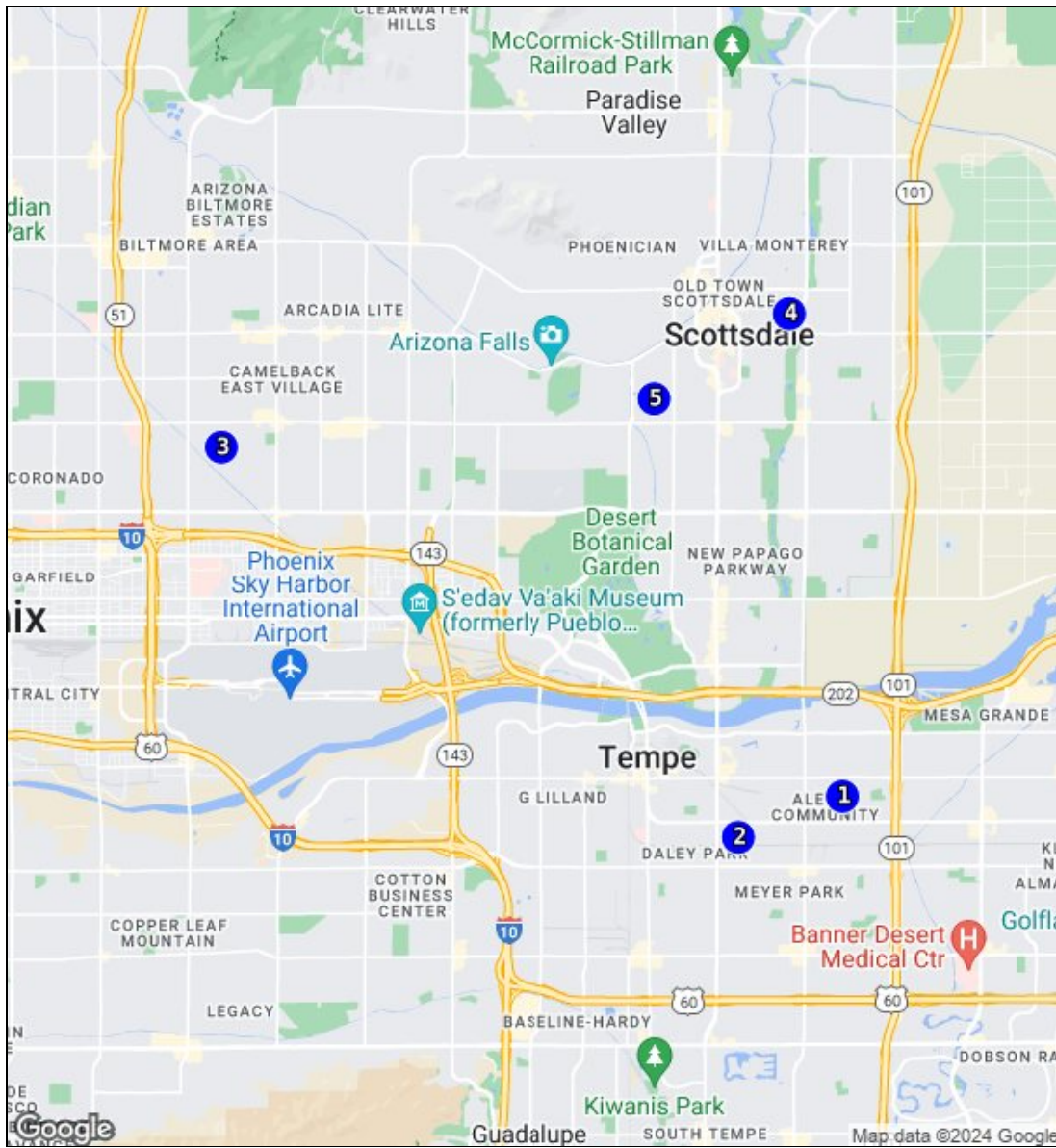
PROPERTY

VALUE

04

Sale Comps
COMPS mls

914 SKENWOOD



| Legend |
|--|
| 1. 909 S KENWOOD CIR, Tempe, AZ 85281(6705899) |
| 2. 1421 S RITA LN, Tempe, AZ 85281(6500596) |
| 3. 2533 N 27TH ST, Phoenix, AZ 85008(6674632) |
| 4. 7832 E Heatherbrae AVE, Scottsdale, AZ 85251(6579296) |
| 5. 6620 E EARLL DR, Scottsdale, AZ 85251(6574548) |



| | | |
|--|--------------------|---|
| 6705899 | Multiple Dwellings | Pending |
| Total # of Units: 2 # of Buildings: 1 Lot Size Dimensions: 101 x 90 Covered Parking Spcs: 4 Total Parking Spcs: 9 Uncvrd Parking Spcs: 5 Year Built: 1962 Zoning: M-H Add'l Parcels: No Other Type: | | Subdivision: MALARAN PARK 2 Tax Municipality: Tempe Marketing Name: 909 S Kenwood Hun Block: 2000 E Map Code/Grid: Legal: LOT 11 MALARAN PARK 2 MCR 009805 Census Tract: 319,201 |
| Ele Sch Dist: Tempe Elementary School District Elementary School: Curry Elementary School Jr. High School: Connolly Middle School | | High School District: Tempe Union High School District High School: McClintock High School |

Cross Streets: McClintock & University Drives **Directions:**

Public Remarks:

Efficiency Units: # Efficiency Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0
1 Bedroom Units: # 1 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0
2 Bedroom Units: # 2 Bedroom Units: 1; Avg Rent: 1,350; Avg SqFt: 720; # Baths: 1

3 Bedrooms Units: # 3 Bedroom Units: 1; Avg Rent: 1,450; Avg SqFt: 800; # Baths: 1
4 Bedrooms Units: # 4 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0

| Features & Mobile Park Info | Income & Expense | Construction & Utilities | County, Tax and Financing |
|---|--|---|---|
| Appliances Included: F/S Oven/Range; Refrigerator Parking: >1 Space Per Unit Interior Amenities: Unfurnished; Fire/Smoke Alarm(s); Vertical Blinds Exterior Amenities: Landscape Wtr System; Desert Landscaping; Fenced; Cable TV Available; Patio/Balcony; Separate Storage Community Amenities: No Pool Project Type: Duplex Special: Estate Sale Sale Includes: Building(s) Only; Land & Building; Personal Property; Laundry Equipment | Source of Fincl Data: Projected Proforma Adjusted Gross Inc: \$32,592 Totl Mnth Rntal Inc: \$2,800 Other Income: \$0 Operating Exp: \$6,760 Net Operating Income: \$26,641 Owner Association: No % Vacancy Allowance: 0.03 Annual Elec Exp: \$0 Annual Gas Exp: \$0 Annual Ins Exp: \$1,300 Annual Land Lse Exp: \$0 Annual Landscape Exp: \$3,150 Annual Legal & Acctg: \$0 Annual Maint Exp: \$1,000 Annual Mgmt Exp: \$0 Annual Other Expense: \$0 Annual Ownr Asoc Fee: \$0 Annual PAD Fee: \$0 Annual Rplcmnt Rsvrs: \$0 Annual Trash Exp: \$0 Annual Wtr/Swr Exp: \$300 | Construction: Block Const - Finish: Painted Roofing: Built-Up Floors: Ceramic Tile Heating: Natural Gas; Individual Cooling: Central A/C Water: City Franchise; Individual Meter Sewer: Sewer - Public; Sewer - Available; Sewer-In & Connected Gas: SW Gas; Individual Meter Electric: SRP; Individual Meter Roads/Streets: Gravel; Dirt; Curb(s) & Gutter(s); Sidewalk(s); Alley Environmental: None Tenant Pays: Water; Sewer; Electric; Gas; Trash; Cable TV Owner Pays: Landscaping; None | County Code: Maricopa Legal Description (Abbrev): LOT 11 MALARAN PARK 2 MCR 009805 Tax Year: 2023 Taxes: \$1,010 Assessor Number: 132-64-030 Lot Number: 11 Ownership: Fee Simple Range: 4E Section: 24 Township: 1N Total Owed: 0 Equity: \$550,000 Monthly Payments: 0 Assessment Bal Yrs: 0 Assessment Balance: \$0 Cap Rate: 4.84 Down Payment: \$0 Down Payment %: 20 New Financing: Cash; VA; FHA; Conventional; No Carry; Lease Purchase; 1031 Exchange Reports/Disclosures: Seller Prop Disc Stm |

| Listing Dates | Pricing and Sale Info | Listing Contract Info |
|---|------------------------------|---|
| CDOM/ADOM: 31 / 3 Status Change Date: 05/17/2024 Off Market Date: 05/17/2024 | List Price: \$550,000 | SA: N BB: Y Var: Y Other Compensation: |

Showing Service: Aligned Showings
Showing Notification Methods: Showing Service: Aligned Showings
Lockbox Type: None

Listed by: Matthews Real Estate Investment Services (MRE001)

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| | | |
|---|--------------------|--|
| 6500596 | Multiple Dwellings | Closed |
| Total # of Units: 2 # of Buildings: 1 Lot Size Dimensions: Irr Covered Parking Spcs: 2 Total Parking Spcs: 4 Uncvrd Parking Spcs: 2 Year Built: 1959 Zoning: R-4 Add'l Parcels: No Other Type: | | Subdivision: HALSINGBORG Tax Municipality: Tempe Marketing Name: Remodeled Duplex Hun Block: Map Code/Grid: R37 Legal: HALSINGBORG TR A N 72.5' OF S 147.5' Census Tract: 319,104 |
| Ele Sch Dist: Tempe Elementary School District Elementary School: Jr. High School: | | High School District: Tempe Union High School District High School: |

Cross Streets: Rural Rd and Spence RD **Directions:** Turn East on Spence to Rita. Turn South on Rita Property is on the left

Public Remarks: This property is master lease for 3 years w/Tenant paying all expenses. Great value with an excellent location for this remodeled Tempe Duplex. Close proximity to ASU and university transportation. Property features two spacious 1 bedroom, 1 bathroom units, both with a one car carport and slab parking, large private block fenced backyards in a quiet low traffic neighborhood. New flooring, tile tub/ shower surrounds, new vanities and cabinets, quartz countertops, dual pane windows, fixtures, stainless steel appliances and NEW underground pipes. Ample storage throughout, extended length carport and low maintenance landscaping.. Buyer to verify all Facts and Figures. Drive by only as this is occupied.

| | |
|--|---|
| Efficiency Units: # Efficiency Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0 | 3 Bedrooms Units: # 3 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0 |
| 1 Bedroom Units: # 1 Bedroom Units: 2; Avg Rent: 1,800; Avg SqFt: 700; # Baths: 1 | 4 Bedrooms Units: # 4 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0 |
| 2 Bedroom Units: # 2 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0 | |

| No. | Bed | Bath | Rent | SqFt | Parking | Furnished | Stories | Rem. |
|-----|-----|------|------|------|---------|-------------|---------|----------------------|
| 1 | 1 | 1 | 1800 | 550 | Covered | Unfurnished | 1 | NN Leased-National C |
| 2 | 1 | 1 | 1800 | 550 | Covered | Unfurnished | 1 | NN Leased-National C |

| Features & Mobile Park Info | Income & Expense | Construction & Utilities | County, Tax and Financing |
|--|--|--|--|
| Appliances Included: F/S Oven/Range; Refrigerator; Dishwasher; Disposal; Microwave; Washer/Dryer Parking: Carport; >1 Space Per Unit; Free; Paved Parking Community Amenities: No Pool Project Type: Duplex Sale Includes: Land & Building; Personal Property; Laundry Equipment; Other (See Remarks) | Source of Fincl Data: Provided by Owner Adjusted Gross Inc: \$44,712 Totl Mnth Rntal Inc: \$3,600 Other Income: \$0 Operating Exp: \$3,419 Net Operating Income: \$41,293 Owner Association: No % Vacancy Allowance: 0.00 Annual Ins Exp: \$2,221 Annual Ownr Asoc Fee: \$0 | Construction: Block Const - Finish: Painted; Stucco Roofing: Comp Shingle Floors: Vinyl Heating: Individual; Heat Pump Cooling: Ceiling Fan(s); Heat Pump Water: City Franchise; Master Meter Sewer: Sewer - Public; Sewer-In & Connected Gas: None Electric: APS; Individual Meter Roads/Streets: Asphalt Environmental: None Tenant Pays: Water; Sewer; Electric; Trash; Cable TV; Landscaping; Other (See Remarks) Owner Pays: None; See Remarks | County Code: Maricopa Legal Description (Abbrev): HALSINGBORG TR A N 72.5' OF S 147.5' Tax Year: 2023 Taxes: \$1,198 Assessor Number: 133-09-019-E Lot Number: E Ownership: Fee Simple Range: 4E Section: 23 Township: 1N Total Owed: 0 Equity: \$865,000 Monthly Payments: 0 Cap Rate: 4.77 Down Payment %: 0 New Financing: Conventional; No Carry Reports/Disclosures: Seller Prop Disc Stm; APOD/Backup Avaiable; Sch of Personal Prop; Other (See Remarks) |

| Listing Dates | Pricing and Sale Info | Listing Contract Info |
|---|--|--|
| CDOM/ADOM: 386 / 386 Status Change Date: 05/16/2024 Close of Escrow Date: 05/16/2024 Off Market Date: 04/27/2024 | List Price: \$865,000 Sold Price: \$850,000 Loan Type: Other Loan Years: 0 Payment Type: Other Buyer Concession to Seller: 0 \$ Seller Concession to Buyer: 5,000 \$ Closing Cost Split: Normal - N | SA: N BB: Y / 3% Var: N Other Compensation: |

Showing Service: No Showing Service Used
Showing Notification Methods: Showing Service: No Showing Service Used
Lockbox Type: None

Listed by: Gerchick Real Estate (gerc01)

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| | | |
|--|--------------------|---|
| 6674632 | Multiple Dwellings | Pending |
| Total # of Units: 3 # of Buildings: 2 Lot Size Dimensions: See Tax Assessor Covered Parking Spcs: 2 Total Parking Spcs: 4 Uncvr'd Parking Spcs: 2 Year Built: 1955 Zoning: R1-6 Add'l Parcels: No Other Type: Other (See Remarks) | | Subdivision: Tax Municipality: Phoenix Marketing Name: None Hun Block: Map Code/Grid: Legal: W2 OF S 131.5' OF N2 NE4 SE4 NW4 EX W 30' RD .91 AC Census Tract: 111,502 |
| Ele Sch Dist: Creighton Elementary District Elementary School: Jr. High School: | | High School District: Phoenix Union High School District High School: |

Cross Streets: 24th St & Thomas Rd **Directions:** East on Thomas Rd to 27th St. South on 27th St, property will be on the left

Public Remarks: Three units with room to add more on a ±0.91-acre lot Infill residential lot located in a desirable and revitalizing area, presenting a fantastic redevelopment opportunity. Located near Thomas and 24th St, between Virginia and Oak Streets, within easy reach of the entire valley via nearby SR-51 and 202 freeways, this property holds promise for creative redevelopment in a primarily residential area.

| | |
|--|---|
| Efficiency Units: # Efficiency Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0 | 3 Bedrooms Units: # 3 Bedroom Units: 1; Avg Rent: 0; Avg SqFt: 0; # Baths: 2 |
| 1 Bedroom Units: # 1 Bedroom Units: 2; Avg Rent: 0; Avg SqFt: 0; # Baths: 1 | 4 Bedrooms Units: # 4 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0 |
| 2 Bedroom Units: # 2 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0 | |

| Features & Mobile Park Info | Income & Expense | Construction & Utilities | County, Tax and Financing |
|---|---|---|---|
| Appliances Included: Other (See Remarks) Parking: Carport; Paved Parking Exterior Amenities: Fenced Community Amenities: No Pool Project Type: Tri-Plex Sale Includes: Land & Building | Source of Fincl Data: Other (See Remarks) Adjusted Gross Inc: \$0 Other Income: \$0 Operating Exp: \$2,246 Net Operating Income: \$0 Owner Association: No % Vacancy Allowance: 0.00 Annual Ownr Asoc Fee: \$0 | Construction: Block Const - Finish: Painted Roofing: Comp Shingle Floors: Vinyl; Wood; Ceramic Tile; Carpet; Other Heating: Electric Cooling: Electric Water: City Franchise Sewer: Sewer - Public Gas: SW Gas Electric: SRP Roads/Streets: Gravel; Dirt; Asphalt; Concrete; Curb(s) & Gutter(s); Sidewalk(s) Environmental: Other (See Remarks) Tenant Pays: Other (See Remarks) Owner Pays: Other; See Remarks | County Code: Maricopa Legal Description (Abbrev): W2 OF S 131.5' OF N2 NE4 SE4 NW4 EX W 30' RD .91 AC Tax Year: 2023 Taxes: \$2,246 Assessor Number: 120-33-046 Lot Number: - Ownership: Fee Simple Range: 3E Section: 35 Township: 2N Total Owed: 0 Equity: \$850,000 Monthly Payments: 0 Down Payment %: 0 New Financing: Other (See Remarks) Reports/Disclosures: Other (See Remarks) |

| Listing Dates | Pricing and Sale Info | Listing Contract Info |
|--|------------------------------|--|
| CDOM/ADOM: 46 / 47 Status Change Date: 05/09/2024 Off Market Date: 05/09/2024 | List Price: \$850,000 | SA: N BB: Y / 3% Var: Y Other Compensation: |

Showing Service: No Showing Service Used
Showing Notification Methods: Showing Service: No Showing Service Used; Text; Email; Phone Call
Lockbox Type: None

Listed by: R.O.I. Properties (roip01)

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| | | |
|--|--------------------|--|
| 6579296 | Multiple Dwellings | Pending |
| Total # of Units: 3 # of Buildings: 1 Lot Size Dimensions: 141.36 X 72.04 X 141.35 X 71.75 Covered Parking Spcs: 0 Total Parking Spcs: 0 Uncvr'd Parking Spcs: 0 Year Built: 1959 Zoning: R5 Flood Zone: No Add'l Parcels: No Other Type: | | Subdivision: VISTA LARGA Tax Municipality: Scottsdale Marketing Name: VISTA LARGA Hun Block: Map Code/Grid: P37 Legal: LOT 7 VISTA LARGA MCR 007241 Census Tract: 217,204 |
| Ele Sch Dist: Scottsdale Unified District Elementary School: Jr. High School: | | High School District: Scottsdale Unified District High School: |

Cross Streets: Indian School & 78th St **Directions:** From Hayden Road Eastbound on Indian School. Turn Right up 78th street to Heatherbrae Ave. Turn Right onto Heatherbrae & the property is almost at the end of the street on the left. No for sale sign

Public Remarks: Assumable loan at 4.625 % on this remodeled triplex near Old Town Scottsdale. Comprising 3 distinct units, each featuring 2 comfortable bedrooms & 1 Bathroom & private yard. Currently an active Short Term Rental with permit, it's a turnkey operation awaiting your stewardship. Seller may carry- Investors are encouraged to inquire. Conveniently located, a short stroll takes you to the bustling heart of Scottsdale, home to championship golf courses, high-end boutiques, & culinary delights in acclaimed restaurants. The calendar in Scottsdale hosts events like the Waste Management Open, Barrett Jackson Car Auction, & Spring Training Baseball at Scottsdale Stadium. When the sun sets, the city transforms into an exciting playground with an array of clubs and nightlife venues

| | |
|--|---|
| Efficiency Units: # Efficiency Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0 | 3 Bedrooms Units: # 3 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0 |
| 1 Bedroom Units: # 1 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0 | 4 Bedrooms Units: # 4 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0 |
| 2 Bedroom Units: # 2 Bedroom Units: 3; Avg Rent: 1,800; Avg SqFt: 0; # Baths: 3 | |

| No. | Bed | Bath | Rent | SqFt | Parking | Furnished | Stories | Rem. |
|-----|-----|------|------|------|---------|-----------|---------|------|
| 1 | 2 | 1 | 1800 | 952 | 0 | Furnished | 1 | |
| 2 | 2 | 1 | 1800 | 952 | 0 | Furnished | 1 | |
| 3 | 2 | 1 | 1800 | 952 | 0 | Furnished | 1 | |

| Features & Mobile Park Info | Income & Expense | Construction & Utilities | County, Tax and Financing |
|--|---|---|--|
| Appliances Included: F/S Oven/Range; Refrigerator; Dishwasher; Microwave; Washer/Dryer Parking: Street Parking; Free Interior Amenities: Furnished; Fire/Smoke Alarm(s); Mini Blinds Exterior Amenities: Desert Landscaping; Cable TV Available; Separate Storage Community Amenities: No Pool; Other; See Remarks Project Type: Tri-Plex Sale Includes: Land & Building; Personal Property; Laundry Equipment; Other (See Remarks) | Source of Fincl Data: Provided by Owner Adjusted Gross Inc: \$64,800 Totl Mnth Rntal Inc: \$5,400 Other Income: \$0 Operating Exp: \$4,985.93 Net Operating Income: \$61,418.95 Owner Association: No % Vacancy Allowance: 0.00 Annual Elec Exp: \$0 Annual Gas Exp: \$0 Annual Ins Exp: \$1,995.93 Annual Land Lse Exp: \$0 Annual Legal & Acctg: \$0 Annual Maint Exp: \$1,800 Annual Ownr Asoc Fee: \$0 Annual Wtr/Swr Exp: \$0 | Construction: Block Const - Finish: Painted Roofing: Comp Shingle Floors: Vinyl Heating: Electric Cooling: Ceiling Fan(s); Electric; Central A/C Water: City Franchise Sewer: Sewer - Public Gas: None Electric: APS; Individual Meter Roads/Streets: Asphalt Environmental: None Tenant Pays: Water; Sewer; Electric; Trash; Cable TV; Landscaping Owner Pays: None | County Code: Maricopa Legal Description (Abbrev): LOT 7 VISTA LARGA MCR 007241 Tax Year: 2023 Taxes: \$1,190 Assessor Number: 173-56-007 Lot Number: 7 Ownership: Fee Simple Range: 4E Section: 23 Township: 2N Total Owed: 905,250 Equity: \$434,750 Monthly Payments: 5,124.48 Cap Rate: 4.58 Down Payment: \$385,000 Down Payment %: 25 1st Encumbrance: \$905,250 1st Payment: \$5,124.48 1st Payment Freq: Monthly 1st Years Remaining: 28 New Financing: Conventional; Seller May Carry; 1031 Exchange; Other (See Remarks) Reports/Disclosures: Seller Prop Disc Stm |

| Listing Dates | Pricing and Sale Info | Listing Contract Info |
|--|--------------------------------|--|
| CDOM/ADOM: 218 / 220 Status Change Date: 05/05/2024 Off Market Date: 05/05/2024 | List Price: \$1,320,000 | SA: N BB: Y / 2.5% Var: N Other Compensation: |

Showing Service: Aligned Showings
Showing Notification Methods: Showing Service: Aligned Showings; Text
Lockbox Type: Other

Listed by: eXp Realty (xpre07)

Prepared by Alice Moore
 All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
 DND2 (D o N o D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.
 05/24/2024 9:34 AM © 2024 ARMLS and FBS.

The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.



| | | |
|--|--------------------|--|
| 6574548 | Multiple Dwellings | Closed |
| Total # of Units: 4 # of Buildings: 2 Lot Size Dimensions: 8455 sq ft Covered Parking Spcs: 4 Total Parking Spcs: 5 Uncvrd Parking Spcs: 1 Year Built: 1958 Zoning: Multi Add'l Parcels: No Other Type: | | Subdivision: IMPERIAL MANOR Tax Municipality: Scottsdale Marketing Name: Imperial Manor Hun Block: Map Code/Grid: P37 Legal: LOT 18 IMPERIAL MANOR MCR 007530 Census Tract: 217,501 |
| Ele Sch Dist: Scottsdale Unified District Elementary School: Jr. High School: | | High School District: Scottsdale Unified District High School: |

Cross Streets: 66th St & Earll Dr **Directions:** Take Osborn west from 68th St. Turn left on 66th. Last 4-plex on the left, at Earll.

Public Remarks: Beautifully remodeled 4-plex in highly sought after area of Old Town Scottsdale. New paint, cabinets, appliances, floors, fixtures, and more. Corner lot, unique layout, main unit is separate from the other three, does not share a wall. Minutes from Scottsdale Fashion Square, world class dining and entertainment. A mile from Scottsdale Stadium where S.F. Giants spring train. Pool and equipment are there, covered up, not in use now. Newly landscaped. New A/C units. Amazing opportunity to own an investment in Scottsdale.

| | |
|--|--|
| Efficiency Units: # Efficiency Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0 1 Bedroom Units: # 1 Bedroom Units: 2; Avg Rent: 1,300; Avg SqFt: 728; # Baths: 1 2 Bedroom Units: # 2 Bedroom Units: 2; Avg Rent: 1,700; Avg SqFt: 810; # Baths: 1 | 3 Bedrooms Units: # 3 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0 4 Bedrooms Units: # 4 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0 |
|--|--|

| No. | Bed | Bath | Rent | SqFt | Parking | Furnished | Stories | Rem. |
|-----|-----|------|------|------|---------|-------------|---------|------|
| 1 | 2 | 1 | 1750 | 840 | 2 | Unfurnished | 1 | |
| 2 | 1 | 1 | 1350 | 728 | 1 | Unfurnished | 1 | |
| 3 | 1 | 1 | 1300 | 728 | 1 | Unfurnished | 1 | |
| 4 | 2 | 1 | 1700 | 780 | 1 | Unfurnished | 1 | |

| Features & Mobile Park Info | Income & Expense | Construction & Utilities | County, Tax and Financing |
|---|---|---|--|
| Appliances Included: Bl Oven/Range; Refrigerator; Dishwasher; Microwave; Washer/Dryer Parking: Carport; Street Parking; 1 Space/Unit; Paved Parking Interior Amenities: Unfurnished; Fire/Smoke Alarm(s); Vertical Blinds Exterior Amenities: Landscape Wtr System; Green Landscaping; Desert Landscaping; Fenced; Patio/Balcony; Separate Storage; Security Light(s); Guard Gate Community Amenities: Pool; See Remarks Project Type: Four Plex Sale Includes: Land & Building; Pool Equipment; Laundry Equipment | Source of Fincl Data: Provided by Owner Adjusted Gross Inc: \$82,200 Other Income: \$1,200 Operating Exp: \$8,857 Net Operating Income: \$73,343 Owner Association: No % Vacancy Allowance: 0.00 Annual Gas Exp: \$1,320 Annual Ins Exp: \$1,784 Annual Maint Exp: \$2,000 Annual Ownr Asoc Fee: \$0 Annual Wtr/Swr Exp: \$2,280 | Construction: Block Const - Finish: Painted Roofing: Comp Shingle; Rolled Floors: Vinyl Heating: Electric Cooling: Electric; 2 or More Units Water: City Franchise Sewer: Sewer - Public Gas: SW Gas Electric: APS Roads/Streets: Asphalt; Alley Environmental: None Tenant Pays: Electric; Gas Owner Pays: Water; Sewer; Trash Collection | County Code: Maricopa Legal Description (Abbrev): LOT 18 IMPERIAL MANOR MCR 007530 Tax Year: 2022 Taxes: \$1,473 Assessor Number: 130-47-022 Lot Number: 18 Ownership: Fee Simple Range: 4E Section: 27 Township: 2N Total Owed: 0 Equity: \$1,260,000 Monthly Payments: 0 Cap Rate: 5.82 Down Payment %: 0 New Financing: Conventional; 1031 Exchange; Other (See Remarks) Reports/Disclosures: None |

| Listing Dates | Pricing and Sale Info | Listing Contract Info |
|---|--|--|
| CDOM/ADOM: 235 / 235 Status Change Date: 02/28/2024 Close of Escrow Date: 02/28/2024 Off Market Date: 02/28/2024 | List Price: \$1,260,000 Sold Price: \$1,220,000 Loan Type: Other Loan Years: 30 Payment Type: Other Buyer Concession to Seller: 0 \$ Seller Concession to Buyer: 3 % Closing Cost Split: Normal - N | SA: N BB: Y / 2% Var: N Other Compensation: |

Showing Notification Methods: Phone Call
Lockbox Type: None

Listed by: HomeSmart (crl101)

Prepared by Alice Moore
 All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
 DND2 (D o N o D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.
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The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

STATEMENT

OPERATING ACTIVITIES

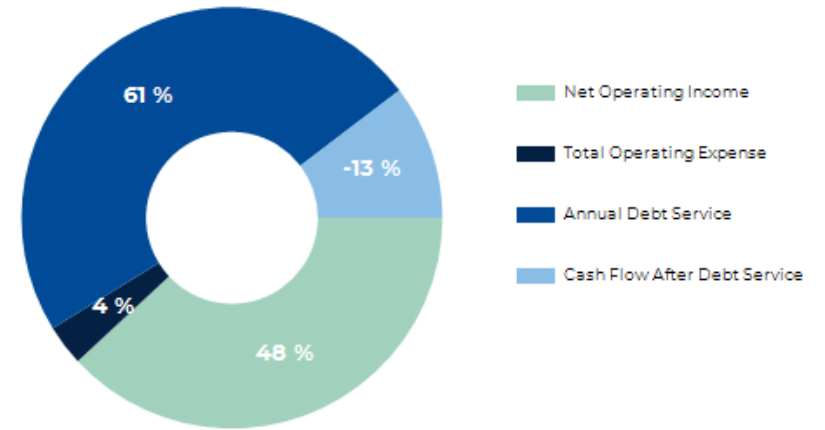
| | Q4 | Q3 | Q2 | Q1 |
|--|------------|-----------|-----------|-----------|
| on | 2,322,599 | 1,184,122 | 1,126,919 | 1,113,811 |
| d advances | 290,832 | 252,712 | 1,126,919 | 1,113,811 |
| n of voluntary retirement scheme (VRS) | 17,758 | 4,731 | 207,944 | 201,538 |
| ities | 130,542 | 102,536 | 4,674 | 4,004 |
| (gain), net | (186,365) | (23,205) | 97,584 | 95,172 |
| | 572 | (116) | (23,586) | (23,769) |
| ✓ | (67,512) | (136,592) | (159) | (159) |
| ✓ | (25,207) | (75,585) | (141,238) | (141,246) |
| ges | (143,683) | (59,030) | (25,916) | (26,010) |
| | (31,425) | (14,655) | (59,417) | (60,378) |
| | 64,046 | 54,183 | (15,120) | (16,004) |
| | 2,372,157 | 1,319,101 | 53,796 | 12,942 |
| and loans and advances | (865,9...) | 1,225,482 | 1,159,900 | 1,159,900 |
| provisions | (194...) | 734 | (384,445) | (384,445) |
| benefit | 16...) | | (77,995) | (77,995) |
| et of refund | | | 3,219 | 3,219 |
| | | | 68,796 | 68,796 |
| | | | 59,476 | 59,476 |

05 Financial Analysis
Income & Expense Analysis

REVENUE ALLOCATION

PRO FORMA

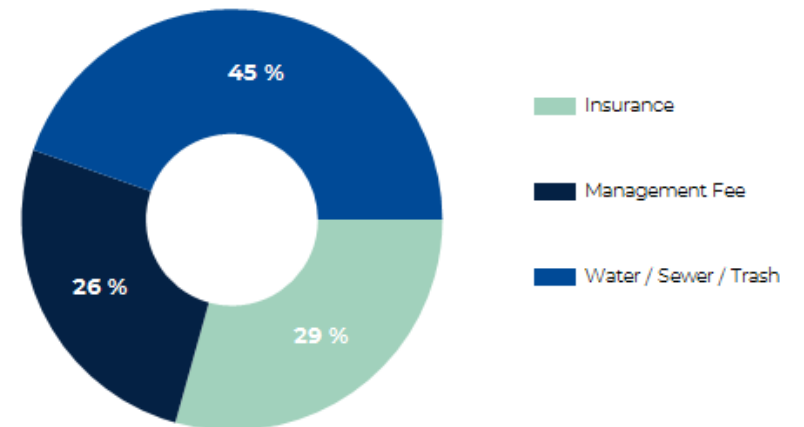
| INCOME | | PRO FORMA |
|-------------------------------|-------------------|-------------------|
| Gross Scheduled Rent | | \$74,400 |
| Gross Potential Income | | \$74,400 |
| General Vacancy | | -\$3,720 5.0 % |
| Effective Gross Income | | \$70,680 |
| Less Expenses | | \$5,378 7.60 % |
| Net Operating Income | | \$65,302 |
| Annual Debt Service | \$83,044 | \$83,044 |
| Cash flow | (\$83,044) | (\$17,742) |
| Debt Coverage Ratio | | 0.79 |



| EXPENSES | | PRO FORMA | Per Unit |
|--------------------------------|----------|----------------|----------------|
| Insurance | | \$1,578 | \$395 |
| Management Fee | | \$1,400 | \$350 |
| Water / Sewer / Trash | | \$2,400 | \$600 |
| Total Operating Expense | | \$5,378 | \$1,345 |
| Annual Debt Service | \$83,044 | \$83,044 | |
| Expense / SF | | \$2.27 | |
| % of EGI | | 7.60 % | |

DISTRIBUTION OF EXPENSES

PRO FORMA





| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|---------|---------|---------|
| 2000 Population | 18,061 | 128,942 | 330,609 |
| 2010 Population | 17,287 | 130,593 | 321,261 |
| 2023 Population | 21,794 | 151,516 | 359,642 |
| 2028 Population | 25,088 | 159,804 | 370,757 |
| 2023 African American | 2,242 | 10,962 | 25,134 |
| 2023 American Indian | 807 | 5,948 | 15,829 |
| 2023 Asian | 2,588 | 13,657 | 21,790 |
| 2023 Hispanic | 6,464 | 40,405 | 108,326 |
| 2023 Other Race | 2,993 | 17,371 | 47,961 |
| 2023 White | 10,096 | 83,881 | 198,740 |
| 2023 Multiracial | 2,959 | 18,986 | 48,491 |
| 2023-2028: Population: Growth Rate | 14.30 % | 5.35 % | 3.05 % |

| 2023 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|----------|----------|----------|
| less than \$15,000 | 2,069 | 9,514 | 16,478 |
| \$15,000-\$24,999 | 885 | 4,971 | 11,020 |
| \$25,000-\$34,999 | 960 | 5,685 | 12,635 |
| \$35,000-\$49,999 | 1,633 | 8,801 | 20,452 |
| \$50,000-\$74,999 | 1,846 | 11,756 | 28,741 |
| \$75,000-\$99,999 | 1,603 | 8,767 | 21,782 |
| \$100,000-\$149,999 | 867 | 9,182 | 24,181 |
| \$150,000-\$199,999 | 217 | 3,072 | 9,142 |
| \$200,000 or greater | 179 | 2,973 | 8,340 |
| Median HH Income | \$45,162 | \$55,330 | \$61,317 |
| Average HH Income | \$59,580 | \$77,851 | \$85,570 |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|---------|--------|---------|
| 2000 Total Housing | 8,133 | 57,495 | 142,409 |
| 2010 Total Households | 7,751 | 53,078 | 130,261 |
| 2023 Total Households | 10,259 | 64,722 | 152,774 |
| 2028 Total Households | 11,946 | 69,232 | 159,680 |
| 2023 Average Household Size | 2.12 | 2.19 | 2.27 |
| 2000 Owner Occupied Housing | 2,054 | 22,760 | 64,135 |
| 2000 Renter Occupied Housing | 5,473 | 30,335 | 67,566 |
| 2023 Owner Occupied Housing | 1,814 | 20,697 | 59,469 |
| 2023 Renter Occupied Housing | 8,445 | 44,025 | 93,305 |
| 2023 Vacant Housing | 977 | 5,786 | 12,459 |
| 2023 Total Housing | 11,236 | 70,508 | 165,233 |
| 2028 Owner Occupied Housing | 1,965 | 21,690 | 61,955 |
| 2028 Renter Occupied Housing | 9,981 | 47,543 | 97,725 |
| 2028 Vacant Housing | 764 | 5,349 | 12,133 |
| 2028 Total Housing | 12,710 | 74,581 | 171,813 |
| 2023-2028: Households: Growth Rate | 15.45 % | 6.80 % | 4.45 % |



Source: esri

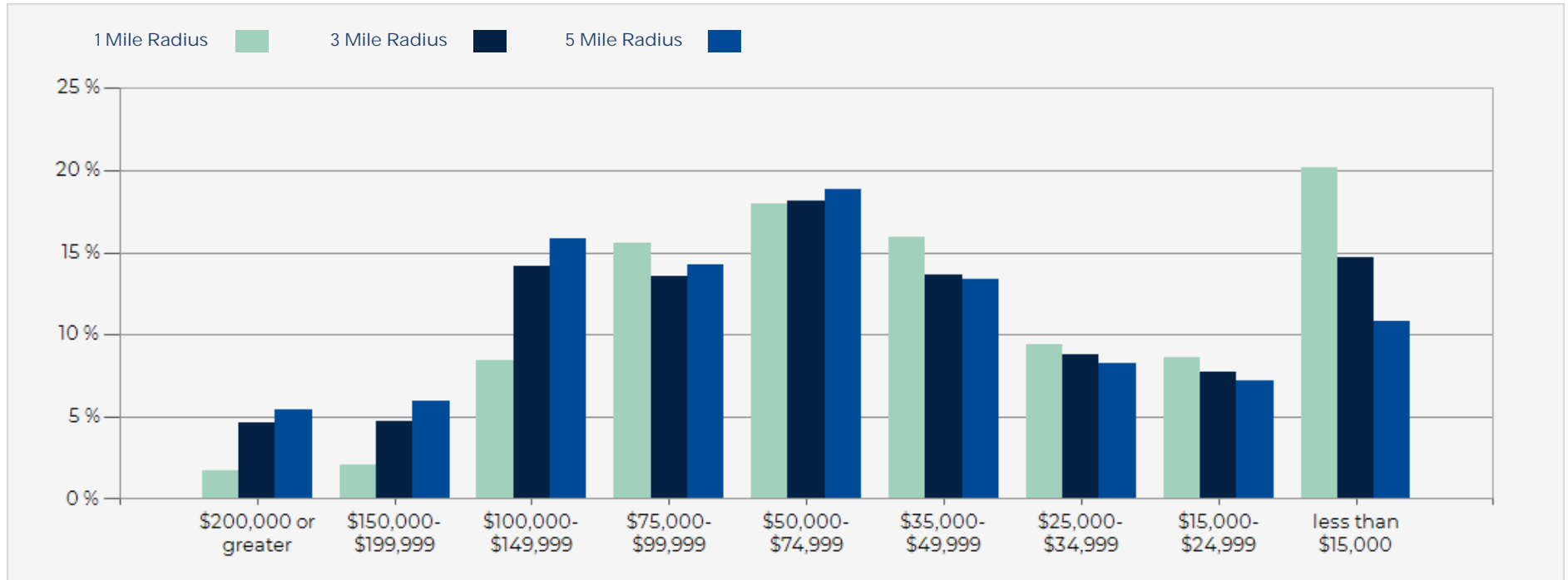
| 2023 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|---------|---------|
| 2023 Population Age 30-34 | 2,242 | 13,730 | 33,427 |
| 2023 Population Age 35-39 | 1,422 | 9,202 | 25,453 |
| 2023 Population Age 40-44 | 1,050 | 7,431 | 20,675 |
| 2023 Population Age 45-49 | 862 | 6,047 | 17,110 |
| 2023 Population Age 50-54 | 816 | 6,075 | 16,801 |
| 2023 Population Age 55-59 | 672 | 5,962 | 16,736 |
| 2023 Population Age 60-64 | 560 | 5,591 | 16,240 |
| 2023 Population Age 65-69 | 520 | 5,196 | 14,859 |
| 2023 Population Age 70-74 | 405 | 4,465 | 12,257 |
| 2023 Population Age 75-79 | 259 | 3,380 | 8,730 |
| 2023 Population Age 80-84 | 180 | 2,354 | 5,731 |
| 2023 Population Age 85+ | 108 | 2,486 | 6,276 |
| 2023 Population Age 18+ | 17,943 | 127,435 | 291,461 |
| 2023 Median Age | 27 | 29 | 32 |

| 2023 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|----------|----------|-----------|
| Median Household Income 25-34 | \$52,186 | \$59,064 | \$62,883 |
| Average Household Income 25-34 | \$65,505 | \$78,680 | \$82,914 |
| Median Household Income 35-44 | \$50,601 | \$65,989 | \$74,916 |
| Average Household Income 35-44 | \$64,663 | \$92,113 | \$100,702 |
| Median Household Income 45-54 | \$51,801 | \$71,543 | \$77,577 |
| Average Household Income 45-54 | \$66,692 | \$94,947 | \$101,667 |
| Median Household Income 55-64 | \$44,144 | \$65,721 | \$72,069 |
| Average Household Income 55-64 | \$62,661 | \$91,611 | \$98,085 |
| Median Household Income 65-74 | \$39,444 | \$53,969 | \$58,639 |
| Average Household Income 65-74 | \$55,962 | \$78,872 | \$84,143 |
| Average Household Income 75+ | \$46,321 | \$65,154 | \$66,022 |

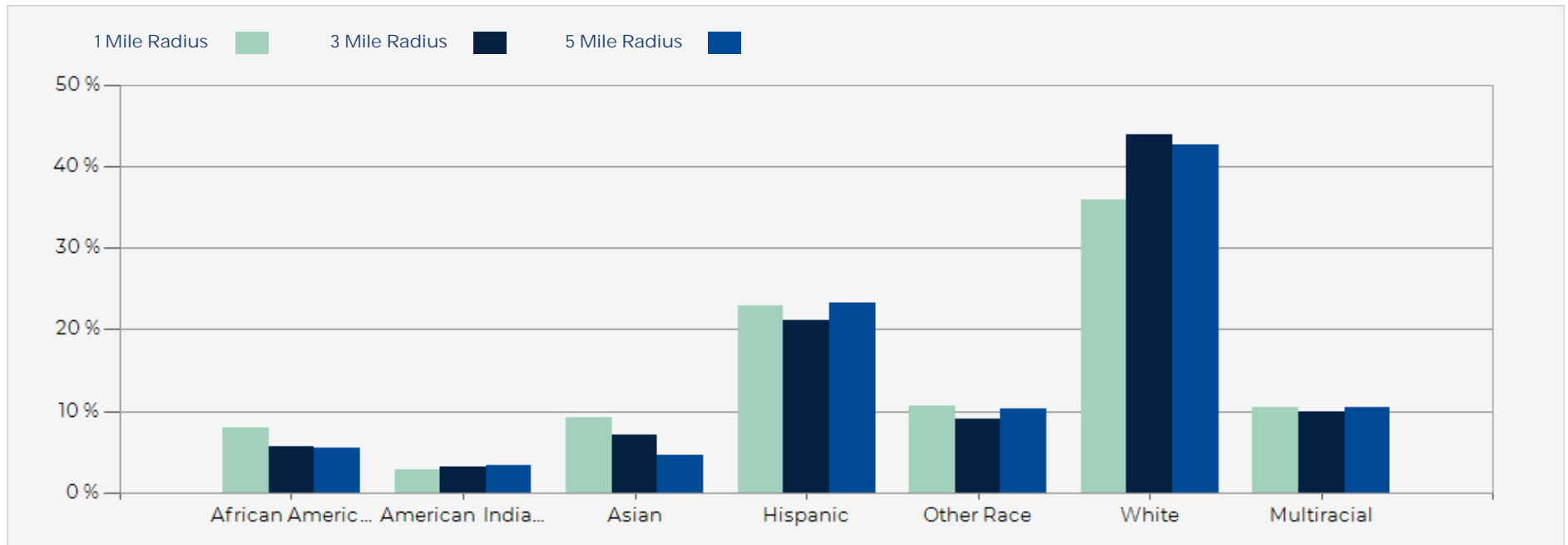
| 2028 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|---------|---------|
| 2028 Population Age 30-34 | 2,202 | 12,365 | 28,564 |
| 2028 Population Age 35-39 | 1,903 | 10,973 | 28,073 |
| 2028 Population Age 40-44 | 1,290 | 8,069 | 22,626 |
| 2028 Population Age 45-49 | 1,083 | 7,043 | 19,503 |
| 2028 Population Age 50-54 | 881 | 6,014 | 16,640 |
| 2028 Population Age 55-59 | 795 | 5,877 | 15,997 |
| 2028 Population Age 60-64 | 626 | 5,515 | 15,479 |
| 2028 Population Age 65-69 | 638 | 5,448 | 15,032 |
| 2028 Population Age 70-74 | 471 | 4,764 | 13,147 |
| 2028 Population Age 75-79 | 365 | 3,973 | 10,611 |
| 2028 Population Age 80-84 | 258 | 3,031 | 7,423 |
| 2028 Population Age 85+ | 164 | 2,979 | 7,348 |
| 2028 Population Age 18+ | 20,497 | 134,208 | 301,057 |
| 2028 Median Age | 27 | 29 | 33 |

| 2028 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|----------|-----------|-----------|
| Median Household Income 25-34 | \$60,172 | \$69,127 | \$74,045 |
| Average Household Income 25-34 | \$75,882 | \$91,638 | \$96,385 |
| Median Household Income 35-44 | \$59,720 | \$78,892 | \$85,827 |
| Average Household Income 35-44 | \$79,273 | \$109,139 | \$118,150 |
| Median Household Income 45-54 | \$62,551 | \$82,242 | \$88,375 |
| Average Household Income 45-54 | \$82,475 | \$111,230 | \$118,402 |
| Median Household Income 55-64 | \$52,182 | \$78,108 | \$83,600 |
| Average Household Income 55-64 | \$75,295 | \$108,209 | \$114,897 |
| Median Household Income 65-74 | \$45,366 | \$65,671 | \$70,888 |
| Average Household Income 65-74 | \$68,703 | \$95,115 | \$100,964 |
| Average Household Income 75+ | \$55,834 | \$81,192 | \$82,584 |

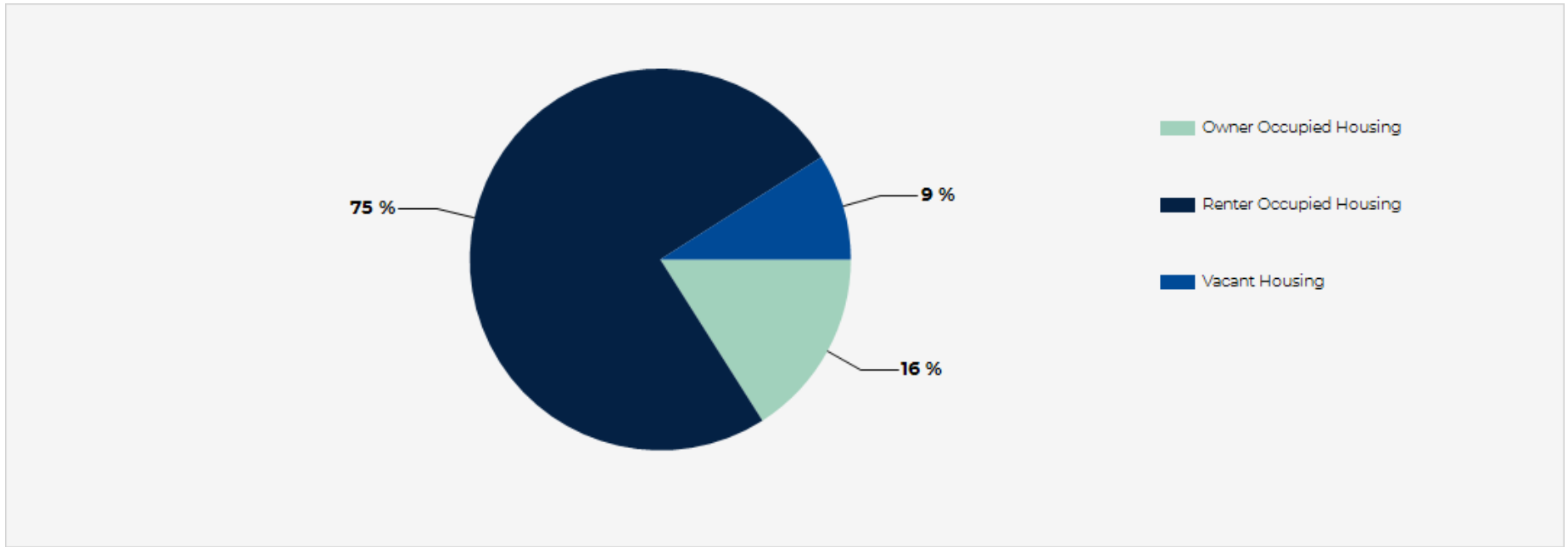
2023 Household Income



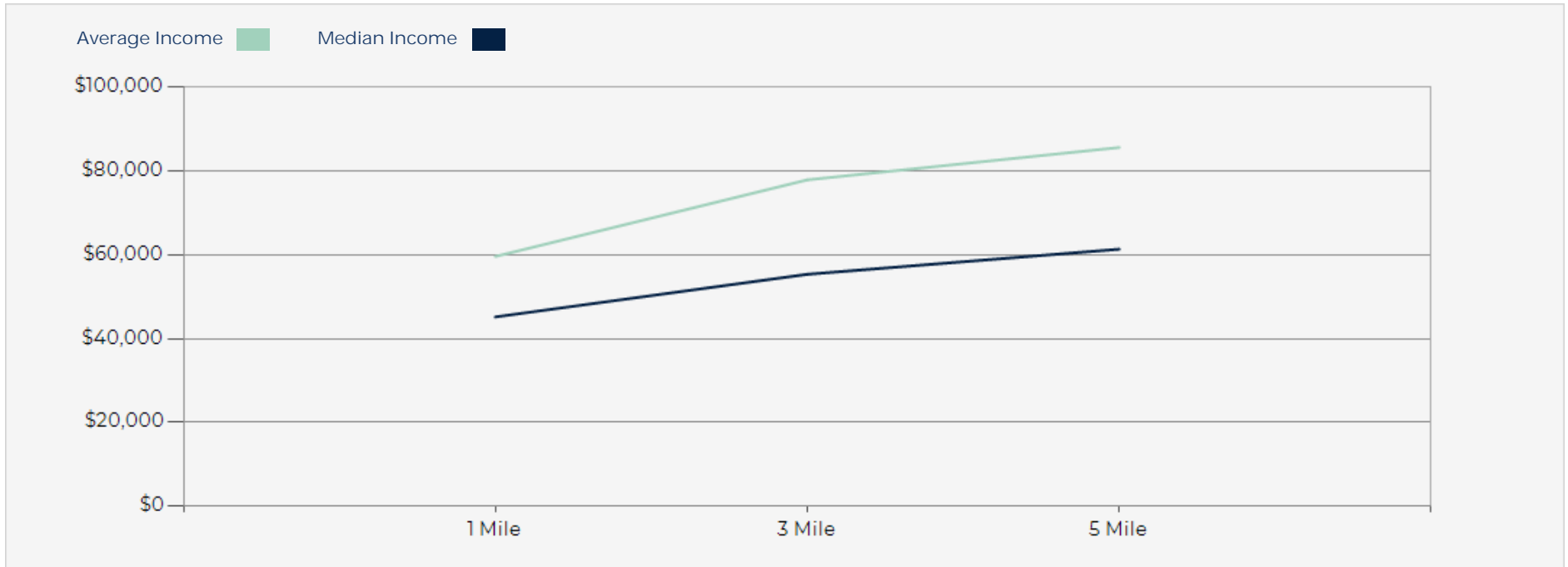
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



914 S Kenwood



Exclusively Marketed by:



Mike Gordon
GRACE CRE
Principal | Associate Broker
858 774 6058
Mike@gracecre.com Lic:



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