

FULLY LEASED 4 PLEX IN SOUTH PHOENIX

6228 S 12TH ST - PHOENIX, AZ



12TH ST
— 4 PLEX —

FOR SALE | \$765,000

\$695,000



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ORION 
INVESTMENT REAL ESTATE

PROPERTY OVERVIEW



6228 SOUTH 12TH STREET IS A 4-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY LOCATED IN PHOENIX, ARIZONA 85042, LISTED AT \$695,000, WITH A RECENT \$70,000 PRICE REDUCTION. THE PROPERTY FEATURES A UNIQUE UNIT MIX CONSISTING OF THREE STUDIOS AND ONE 3-BEDROOM/2-BATHROOM HOUSE, MAKING IT APPEALING TO BOTH SINGLE TENANTS AND FAMILIES. CURRENTLY FULLY STABILIZED, THE ASSET OFFERS FLEXIBLE FINANCING OPTIONS INCLUDING RESIDENTIAL, FHA, AND VA LOANS, CREATING AN ATTRACTIVE OWNER/OCCUPANT INVESTMENT OPPORTUNITY. THE PROPERTY PRESENTS ADDITIONAL UPSIDE THROUGH RENOVATION AND RENTAL RATE GROWTH, SUPPORTED BY STRONG RENTAL DEMAND IN THE SOUTH PHOENIX SUB-MARKET. IDEALLY POSITIONED WITH CONVENIENT ACCESS TO I-10 AND SKY HARBOR INTERNATIONAL AIRPORT, THE PROPERTY SITS JUST 5.2 MILES FROM DOWNTOWN PHOENIX AND 3.7 MILES FROM SOUTH MOUNTAIN PRESERVE.



UNIT MIX

STUDIO	3
3 BED/ 2 BATH	1
TOTAL	4 UNITS

RENT ROLL



12th ST - 4 Plex	Unit		Rent
6228 S 12th St	1 (Studio)	\$	850.00
6228 S 12th St	2 (Studio)	\$	850.00
6229 S 12th St	3 (Studio)	\$	850.00
6230 S 12th St	House (3 Bed / 2 Bath)	\$	2,882.52



PROPERTY PHOTOS



AREA HIGHLIGHTS




Distances from Subject Property - Drive times <15 min

South Mountain Preserve	3.7 mi
Downtown Phoenix	5.2 mi
Sky Harbor Airport	9.4 mi

SUBJECT PROPERTY



DEMOGRAPHICS



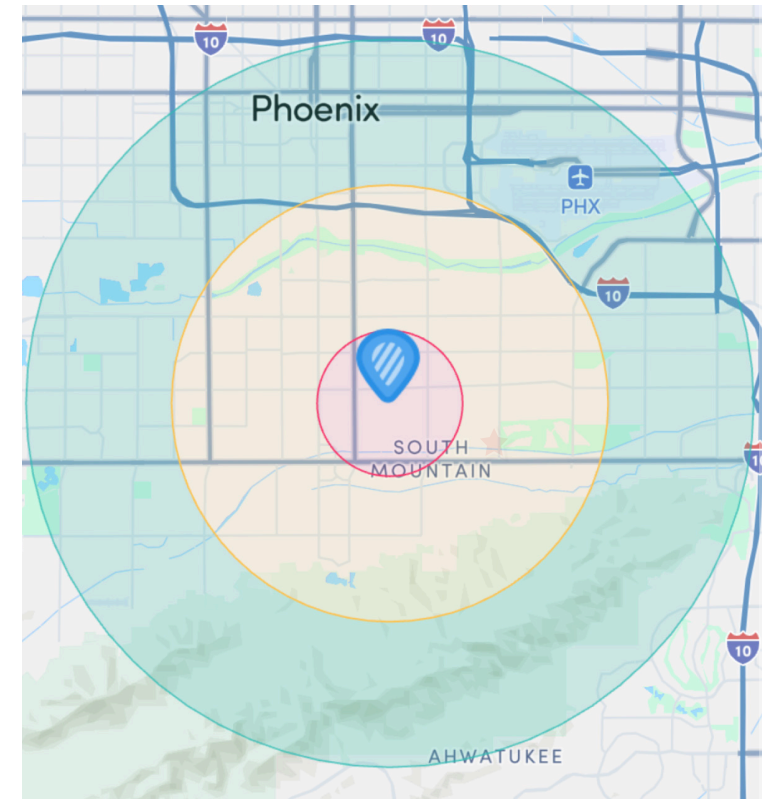
5 MILE DAYTIME POPULATION
377,652



5 MILE AVG HOUSEHOLD INCOME
\$97,141

2025 DEMOGRAPHICS (Sites USA)

	1- MILE	3-MILE	5-MILE
POPULATION:			
Daytime:	22,520	142,053	377,652
Employees:	3,058	37,875	160,479
HOUSEHOLDS:			
Total:	6,078	33,375	75,789
Average Size:	3.2	3.1	2.7
INCOME:			
Average Household Income:	\$98,527	\$100,684	\$97,141
Annual Household Expenditure:	\$654.2 M	\$3.51 B	\$7.54 B



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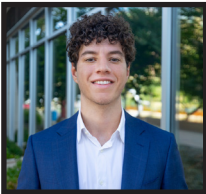


12TH ST
— 4 PLEX —



ORION Investment Real Estate

7150 E CAMELBACK ROAD UNIT 425
SCOTTSDALE, ARIZONA 85251



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ORION INVESTMENT REAL ESTATE IS A LEADING FULL-SERVICE BROKERAGE FIRM BASED IN THE SOUTHWESTERN UNITED STATES THAT WAS FOUNDED IN 2009. AFTER SEVERAL YEARS OF CONTINUED GROWTH AND SUCCESS, AND MORE THAN A BILLION DOLLAR TRACK RECORD, THE ORION TEAM PROVIDES BEST-IN-CLASS SERVICE TO THE COMMERCIAL REAL ESTATE COMMUNITY. WITH AN EXTENSIVE KNOWLEDGE OF THE MARKET AND PROPERTIES, ORION USES A TAILORED MARKETING AND STRUCTURED APPROACH TO EACH CLIENT TO UNLOCK THE POTENTIAL OF EVERY DEAL. ORION CONTINUALLY OUTPERFORMS ITS COMPETITION AND DELIVERS UNPRECEDENTED VALUE TO OUR CLIENTS.