



OVERVIEW

Offering Price	\$3,000,000
Per Unit	\$50,000
Per LSF	\$13.02
Total Acreage	±5.29
Total LSF	±184,194
# of Townhomes	60
Avg SF/Townhome	1,233 SF

PROPERTY HIGHLIGHTS

- Located in the Heart of the Metroplex in the Extremely Popular Baseline Corridor
- Less Than Five Miles to the Heart of Downtown Phoenix
- Minutes To Many Shopping & Dining Options Including Target, Fry's, Walmart Neighborhood Market, & Raising Canes
- Fully Approved / Shovel-Ready Plans for 60 Units
- Exceptional Unit Mix (16) 2-Bed / 2-Bath Units, (4) 2-Bed / 2.5-Bath Units, & (40) 3-Bed / 2.5-Bath Units
- All Units Have an Attached One or Two-Car Garage
- Beautiful Views of the South Mountain Park & Preserve, Located Minutes Away



UNIT TYPE	# OF UNITS	% TOTAL	SIZE (SF)	TOTAL SF
2 Bed / 2 Bath (One-Story + One-Car Garage)	16	26.7%	1,013	16,208
2 Bed / 2.5 Bath (Two-Story + Two-Car Garage)	4	6.7%	1,209	4,836
3 Bed / 2.5 Bath (Two-Story + Two-Car Garage)	40	66.7%	1,323	52,920
TOTALS / AVERAGES	60	100%	1,233	73,964

PHOENIX
LAS VEGAS
SAN DIEGO
TUCSON

PRIMARY LISTING ADVISORS

PATRICK BURCH
 VICE PRESIDENT
 602.344.9197
 patrick.burch@abimultifamily.com
 Lic. # AZ: BR515118000

JOHN KLOCEK
 VICE PRESIDENT
 602.344.9258
 john.klocek@abimultifamily.com
 Lic. # AZ: SAG57592000

ALON SHNITZER
 SENIOR MANAGING PARTNER
 602.714.1283
 alon.shnitzer@abimultifamily.com
 Lic. # AZ: BR534786000