

OFFERING MEMORANDUM

— BELLA —
VILLAS

7320 EAST BELLEVIEW STREET | SCOTTSDALE, AZ

NEWMARK

**MODERN 21 UNIT | 2025 FULLY RENOVATED
2 BEDROOM TOWNHOME & PATIO HOMES | NEAR OLD TOWN SCOTTSDALE**



BELLA
VILLAS

7320 EAST BELLEVIEW STREET | SCOTTSDALE, AZ

TABLE OF
CONTENTS

- 01** Executive Summary
Page 4
- 02** Property Overview
Page 26
- 03** Financial Analysis
Page 34
- 04** Comparable Sales
Page 40
- 05** Market Overview
Page 48

EXCLUSIVE
ADVISORS

Ryan Ash
t 602-525-4877
ryan.ash@nmrk.com

Mike Woodrick
t 480-540-1504
michael.woodrick@nmrk.com

Newmark (Newmark, the "Agent") has been engaged as the exclusive sales representative for the sale of Bella Villas (the "Property") by "Ownership" (the "Seller"). This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation July 2025 of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser. Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser hereunder. This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

EXECUTIVE SUMMARY



THE OPPORTUNITY

Bella Villas is a 21-unit, pride of ownership community located in the dynamic South Scottsdale submarket and just minutes from Old Town Scottsdale. The community has undergone significant interior and exterior renovations with over \$900K in quality capital improvements. The unit interiors were fully upgraded with modern finishes that greatly enhanced the resident's living experience. Interior improvements include modern white shaker cabinets, decorative glass tile backsplashes, modern quartz countertops, stainless-steel under mount sinks with modern retractable anodized bronze accordion faucets, new stainless-steel appliances including built-in microwaves and dishwashers. Additionally, new modern waterproof wood plank flooring throughout, 4" baseboards, modern doors/hardware/blinds, new modern lighting fixtures, remote control modern dual draft ceiling fans and in-unit washer and dryer were installed. In the bathrooms, the showers have modern 12" x 24" porcelain tile that compliments the new white shaker bathroom vanities with quartz countertops, new low-flow toilets and modern anodized bronze faucets and fixtures.

Significant exterior capital improvements were made in 2025 that will benefit new ownership and that transformed the look and feel of the community. These improvements include all new roofs and HVAC's, modern exterior paint and trim, modern outdoor lounge chairs and umbrellas around the pool, all new low-maintenance desert rock landscape with new trees and flowering bushes throughout to soften the look and feel of the community. Most of the units have their own large private block patios with private wrought iron gates and artificial grass within the enclosed private patios.

Scottsdale's Art District, SoDo, Old Town Avenue Shops, Waterfront, and Scottsdale Fashion Square Mall are all located just minutes from Bella Villas. Scottsdale's Art District offers art fans the ability to peruse the galleries of Main Street and visit the Scottsdale Museum of Contemporary Art and Western Spirit: Scottsdale's Museum of the West. Bella Villas is within walking distance to nearly every cuisine possible. Scottsdale is home to world-famous restaurants such as Mastro's City Hall Steakhouse, Yardhouse, Cowboy Ciao, The Oasis at The Phoenician, Taggia, and Il Terrazzo. Scottsdale has resort dining, dive bars with finger foods, steak houses, American, BBQ, Italian, Asian, and of course, Mexican dining. Many of these restaurants are located in Old Town Scottsdale, next to Scottsdale Fashion Square Mall and 5th Avenue shops. If you are looking for a more relaxed place to eat, Scottsdale has more causal eateries such as Cien Agaves Tacos & Tequila, Salty Seniorita, Culinary Dropout, and the Sugar Bowl Ice Cream Parlor & Restaurant. Many of the restaurants in Old Town are on the trolley line. The trolley makes it easy to dine out with friends and family without the hassle of parking.

Furthermore, Bella Villas is comprised of 21 individually parceled townhome & patio home units. New ownership is poised to reap the benefit of operating the property as a rental community while the Scottsdale townhome and single-family home markets continue lead the Metro Phoenix area in home prices. The individual parcels preserve the option to sell off the townhome and patio homes individually for a substantial gain in the future and provide multiple exit strategies for the disposition of the asset.

INVESTMENT DRIVERS

21
NUMBER OF UNITS

\$6,615,000
LIST PRICE

\$315,000
PRICE PER UNIT



MODERN HOME QUALITY
INTERIOR IMPROVEMENTS
& AMENITIES



QUALITY EXTERIOR
CAPITAL IMPROVEMENTS



MINUTES FROM OLD TOWN
SCOTTSDALE



OUTDOOR RECREATION IN
EVERY DIRECTION



ABUNDANT EMPLOYMENT
OPTIONS IN IMMEDIATE
PROXIMITY





SCOTTSDALE AT-A-GLANCE

49

MEDIAN AGE^x

61.10%

OF RESIDENTS HAVE
BACCALAUREATE
DEGREES

\$104,743

MEDIAN HOUSEHOLD
INCOME

#1

FASTEST GROWING
STARTUP CITY
IN THE U.S.
- YORK IE -

#1

CITY IN THE U.S. FOR
RETIRES IN 2022
- PATCH -

#10

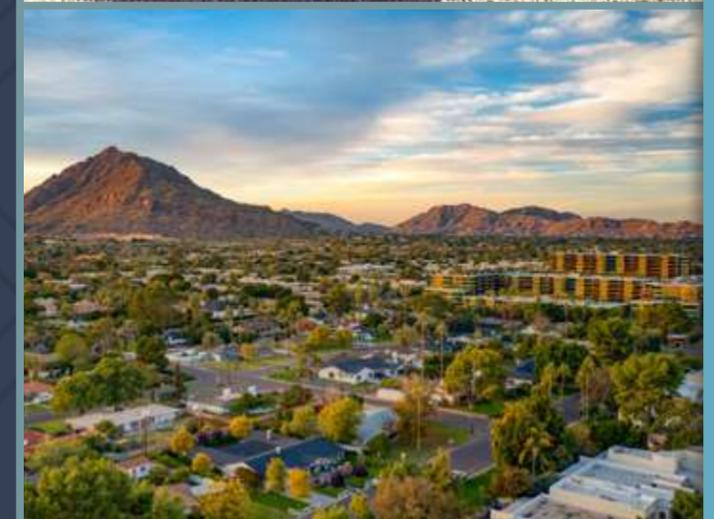
BEST CITY TO RAISE A
FAMILY IN THE US
- WALLETHUB -

20%

OF ALL AZ
HEADQUARTERS ARE
IN SCOTTSDALE

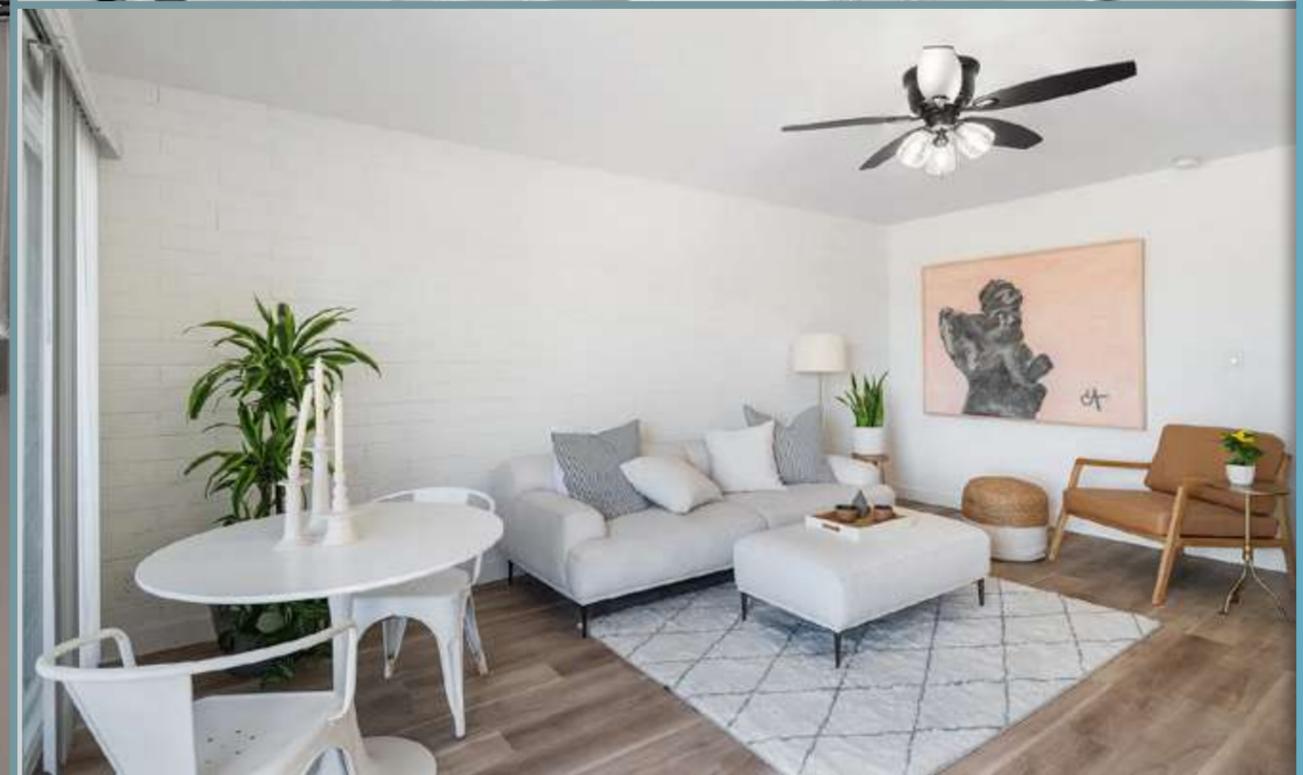
TOP 20

MOST DESIRABLE
PLACES TO LIVE IN
THE U.S.



MODERN HOME QUALITY INTERIOR IMPROVEMENTS & AMENITIES

Bella Villas is a 21-unit, pride of ownership community located in the dynamic South Scottsdale submarket and just minutes from Old Town Scottsdale. The community has undergone significant interior and exterior renovations with over \$900K in quality capital improvements. The unit interiors were fully upgraded with modern finishes that greatly enhanced the resident's living experience. Interior improvements include modern white shaker cabinets, decorative glass tile backsplashes, modern quartz countertops, stainless-steel under mount sinks with modern retractable anodized bronze accordion faucets, new stainless-steel appliances including built-in microwaves and dishwashers. Additionally, new modern waterproof wood plank flooring throughout, 4" baseboards, modern doors/hardware/blinds, new modern lighting fixtures, remote control modern dual draft ceiling fans and in-unit washer and dryer were installed. In the bathrooms, the showers have modern 12" x 24" porcelain tile that compliments the new white shaker bathroom vanities with quartz countertops, new low-flow toilets and modern anodized bronze faucets and fixtures.



INTERIOR UPGRADES

KITCHEN

- New Modern Shaker Cabinets
- Quartz Countertops
- Modern Glass Tile Backsplash
- Stainless Steel Under Mount Sink
- Retractable Accordion Faucet
- Stainless Steel Appliances including Built-in Microwaves and Dishwashers
- Gas Top Cooking Range
- Modern Lighting Fixtures
- Modern Waterproof Plank Wood Flooring

BATHROOM

- 12" x 24" Porcelain Tile Shower Surround
- Modern White Vanity Cabinets with Quartz Countertops
- Modern Anodized Bronze Faucet and Fixtures
- Edison Bulb Lighting Fixtures
- Low Flow Toilets
- Modern Waterproof Plank Wood Flooring

BEDROOM & LIVING ROOM

- Stackable Front Load Washer & Dryer In-Unit
- Modern Waterproof Plank Wood Flooring
- New Interior Electric Panels
- New 4" Baseboards
- New Faux Wood Blinds
- Remote Control Modern Dual Draft Ceilings Fans
- New Modern Design Interior & Closet Doors
- Anodized Bronze Door Hardware



QUALITY EXTERIOR CAPITAL IMPROVEMENTS

Significant exterior capital improvements were made in 2025 that will benefit new ownership and that transformed the look and feel of the community. These improvements include all new roofs and HVAC's, modern exterior paint and trim, new pebble tec pool plaster, modern outdoor lounge chairs and umbrellas around the pool, all new low-maintenance desert rock landscape with new trees and flowering bushes throughout to soften the look and feel of the community. Most of the units have their own large private block patios with private wrought iron gates and artificial grass within the enclosed private patios.





EXTERIOR UPGRADES

COMMUNITY

- All New Roofs
- All New HVAC's
- Full Exterior Paint & Trim
- All New Low-Maintenance Desert Landscape
- Artificial Grass Areas
- New Pebble Tec Pool Plaster

UNITS

- Large Block Private Patios & Yards with Artificial Grass
- Wrought Iron Gate Entries
- New Modern Exterior Lighting
- Stylish Screened Exterior Doors
- New Modern Unit Lettering



SKYSONG

Directly north and adjacent to Bella Villas is SkySong - The ASU Scottsdale Innovation Center, one of the most dynamic centers for innovation, technology, and economic expansion in the western United States. SkySong is where cutting edge companies from around the world come together in an environment designed to foster collaboration and growth.

SkySong is a 1.2 million square foot mixed-use project featuring Class A commercial office space, retail, restaurant, hotel components, and the exceptional SkySong Apartments. It is home to ASU SkySong, startups, Fortune 500 companies, and just about everything in between. The economic impact SkySong is expected to generate over the next 30 years is \$58.2 billion.



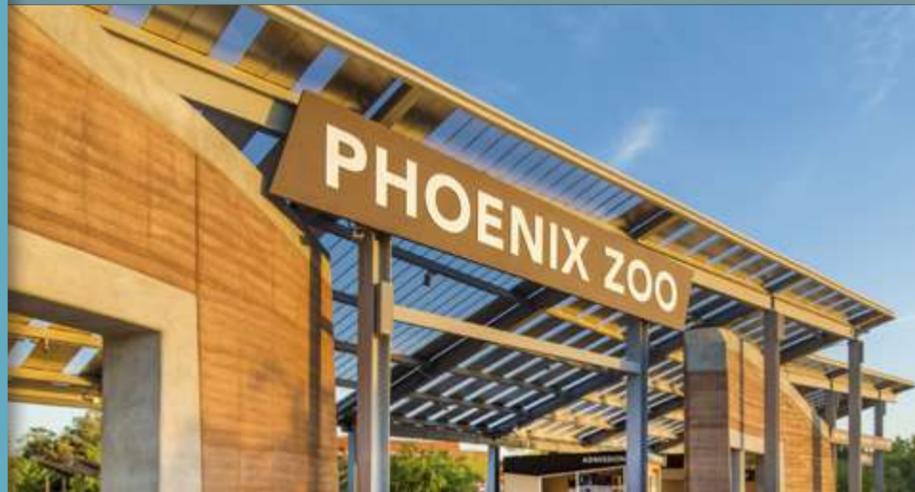


MINUTES FROM OLD TOWN SCOTTSDALE

Scottsdale's Art District, SoDo, Old Town Avenue Shops, Waterfront, and Scottsdale Fashion Square Mall are all located just minutes from Bella Villas. Scottsdale's Art District offers art fans the ability to peruse the galleries of Main Street and visit the Scottsdale Museum of Contemporary Art and Western Spirit: Scottsdale's Museum of the West. Bella Villas is within walking distance to nearly every cuisine possible. Scottsdale is home to world-famous restaurants such as Mastro's City Hall Steakhouse, Yardhouse, Cowboy Ciao, The Oasis at The Phoenician, Taggia, and Il Terrazzo. Scottsdale has resort dining, dive bars with finger foods, steak houses, American, BBQ, Italian, Asian, and of course, Mexican dining. Many of these restaurants are located in Old Town Scottsdale, next to Scottsdale Fashion Square Mall and 5th Avenue shops. If you are looking for a more relaxed place to eat, Scottsdale has more casual eateries such as Cien Agaves Tacos & Tequila, Salty Seniorita, Culinary Dropout, and the Sugar Bowl Ice Cream Parlor & Restaurant. Many of the restaurants in Old Town are on the trolley line. The trolley makes it easy to dine out with friends and family without the hassle of parking.

OUTDOOR RECREATION IN EVERY DIRECTION

Bella Villas offers its residents an array of outdoor activities including running/hiking/mountain biking trails, world class golf and numerous options to enjoy the native Arizona Desert. Take your pick of nearby golf courses such as Papago Golf Club (Home of the ASU Men's and Women's Golf Teams) and the highly acclaimed Camelback Golf Club. Papago Park and Camelback Mountain provide multiple hiking/biking options and lend beautiful panoramic views of the city. Want a less strenuous adventure, visit some of the most visited attractions in Phoenix - the esteemed Phoenix Zoo and the beautiful Desert Botanical Gardens. Other nearby nature attractions include the Butterfly Wonderland and OdySea Aquarium, home to more than 30,000 animals.





DOWNTOWN PHOENIX

CAMELBACK CORRIDOR

DOWNTOWN SCOTTSDALE

DOWNTOWN TEMPE

BELLA
VILLAS



ABUNDANT EMPLOYMENT OPTIONS IN IMMEDIATE PROXIMITY

Employment is abundant with 15M square feet of office, retail and industrial/flex space located within the McDowell SkySong and Downtown Scottsdale Corridor comprising over 45,000 well-paying jobs. The McDowell SkySong - ASU Scottsdale Innovation Center accounts for nearly 35,000 health care and bio-science related employees with an average salary of \$75,000 and is directly north of Bella Villas. Immediately to the south lies the North Tempe Corridor, home to State Farm's Regional Headquarters, comprises over 11M SF of office space and more than 80,000 jobs. The Camelback Corridor, home to Phoenix's Financial District and nearly 30,000 jobs, is directly west of Bella Villas and is home to nearly 7M SF of office space and over 3M SF of retail space highlighted by the Arizona Biltmore Hotel & Fashion Park.



PROPERTY OVERVIEW



PROPERTY DETAILS

**7320 E. Belleview Street
Scottsdale, AZ 85257**

ADDRESS

Maricopa

COUNTY

21

NUMBER OF UNITS

6

NUMBER OF BUILDINGS

1960

YEAR BUILT

2025

YEAR RENOVATED

15,520 SF

RENTABLE AREA

739 SF

AVERAGE UNIT SIZE

| UNIT DESCRIPTION | NO. OF UNITS | UNIT SQ. FT. | PROFORMA MARKET RENT/MONTH | PROFORMA MARKET RENT/SF |
|------------------------------|--------------|--------------|----------------------------|-------------------------|
| 1 Bdrm / 1 Bath (Patio Home) | 1 | 700 | \$1,645 | \$2.35 |
| 2 Bdrm / 1 Bath (Patio Home) | 10 | 741 | \$1,885 | \$2.54 |
| 2 Bdrm / 1.5 Bath (Townhome) | 10 | 741 | \$1,885 | \$2.54 |
| TOTAL AVERAGE | 21 | 739 | \$1,874 | \$2.54 |



Owner and broker make no representation as to the actual square footage of any units. Prospective purchasers are encouraged to independently confirm the measurement of all units.



CAMELBACK MOUNTAIN

PARADISE VALLEY

SCOTTSDALE FASHION SQUARE

SCOTTSDALE WATERFRONT

OLD TOWN SCOTTSDALE

SKYSONG - ASU SCOTTSDALE
INNOVATION CENTER

74TH STREET

NORTH AERIAL



PHOENIX ZOO

DOWNTOWN PHOENIX

MIDTOWN PHOENIX

CAMELBACK CORRIDOR

PAPAGO GOLF COURSE

PAPAGO BUTTES

SCOTTSDALE ROAD

SKYSONG - ASU SCOTTSDALE
INNOVATION CENTER

74TH STREET

WEST AERIAL



ARIZONA STATE UNIVERSITY

DOWNTOWN TEMPE

TEMPE TOWN LAKE

PAPAGO PARK

SCOTTSDALE ROAD

74TH STREET

SOUTH AERIAL



GENERAL DYNAMICS

FRYS **LOWE'S**

INDIAN BEND WASH

VISTA DEL CAMINO PARK

CORONADO GOLF COURSE

\$500K-\$800K HOMES

74TH STREET

EAST AERIAL



FINANCIAL ANALYSIS



EXECUTIVE SUMMARY

PROPERTY OVERVIEW

| | |
|------------------------------|-------------|
| Number of Units | 21 |
| Year Built/Renovated | 1960/2025 |
| List Price | \$6,615,000 |
| Price per Unit | \$315,000 |
| Price per Square Foot | \$426.22 |
| Rentable Square Feet | 15,520 |
| Average Square Feet per Unit | 739 |
| Average Rent per Unit | \$1,874 |
| Average Rent per SF | \$2.54 |

FINANCING TERMS

| | |
|-------------------|-------------|
| Down Payment | \$2,646,000 |
| Proposed New Loan | \$3,969,000 |
| Loan-to-Value | 60% |
| Interest Rate | 5.75% |
| Loan Term | 5 Years |
| Amortization | 30 Years |
| Interest Only | 5 Years |

PROFORMA

| | PER UNIT | TOTAL |
|--------------------------|----------------|------------------|
| Effective Gross Income | \$22,259 | \$467,433 |
| Less: Operating Expenses | 3,807 | 79,941 |
| Less: Capital Reserves | 250 | 5,250 |
| Net Operating Income | 18,202 | 382,242 |
| Debt Service | | 228,217 |
| Net Cash Flow | (5.82%) | \$154,025 |

FINANCIAL RETURN

| | |
|---------------------|-------|
| Cap Rate | 5.78% |
| Cash on Cash Return | 5.82% |

UNIT MIX - PROFORMA RENTS

| UNIT DESCRIPTION | NO. OF UNITS | % TYPE | UNIT SF | PROFORMA RENTS | PROFORMA RENT/SF | PROFORMA MONTHLY RENT TOTAL | PROFORMA ANNUAL RENT TOTAL | TOTAL SF |
|------------------------------|--------------|-------------|------------|----------------|------------------|-----------------------------|----------------------------|---------------|
| ONE BEDROOM | | | | | | | | |
| 1 Bdrm / 1 Bath (Patio Home) | 1 | 4.8% | 700 | \$1,645 | \$2.35 | \$1,645 | \$19,740 | 700 |
| TWO BEDROOM | | | | | | | | |
| 2 Bdrm / 1 Bath (Patio Home) | 10 | 47.6% | 741 | \$1,885 | \$2.54 | \$18,850 | \$226,200 | 7,410 |
| 2 Bdrm / 1.5 Bath (Townhome) | 10 | 47.6% | 741 | \$1,885 | \$2.54 | \$18,850 | \$226,200 | 7,410 |
| TOTAL AVERAGE | 21 | 100% | 739 | \$1,874 | \$2.54 | \$39,345 | \$472,140 | 15,520 |



MARKET UNDERWRITING ANALYSIS

| | PROFORMA ASSUMPTIONS | |
|--|----------------------|------------------|
| INCOME | | |
| Gross Scheduled Rent | | \$472,140 |
| Gross Potential Income | | \$472,140 |
| Less: Vacancy | (5.0%) | (23,607) |
| Total Rental Income | 95.00% | \$448,533 |
| Plus: RUBS Income | \$600 | \$12,600 |
| Plus: Other Income | 300 | 6,300 |
| Effective Gross Income | | \$467,433 |
| EXPENSES | | |
| Repairs & Maintenance | \$500 | \$10,500 |
| Contractor Service | 500 | 10,500 |
| Administrative/Advertising | 200 | 4,200 |
| Utilities | 950 | 19,950 |
| Total Variable Expenses | \$2,150 | \$45,150 |
| Taxes | 324 | 6,810 |
| Insurance | 371 | 7,797 |
| Management Fee | 4.50% | 20,184 |
| Total Operating Expenses | \$3,807 | \$79,941 |
| Plus: Capital Reserves | 250 | 5,250 |
| Total Expenses | \$4,057 | \$85,191 |
| NET OPERATING INCOME | | \$382,242 |
| DEBT SERVICE | | |
| New Financing - \$3,969,000 (60% LTV) | | |
| Debt Service (5.75% I/O) | | \$228,217 |
| Cash Flow After Debt Service | (5.82%) | \$154,025 |

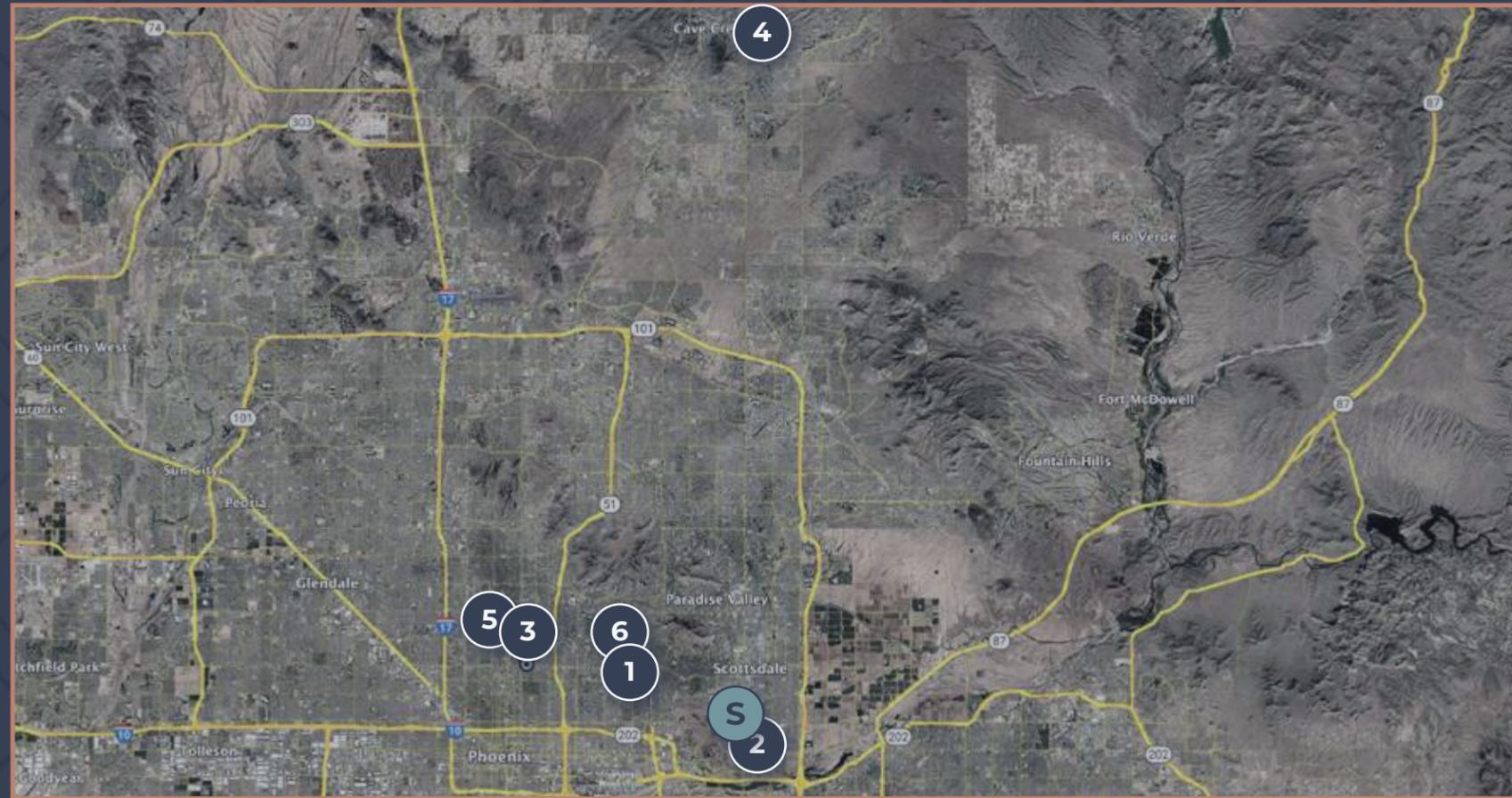


COMPARABLE SALES

4



COMPARABLE SALES



| | APARTMENT NAME | CITY | UNITS | PRICE | \$/UNIT | \$/SF | YOC | SALE DATE |
|----------|----------------------|-------------------|-----------|--------------------|------------------|-----------------|------------------|------------|
| S | Bella Villas | Scottsdale | 21 | \$6,615,000 | \$315,000 | \$426.22 | 1960/2025 | TBD |
| 1 | Mode 39 | Scottsdale | 13 | \$4,750,000 | \$365,385 | \$221.45 | 1964 | 2/20/2026 |
| 2 | Ethos on Polk | Phoenix | 6 | \$2,000,000 | \$333,333 | \$499.25 | 1986 | 12/22/2025 |
| 3 | English Manor | Phoenix | 12 | \$4,000,000 | \$333,333 | \$381.39 | 1963 | 2/27/2025 |
| 4 | Carefree Flats | Carefree | 8 | \$2,465,000 | \$308,125 | \$413.59 | 1963 | 6/30/2025 |
| 5 | Third Avenue | Phoenix | 8 | \$2,475,000 | \$309,375 | \$370.95 | 1950 | 12/5/2025 |
| 6 | Villas 10 | Phoenix | 10 | \$3,000,000 | \$300,000 | \$441.18 | 1981 | 12/30/2025 |
| | Total/Average | | 10 | \$3,115,000 | \$324,925 | \$387.97 | 1968 | |

SUBJECT PROPERTY



BELLA
VILLAS

7320 EAST BELLEVIEW STREET | SCOTTSDALE, AZ

PROPERTY INFORMATION

21
NUMBER OF UNITS

1960 / 2025
YEAR BUILT

15,520
NET RENTABLE AREA

SALE INFORMATION

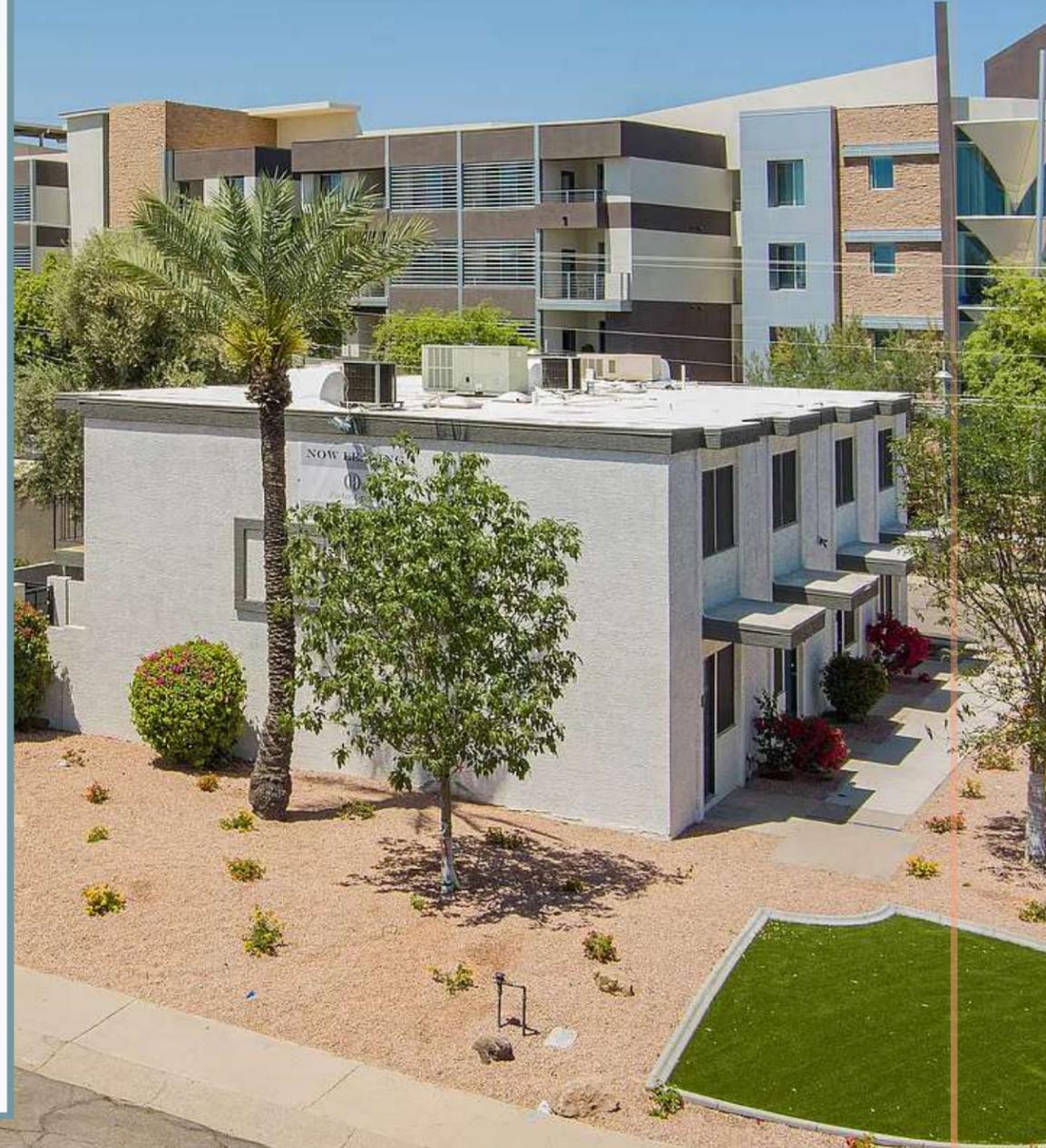
\$6,615,000
SALE PRICE

\$315,000
PRICE PER UNIT

\$426.22
PRICE PER SQUARE FOOT

UNIT MIX

| UNIT DESCRIPTION | SQUARE FEET | NO. OF UNITS |
|-----------------------------|-------------|--------------|
| 1 Bed / 1 Bath (Patio Home) | 700 | 1 |
| 2 Bed / 1 Bath (Patio Home) | 741 | 10 |
| 2Bed / 1.5 Bath (Townhome) | 741 | 10 |
| TOTAL / AVG | 739 | 21 |



1



MODE 39

3021 N. 39TH STREET | PHOENIX, AZ 85018

PROPERTY INFORMATION

| | |
|-------------------|--------|
| Number of Units | 13 |
| Year Built | 1964 |
| Net Rentable Area | 21,450 |

SALE INFORMATION

| | |
|----------------|-------------|
| Price | \$4,750,000 |
| Price per Unit | \$365,385 |
| Price per SF | \$221.45 |
| Sale Date | 2/20/2026 |

UNIT MIX

| Unit Description | Square Feet | No. of Units |
|--------------------|--------------|--------------|
| 3 Bed / 2.5 Bath | 1,650 | 13 |
| TOTAL / AVG | 1,650 | 13 |

2



ETHOS ON POLK

7602 E. POLK STREET | SCOTTSDALE, AZ 85257

PROPERTY INFORMATION

| | |
|-------------------|-------|
| Number of Units | 6 |
| Year Built | 1986 |
| Net Rentable Area | 4,006 |

SALE INFORMATION

| | |
|----------------|-------------|
| Price | \$2,000,000 |
| Price per Unit | \$333,333 |
| Price per SF | \$499.25 |
| Sale Date | 12/22/25 |

UNIT MIX

| Unit Description | Square Feet | No. of Units |
|--------------------|-------------|--------------|
| 1 Bed / 1 Bath | 563 | 2 |
| 2 Bed / 2 Bath | 720 | 4 |
| TOTAL / AVG | 642 | 6 |

3



ENGLISH MANOR

830 EAST TURNEY AVENUE | PHOENIX, AZ 85014

PROPERTY INFORMATION

| | |
|-------------------|--------|
| Number of Units | 12 |
| Year Built | 1963 |
| Net Rentable Area | 10,488 |

SALE INFORMATION

| | |
|----------------|-------------|
| Price | \$4,000,000 |
| Price per Unit | \$333,333 |
| Price per SF | \$381.39 |
| Sale Date | 2/27/25 |

UNIT MIX

| Unit Description | Square Feet | No. of Units |
|------------------|-------------|--------------|
| 2 Bed / 1 Bath | 842 | 12 |
| TOTAL / AVG | 842 | 12 |

4



CAREFREE FLATS

7440 EAST CAVE CREEK ROAD | CAREFREE, AZ 85377

PROPERTY INFORMATION

| | |
|-------------------|-------|
| Number of Units | 8 |
| Year Built | 1963 |
| Net Rentable Area | 5,960 |

SALE INFORMATION

| | |
|----------------|-------------|
| Price | \$2,465,000 |
| Price per Unit | \$308,125 |
| Price per SF | \$413.59 |
| Sale Date | 6/30/25 |

UNIT MIX

| Unit Description | Square Feet | No. of Units |
|------------------|-------------|--------------|
| 1 Bed / 1 Bath | 690 | 4 |
| 2 Bed / 2 Bath | 800 | 4 |
| TOTAL / AVG | 745 | 8 |

5



THIRD AVENUE

4202 N. 3RD AVENUE | PHOENIX, AZ 85013

PROPERTY INFORMATION

| | |
|-------------------|-------|
| Number of Units | 8 |
| Year Built | 1950 |
| Net Rentable Area | 6,672 |

SALE INFORMATION

| | |
|----------------|-------------|
| Price | \$2,475,000 |
| Price per Unit | \$309,375 |
| Price per SF | \$370.95 |
| Sale Date | 12/5/25 |

UNIT MIX

| Unit Description | Square Feet | No. of Units |
|------------------|-------------|--------------|
| 2 Bed / 1 Bath | 834 | 8 |
| TOTAL / AVG | 834 | 8 |

6



VILLAS 10

3111 E. CLARENDON AVENUE | PHOENIX, AZ 85016

PROPERTY INFORMATION

| | |
|-------------------|-------|
| Number of Units | 10 |
| Year Built | 1981 |
| Net Rentable Area | 6,800 |

SALE INFORMATION

| | |
|----------------|-------------|
| Price | \$3,000,000 |
| Price per Unit | \$300,000 |
| Price per SF | \$441.18 |
| Sale Date | 12/30/25 |

UNIT MIX

| Unit Description | Square Feet | No. of Units |
|------------------|-------------|--------------|
| 2 Bed / 2 Bath | 850 | 8 |
| TOTAL / AVG | 850 | 8 |

MARKET OVERVIEW

Q5



MARKET OVERVIEW

Metropolitan Area (Phoenix MSA) leads the nation in many economic areas, including population and job growth, and is projected to continue this growth rate through at least 2050. Covering nearly 520 square miles, the Phoenix MSA has a population of over five million people and was ranked 1st in nation for population growth. Downtown Phoenix has been revitalized with multiple theaters, major sports arenas, the ASU downtown campus and biomedical campus, and the University of Arizona College of Medicine. With over 300 days of sunshine, the “Valley of the Sun” invites you to enjoy major destinations for recreation, must-visit culinary and cocktail venues, longstanding arts, civic, and cultural institutions. The Phoenix area is the perfect background for experiencing the rich diversity of things to see and do!

5,095,506
Population
Source: ESRI



\$76,671
Median Household Income
Source: ESRI

\$166,749
Median Net Worth
Source: ESRI



\$334,397
Median Home Value
Source: ESRI

194M SF
Inventory
Source: SF



194M SF
SF of Inventory
Source: SF

194M SF
SF of Inventory
Source: SF



HOSPITALS



662 BEDS



607 BEDS



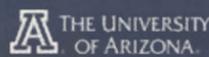
324 BEDS

PHOENIX MEMORIAL HOSPITAL

221 BEDS

EDUCATION

GRAND CANYON
UNIVERSITY
65,870 STUDENTS



44,831 STUDENTS

MESA

ASU
79,232 STUDENTS



29,031 STUDENTS

evt

MARICOPA COUNTY WAS THE

FIRST

LARGEST GAINING COUNTY IN U.S.

Source: U.S. Census, 2023

PHOENIX WAS

FIRST

FOR POPULATION GROWTH

(2010-2020) Source: AZ Big Media, US Census

PHOENIX/MESA METRO WAS

FIRST

FOR LARGEST PROJECTED JOB GAINS
IN THE TOP 15 METROS IN THE U.S.

Source: Phoenix Business Journal, 2024

NOTABLE EMPLOYERS

AMAZON



BANK OF AMERICA



Banner Health

CVSHealth

Dignity Health

FREEMONT-MCMORAN

Honeywell

HONORHEALTH



JPMORGAN
CHASE & CO.

MAYO CLINIC

Raytheon
Technologies

Walmart

WELLS
FARGO

ROBUST ECONOMY AND EXPANDING BUSINESS SECTORS

Metro Phoenix has been experiencing significant job growth across various sectors, contributing to its status as one of the fastest growing metropolitan areas in the United States. An overview of the job growth in the region is as follows:

- Metro Phoenix has emerged as a technology hub, attracting companies in software development, cybersecurity, aerospace, and advanced manufacturing. The presence of universities and research centers fosters innovation and entrepreneurship in the region.
- The region is home to major healthcare providers, research institutions, and bioscience companies, driving healthcare services, pharmaceuticals, and medical technology.
- The financial services sector, including banking, insurance investment firms, is a significant contributor to the economy of Metro Phoenix, providing employment opportunities in finance, accounting, and related fields.
- The region's strategic location and transportation infrastructure facilitate the growth of manufacturing and logistics companies, creating jobs in production, distribution, and supply chain management.
- Metro Phoenix is a popular destination for tourism and conventions, supporting jobs in hotels, restaurants, entertainment venues, and event planning.

MAJOR EMPLOYERS BY SECTOR



Technology and Innovation

- Boeing
- DoorDash
- General Dynamics
- Lockheed Martin
- Opendoor
- Robinhood



Healthcare and Bioscience

- Banner Health
- Dignity Health
- Honor Health
- Mayo Clinic
- Phoenix Children's Hospital



Financial Services

- Bank of America
- JP Morgan Chase
- State Farm
- USAA
- Wells Fargo



Manufacturing and Logistics

- Amazon
- Boeing
- Honeywell
- Intel
- TSMC

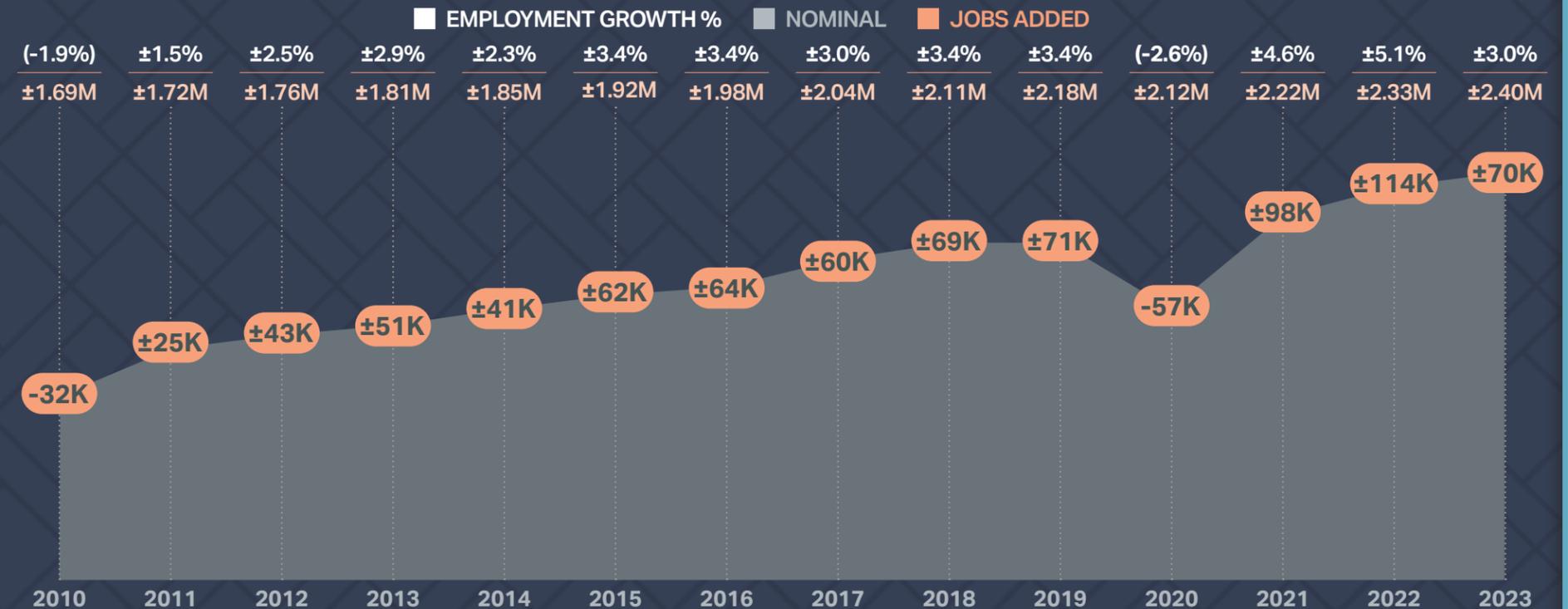


Tourism and Hospitality

- Arizona Biltmore, a Waldorf Astoria Resort
- Fairmount Scottsdale Princess
- The Global Ambassador
- The Phoenician
- Talking Stick Resort

NATION LEADING JOB GROWTH

Metro Phoenix has seen substantial job growth in recent years, positioning itself as a thriving economic hub in the southwest. This growth is driven by expansions in the technology and healthcare sectors, attracting a skilled workforce from across the nation. Additionally, significant investments in infrastructure and a growing startup ecosystem have further propelled the region's employment opportunities.

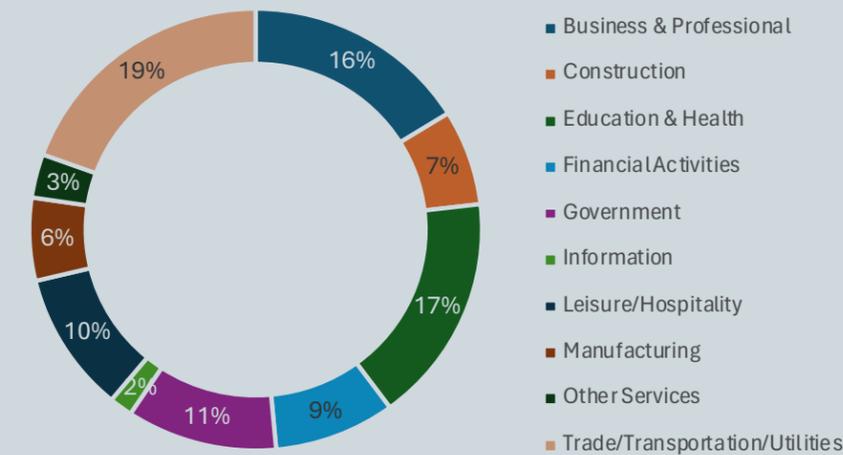


KEY INDUSTRIES

The Phoenix area boasts a diverse economy with key industries that include technology, healthcare, manufacturing, and tourism, contributing significantly to its robust economic landscape

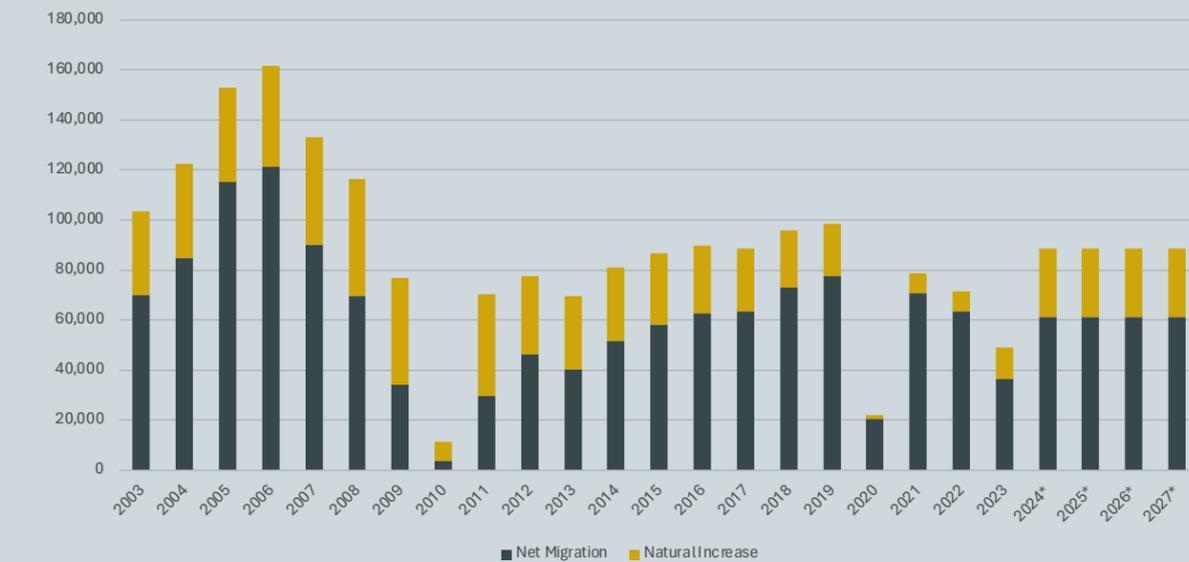
| | # OF BUSINESSES | # OF EMPLOYEES |
|------------------------------|-----------------|----------------|
| Healthcare | 15,258 | 236,163 |
| Financial Services | 7,805 | 81,284 |
| Production and Manufacturing | 3,991 | 110,312 |
| Warehouse/Distribution | 4,229 | 73,721 |
| Information Technology | 2,950 | 56,769 |
| Aerospace & Aviation | 588 | 45,370 |

| EMPLOYMENT BY INDUSTRY | EMPLOYMENT |
|--------------------------------|------------|
| Business & Professional | 394.9 |
| Construction | 170.5 |
| Education & Health | 408.7 |
| Financial Activities | 211.3 |
| Government | 263.1 |
| Information | 40.7 |
| Leisure/Hospitality | 250.8 |
| Manufacturing | 148.1 |
| Other Services | 78 |
| Trade/Transportation/Utilities | 475.5 |



POPULATION GROWTH

The Phoenix Metro area has witnessed a remarkable population surge, making it one of the most rapidly expanding urban areas in the United States over the past decade. This growth is attributed to its booming economy, attractive lifestyle opportunities, and its status as a major hub for technology and healthcare industries.



| YEAR | NET MIGRATION | NATURAL INCREASE |
|-------|---------------|------------------|
| 2004 | 84,833 | 37,454 |
| 2005 | 115,189 | 37,616 |
| 2006 | 121,269 | 40,396 |
| 2007 | 90,230 | 43,044 |
| 2008 | 69,748 | 46,488 |
| 2009 | 34,274 | 42,539 |
| 2010 | 3,878 | 7,342 |
| 2011 | 29,778 | 40,513 |
| 2012 | 46,316 | 31,049 |
| 2013 | 40,451 | 29,279 |
| 2014 | 51,843 | 29,297 |
| 2015 | 58,222 | 28,576 |
| 2016 | 62,725 | 26,950 |
| 2017 | 63,359 | 25,216 |
| 2018 | 72,939 | 22,976 |
| 2019 | 77,664 | 20,937 |
| 2020 | 20,370 | 1,574 |
| 2021 | 70,890 | 7,638 |
| 2022 | 63,509 | 7,909 |
| 2023 | 36,448 | 12,753 |
| 2024 | 61,128 | 27,304 |
| 2025* | 61,128 | 27,304 |
| 2026* | 61,128 | 27,304 |
| 2027* | 61,128 | 27,304 |

Source: ESRI, BLS, JobsEQ

HIGH TECH EMPLOYMENT HUB

PHOENIX TALENT

| | |
|---|--------|
| General and Operation Managers | 69,300 |
| Software Developers and Software Quality Assurance Analysts and Testers | 30,815 |
| Management Analysts | 13,383 |
| Computer Systems Analysts | 9,647 |
| Computer and Information Systems Managers | 9,044 |
| Network and Computer Systems Administrators | 4,871 |
| Industrial Engineers | 5,215 |
| Construction Managers | 7,128 |
| Information Security Analysts | 2,804 |
| Computer Network Architects | 2,934 |
| Semiconductor Processing Technicians | 2,189 |
| Electrical Engineers | 3,658 |
| Electronics Engineers, Except Computer | 3,632 |
| Aerospace Engineers | 968 |
| Data Sciences and Mathematical Science Occupations, All Other | 2,489 |



— BELLA —
VILLAS

7320 EAST BELLEVIEW STREET | SCOTTSDALE, AZ

**EXCLUSIVE
ADVISORS**

Ryan Ash
t 602-525-4877
ryan.ash@nmrk.com

Mike Woodrick
t 480-540-1504
michael.woodrick@nmrk.com

NEWMARK