



OVERVIEW

Offering Price	\$24,500,000
Per Unit	\$445,455
Per SF	\$400.54
# of Townhomes	55
Avg SF/Unit	1,112 SF
Built	2018

PROPERTY HIGHLIGHTS

- 55 Townhome Units & Common Area, Completed in 2018
- Great Mix of 2-Bed / 2.5-Bath (71%) & 3-Bed / 3-Bath (29%) Unit Types
- Gated Community With Heated Pool & Spa, Fitness Center, Electric Vehicle Charging Station, & Open Space Zen Garden
- All Units Have Two-Car Direct-Access Garages
- East Phoenix Location Minutes From 44th Street Business Corridor, Biltmore Entertainment District, & Old Town Scottsdale
- Offered All Cash / New Loan or Assumable Agency Debt (4.77%) Maturing in February 2029



YEAR ONE - MARKET PROFORMA	# OF UNITS	% TOTAL	SIZE (SF)	TOTAL SF	RENT	RENT/SF
2 Bed / 2.5 Bath (Direct-Access Two-Car Garage)	39	70.9%	1,040	40,560	\$2,275	\$2.19
3 Bed / 3 Bath (Direct-Access Two-Car Garage)	16	29.1%	1,288	20,608	\$2,460	\$1.91
TOTALS / AVERAGES	55	100%	1,112	61,168	\$2,329	\$2.09

PHOENIX
LAS VEGAS
SAN DIEGO
TUCSON

PRIMARY LISTING ADVISORS - INSTITUTIONAL TEAM

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