



#### MAJOR EMPLOYMENT DRIVERS

- Kroger Distribution Center
- Albertsons/Safeway Distribution Center
- PepsiCo
- Tyson Foods

Swift Transportation Headquarters

## OVERVIEW

Offering Price	Market Pricing
Acreage	±7.35
# of Units	112
Avg SF/Unit	1420 SF

## PROPERTY HIGHLIGHTS

- All 3-Bed / 2.5-Bath 1,420 SF Townhome Units – Designed for Families & Long-Term Renters Seeking Spacious Layouts & New Home Comforts
- Highly Amenitized Gated Community – Features Luxury Interiors, Pool, Fitness Center, & Secure Access
- Attached 2-Car Garages – Every Unit Includes Private, Direct-Access Parking, a Rare Premium in Rental Communities
- Strategic Employment Corridor – Nestled Within West Phoenix's Thriving Logistics Hub, Residents Benefit From a Robust Employment Ecosystem With Major Operators Including UPS, Swift Transportation, Pepsico, Walmart, DHL & Amazon
- Emerging Residential Boom – Located in Estrella Village, a Former Industrial / Commercial Hub Rapidly Transforming Into a Vibrant Residential Corridor Supported by City-Backed Growth & Infrastructure Investment

**ABI** MULTIFAMILY



YEAR ONE MARKET PROFORMA	# OF UNITS	% TOTAL	SIZE (SF)	TOTAL SF	RENT	RENT/SF
3 Bedroom / 2.5 Bathroom	112	100%	1,420	159,040	\$2,200	\$1.55
<b>TOTALS / AVERAGES</b>	<b>112</b>	<b>100%</b>	<b>1,420</b>	<b>159,040</b>	<b>\$2,200</b>	<b>\$1.55</b>

PHOENIX  
LAS VEGAS  
SAN DIEGO  
TUCSON

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