



MAJOR EMPLOYMENT DRIVERS

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

Swift Transportation
Headquarters

VILLAS
AT 75TH

ABI MULTIFAMILY

OVERVIEW

Offering Price	Market Pricing
Acreage	±7.35
# of Units	112
Avg SF/Unit	1,420 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



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
TOTALS / AVERAGES	112	100%	1,420	159,040	\$2,200	\$1.55

PHOENIX
LAS VEGAS
SAN DIEGO
TUCSON

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