



3
2
1
9

FOUR ON 66TH

3219 N 66th St, Scottsdale, AZ 85251

Sophia Willets
480.375.0227
sophia@gracecre.com



GRACE CRE®

TABLE OF CONTENTS

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Grace CRE its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Grace CRE its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Grace CRE will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Grace CRE makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Grace CRE does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Grace CRE in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
ADDITIONAL PHOTOS	6
LOCATION INFORMATION	7
REGIONAL MAP	8
FINANCIAL ANALYSIS	9
FINANCIAL SUMMARY	10
INCOME & EXPENSES	11
RENT ROLL	12
DEMOGRAPHICS	13
DEMOGRAPHICS MAP & REPORT	14
NEW MEET THE TEAM	15

Fort Lauderdale Office
200 East Las Olas Boulevard, Floor 14

561.269.9525
www.gracecre.com



Phoenix Office
3200 E. Camelback Road,

Phoenix, AZ 85018
602.975.5516



SECTION 1

PROPERTY INFORMATION

FOUR ON 66TH

3219 N 66th St, Scottsdale, AZ 85251

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Exclusively offered for sale, this impressive multifamily property in the desirable Scottsdale area boasts a 3,204 SF building with 4 units, ideal for a low-rise/garden investor seeking a lucrative opportunity. Built in 1968 and zoned R-5, the property is a prime investment with 100% occupancy, offering immediate returns. With meticulously maintained grounds and modern conveniences, it presents a turnkey investment opportunity for the savvy investor. The well-maintained units offer comfortable living spaces and are designed for long-term tenant satisfaction. Don't miss this chance to acquire a sought-after multifamily property in an in-demand location.

OFFERING SUMMARY

Sale Price:	\$1,700,000
Number of Units:	4
Lot Size:	8,032 SF
Building Size:	3,204 SF
NOI:	\$47,705.00
Cap Rate:	2.81%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,151	3,028	8,572
Total Population	2,390	5,951	16,911
Average HH Income	\$75,960	\$98,363	\$123,487

Fort Lauderdale Office
200 East Las Olas Boulevard, Floor 14

561.269.9525
www.gracecre.com



Phoenix Office
3200 E. Camelback Road,

Phoenix, AZ 85018
602.975.5516

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Exclusively offered for sale, this impressive multifamily property in the desirable Scottsdale area boasts a 3,204 SF building with 4 units, ideal for a low-rise/garden investor seeking a lucrative opportunity. Built in 1968 and zoned R-5, the property is a prime investment with 100% occupancy, offering immediate returns. With meticulously maintained grounds and modern conveniences, it presents a turnkey investment opportunity for the savvy investor. The well-maintained units offer comfortable living spaces and are designed for long-term tenant satisfaction. Don't miss this chance to acquire a sought-after multifamily property in an in-demand location.

LOCATION DESCRIPTION

Discover the allure of Scottsdale, AZ, where the perfect blend of urban amenities and natural beauty awaits. Located near the heart of the city, the area encompasses a thriving commercial district with a variety of restaurants, shops, and entertainment options. Nearby points of interest include the Scottsdale Waterfront, offering a vibrant mix of dining and retail along the picturesque waterfront, as well as the Scottsdale Fashion Square, an upscale shopping destination. With its proximity to these attractions and the dynamic business environment, the location presents an ideal opportunity for office or office building investors seeking a prime investment in a bustling and sought-after area.

Fort Lauderdale Office
200 East Las Olas Boulevard, Floor 14

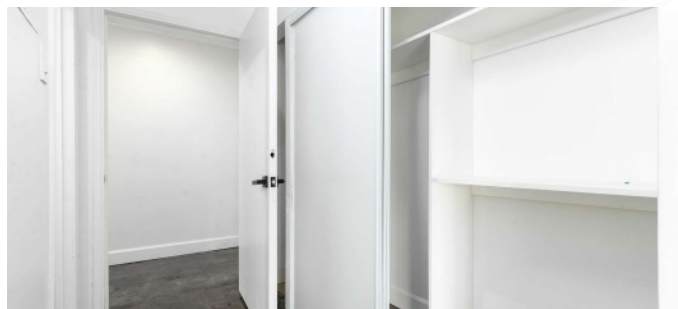
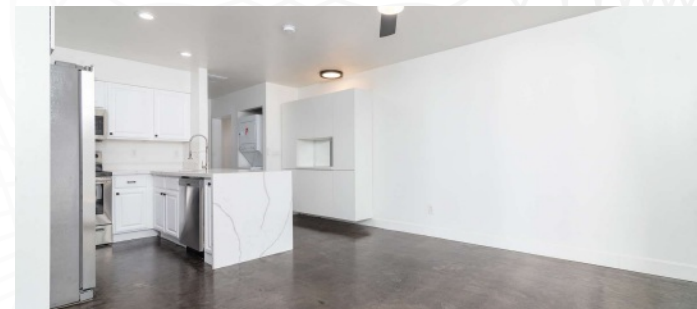
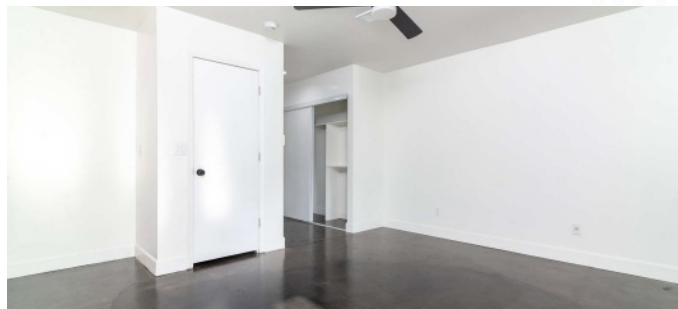
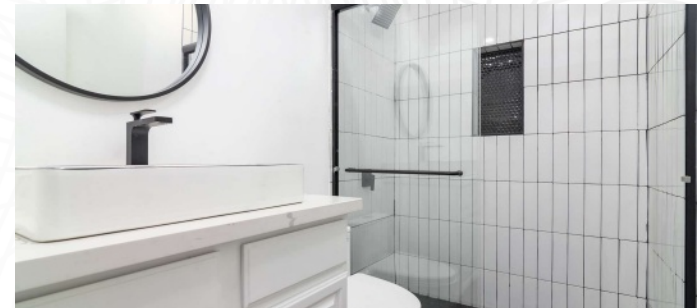
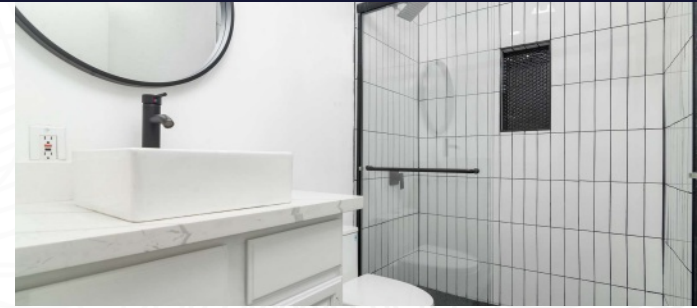
561.269.9525
www.gracecre.com



Phoenix Office
3200 E. Camelback Road,

Phoenix, AZ 85018
602.975.5516

ADDITIONAL PHOTOS



Fort Lauderdale Office
200 East Las Olas Boulevard, Floor 14

561.269.9525
www.gracecre.com



Phoenix Office
3200 E. Camelback Road,

Phoenix, AZ 85018
602.975.5516



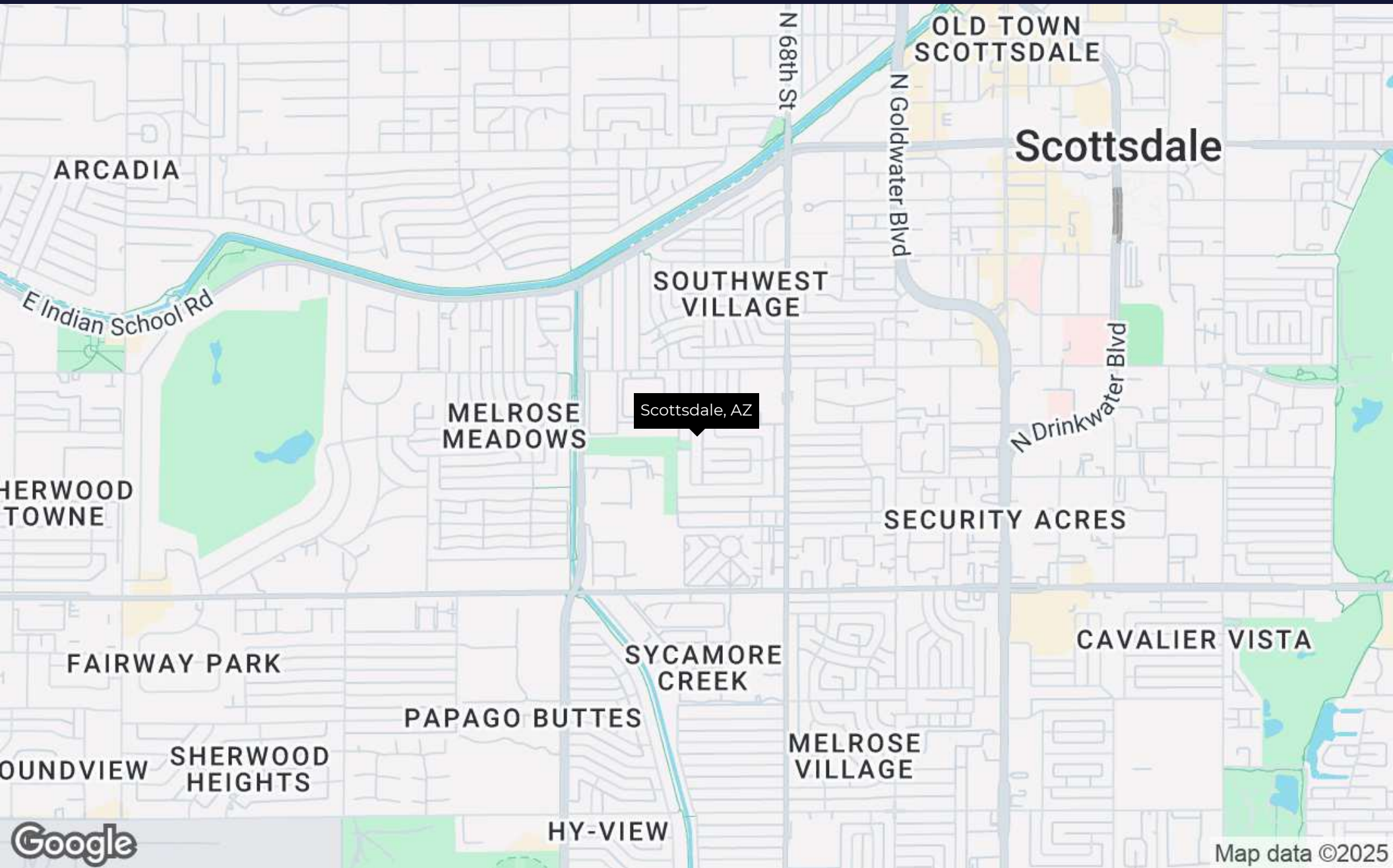
SECTION 2

LOCATION INFORMATION

FOUR ON 66TH

3219 N 66th St, Scottsdale, AZ 85251

REGIONAL MAP



Fort Lauderdale Office
200 East Las Olas Boulevard, Floor 14

561.269.9525
www.gracecre.com



Phoenix Office
3200 E. Camelback Road,

Phoenix, AZ 85018
602.975.5516



SECTION 3

FINANCIAL ANALYSIS

FOUR ON 66TH

3219 N 66th St, Scottsdale, AZ 85251

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$1,700,000
Price per SF	\$531
Price per Unit	\$425,000
CAP Rate	2.81%

OPERATING DATA

Gross Scheduled Income	\$67,200
Total Scheduled Income	\$67,200
Vacancy Cost	\$3,360
Gross Income	\$63,840
Operating Expenses	\$16,135
Net Operating Income	\$47,705

Fort Lauderdale Office
200 East Las Olas Boulevard, Floor 14

561.269.9525
www.gracecre.com



Phoenix Office
3200 E. Camelback Road,

Phoenix, AZ 85018
602.975.5516

INCOME & EXPENSES

INCOME SUMMARY

Vacancy Cost	(\$3,360)
--------------	-----------

GROSS INCOME	\$63,840
---------------------	-----------------

EXPENSES SUMMARY

Water / Sewer / Trash	\$3,500
-----------------------	---------

Management	\$4,800
------------	---------

Repairs & Maintenance	\$3,000
-----------------------	---------

Landscaping	\$1,200
-------------	---------

Insurance	\$1,800
-----------	---------

Taxes	\$1,835
-------	---------

OPERATING EXPENSES	\$16,135
---------------------------	-----------------

NET OPERATING INCOME	\$47,705
-----------------------------	-----------------



RENT ROLL

SUITE	BEDROOMS	BATHROOMS	RENT	SECURITY DEPOSIT	LEASE START	LEASE END
5	1	1	\$1,250	-	2/13/2025	2/28/2026
6	1	1	\$1,250	\$1,250	1/15/2025	1/31/2026
7	2	2	\$1,550	\$2,250	2/7/2025	2/28/2026
9	2	2	\$1,550	\$1,550	1/10/2025	1/31/2026
TOTALS			\$5,600	\$5,050		
AVERAGES			\$1,400	\$1,683		

Fort Lauderdale Office
200 East Las Olas Boulevard, Floor 14

561.269.9525
www.gracecre.com



Phoenix Office
3200 E. Camelback Road,

Phoenix, AZ 85018
602.975.5516



SECTION 4

DEMOGRAPHICS

FOUR ON 66TH

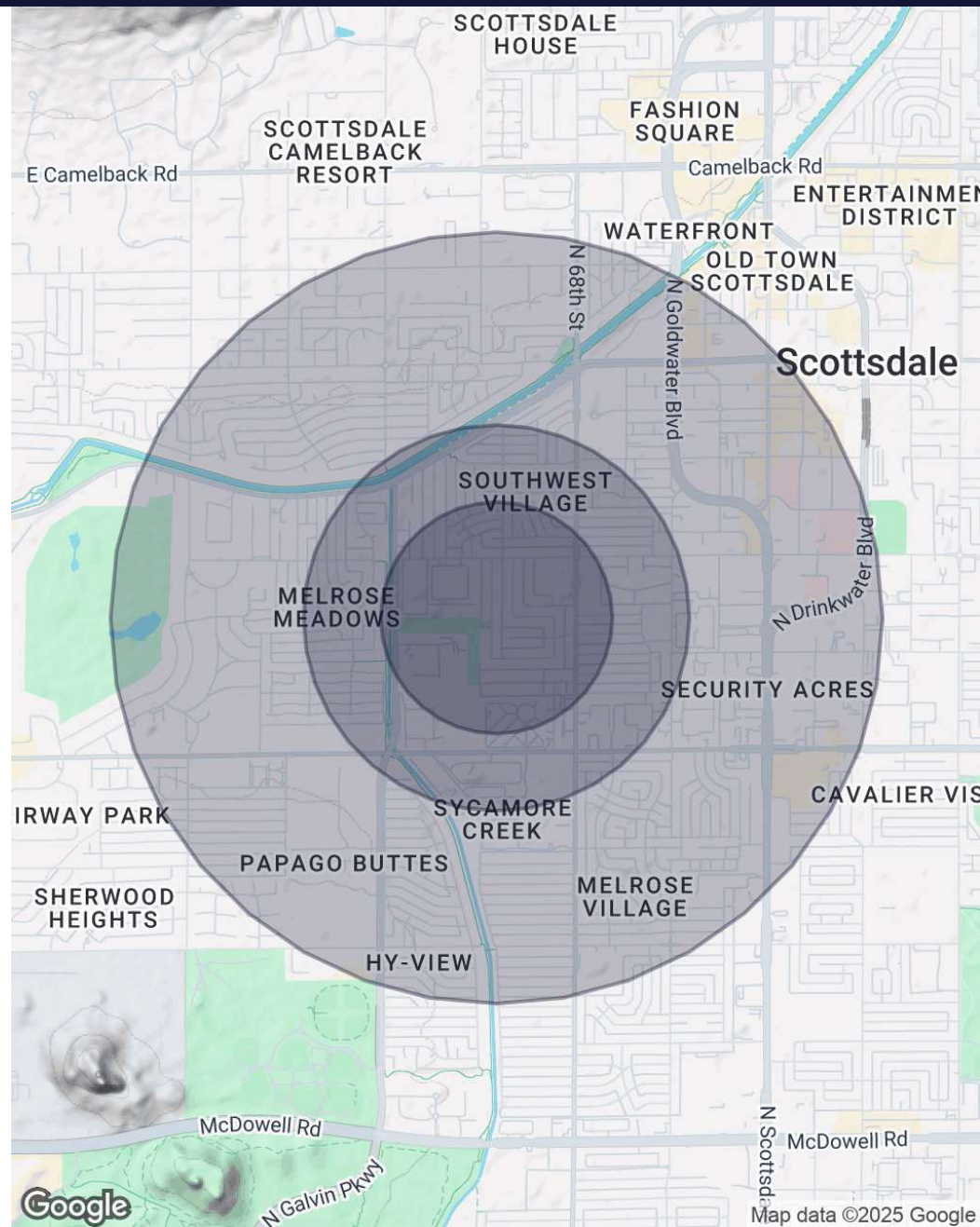
3219 N 66th St, Scottsdale, AZ 85251

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,390	5,951	16,911
Average Age	37	39	42
Average Age (Male)	37	39	41
Average Age (Female)	37	40	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,151	3,028	8,572
# of Persons per HH	2.1	2	2
Average HH Income	\$75,960	\$98,363	\$123,487
Average House Value	\$433,897	\$552,709	\$696,101

Demographics data derived from AlphaMap



Fort Lauderdale Office
200 East Las Olas Boulevard, Floor 14

561.269.9525
www.gracecre.com



Phoenix Office
3200 E. Camelback Road,

Phoenix, AZ 85018
602.975.5516

INVESTMENT SALES ADVISORY



GARRETT PEDICINI

Garrett is a dynamic commercial real estate professional with a proven track record in acquisitions, sales, and business development. While earning his degree in Economics from Arizona State University, he joined LevRose Commercial Real Estate as a Junior Agent but earned a permanent place on the team after graduation. He continues to leverage his market knowledge to deliver results-driven solutions. Garrett's expertise spans over \$80 million in commercial property sales and leases. As a commercial agent, he advised clients on site selection, property valuations, market analysis, and enhancing client portfolios. As a member of NAIOP and ICSC, Garrett continues to refine his industry knowledge. Recognized as an Emerging Professional by Commercial Executive Magazine, Garrett embodies innovation, leadership, and a commitment to excellence in commercial real estate.

O: (602) 223-1721
C: (602) 791-9497
garrett@gracecre.com
LIC: SA687268000

Fort Lauderdale Office
200 East Las Olas Boulevard, Floor 14

561.269.9525
www.gracecre.com



SOPHIA WILLETS

Sophia Willets, the owner and lead broker of Grace CRE, is a seasoned professional with a deep passion for commercial real estate. She leads the company with a client-first mentality to bring maximum returns to her investors. Unlike larger, more traditional brokerages, she is committed to full-market exposure and ethical representation to every deal. Since starting her career in 2013, Sophia has completed over 1,000 transactions and over 30 personal investments, achieving over One Billion dollars in returns for her clients.

With offices in Southeast Florida and Arizona, two of the fastest growing real estate markets, she can provide a variety of unique investment opportunities to meet your financial goals.

O: (561) 269-9525
C: (480) 375-0227
sophia@gracecre.com
LIC: BR648866000 (AZ) / BK3595388 (FL)

Phoenix Office
3200 E. Camelback Road,

Phoenix, AZ 85018
602.975.5516

