TEMPO DUPLEX APARTMENT HOMES

6077 N 60th Ave. | Glendale, AZ

OFFERING MEMORANDUM

NEWLY COMPLETED 34 APARTMENT UNITS

Robert Dudek
The Blu Summit Real Estate Group
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CA DRE Lic. 01037546, AZ Lic. BR716825000

kw KELLERWILLIAMS. ARIZONA REALTY

THE BLU SUMMIT REAL ESTATE GROUP

Tempo Duplex Apartment Homes

CONTENTS

01 Executive Summary
- Investment Summary

02 Location
- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map

03 Property Description
- Property Features
- Property Images

04 Financial Analysis
- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis
- Financial Metrics

05 Demographics
- General Demographics

06 Company Profile
- Advisor Profile

Exclusively Marketed by:

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Brokerage License No.: AZ Lic. LC534270000,CA DRE Lic. 01524589

IMPORTANT NOTICE

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough Buyer due diligence investigation. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, KW Arizona, KW Commercial, and The Blu Summit Real Estate Group have not and will not verify, any of the information contained herein, nor have KW Arizona, KW Commercial, and The Blu Summit Real Estate Group conducted any investigation regarding these matters and make no warranty, guarantee or representation whatsoever regarding the accuracy or completeness of the information provided.

KW Arizona, KW Commercial, and The Blu Summit Real Estate Group have not made any investigation, and makes no warranty or representation with respect to the present and future value, income, construction costs or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant’s plans or intentions to continue its occupancy of the subject property.

As a Buyer of real estate, it is your responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. Any materials and information provided by Seller and/or Broker, are not a substitute for your thorough due diligence investigation of this opportunity. All potential Buyers must take appropriate measures to verify all of the information set forth herein. Prospective Buyers shall be responsible for their costs and expenses of investigating the subject property.

The value of the property to Buyer depends on factors that should be evaluated by Buyer and Buyer’s tax, financial, consultants, and legal advisors. Buyer and Buyer’s tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Buyer is responsible for conducting Buyer’s own investigation of all matters affecting the intrinsic value of the property and the value of any potential future development or use of the property.

Like all real estate, this property carries significant risks. Buyer and Buyer’s consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions.

Any numbers, projections, opinions, assumptions or estimates used in this offering memorandum as well as in all marketing and property-related materials are for example only, and do not represent the current or future performance or value of this property. Property is sold strictly in “as is” condition and no entitlements or improvements will be done by Seller.

By accepting this offering memorandum as well as other marketing and property-related materials, Buyer(s) agree to release KW Arizona, KW Commercial, and The Blu Summit Real Estate Group, including their agents, brokers, representatives, employees, owners, principals, as well as the property Seller and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

This property is professionally marketed and brokered by KW Arizona, KW Commercial, The Blu Summit Real Estate Group. Real Estate Broker of Record: AZ Lic. LC534270000, CA DRE Lic. 01524589, Broker Associate Robert W. Dudek AZ Lic. BR716825000, CA DRE Lic. 01037546, HI RB-21367, NMLS ID 313005.

TEMPO DUPLEX APARTMENT HOMES

01 **Executive Summary**

Investment Summary

OFFERING SUMMARY

ADDRESS	6077 N 60th Ave. Glendale AZ 85301
COUNTY	Maricopa
LAND ACRES	2.1
NUMBER OF UNITS	34
YEAR BUILT	2026
APN	144-19-028A
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	$13,910,000
PRICE PER UNIT	$409,118
NOI (Pro Forma)	$593,958
CAP RATE (Pro Forma)	4.27%
CASH ON CASH (Pro Forma)	4.17%
GRM (Pro Forma)	18.01

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	26,467	204,136	543,757
2026 Median HH Income	$54,066	$64,548	$70,893
2026 Average HH Income	$61,828	$80,814	$88,177

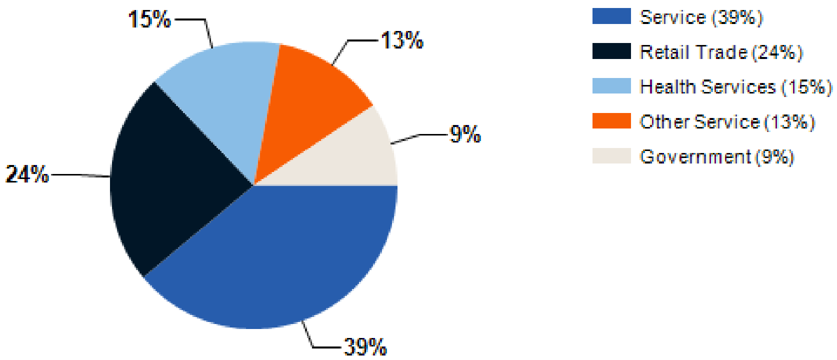
- NEW CONSTRUCTION - Rare opportunity to acquire a newly constructed prime multifamily investment property in the growing community of Glendale, AZ. Situated on 2.1 acres in the heart of the city, the property consists of 17 two-story duplex buildings totaling 34 rental apartment homes. Construction has recently been completed, and the community is currently in lease-up. Flexible terms, exchange or trade. Can-add fully-entitled, shovel ready land for additional 30 rental units (www.CieloArizona.com).
  Highlights include:
  •Newly constructed multifamily community
  •17 two-story duplex buildings with a total of 34 rental units
  •22 two-bedroom, two-bath units averaging approx. 842 SF
  •12 three-bedroom, two-bath units averaging approx. 1,072 SF
  •Situated on 2.1 acres
  •Separately metered utilities
  •Flexible terms: sale, exchange or trade
  •Can-Add: fully-entitled, shovel-ready land for additional 30 apartment units (www.CieloArizona.com)

TEMPO DUPLEX APARTMENT HOMES

02 Location

Location Summary
Local Business Map
Major Employers Map
Aerial View Map

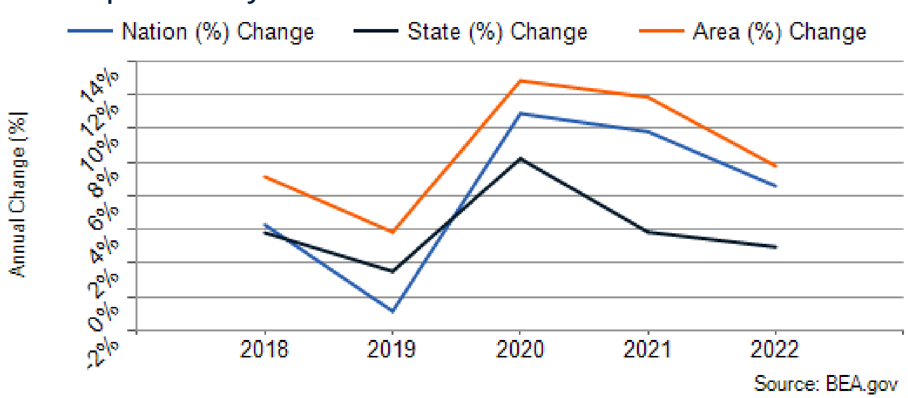
Major Industries by Employee Count

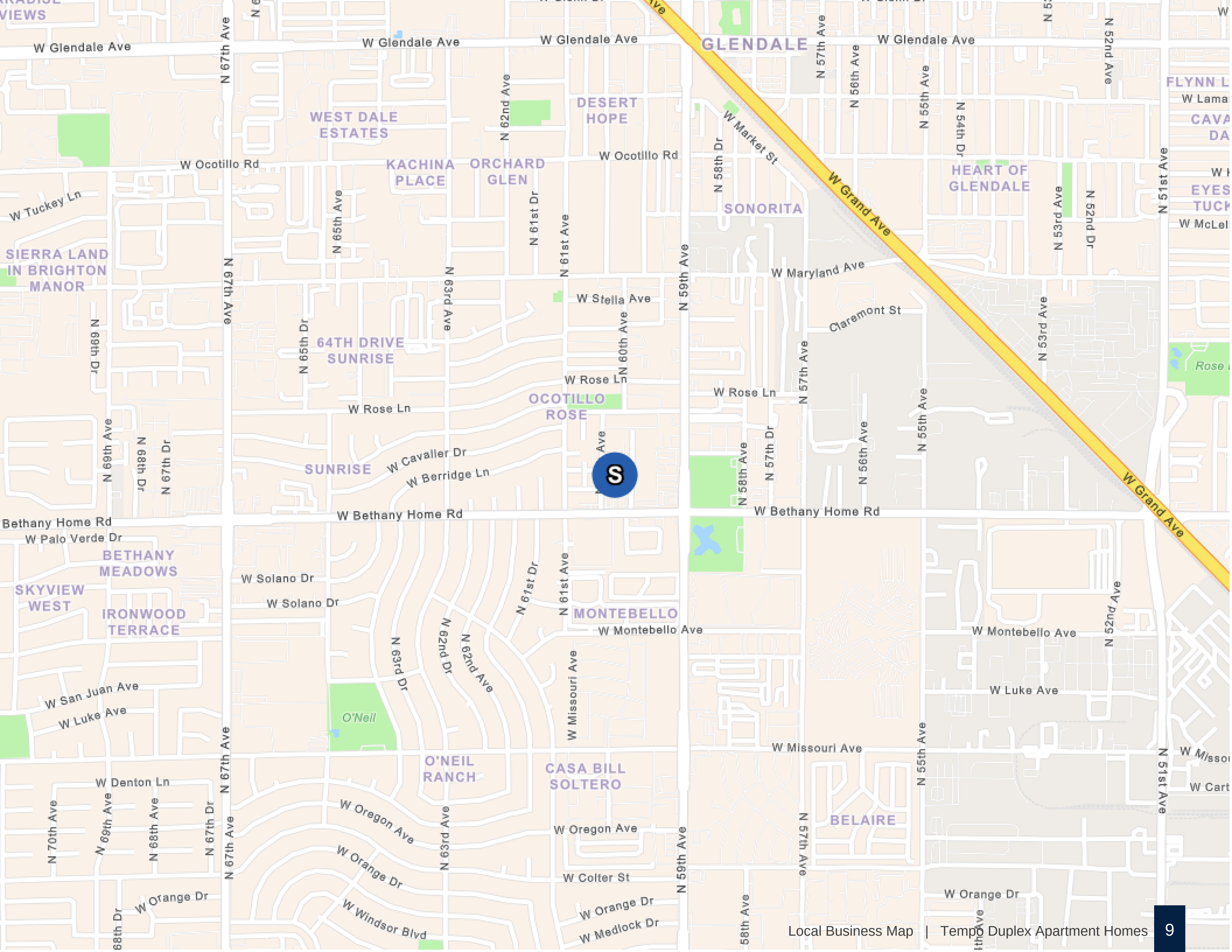


Largest Employers

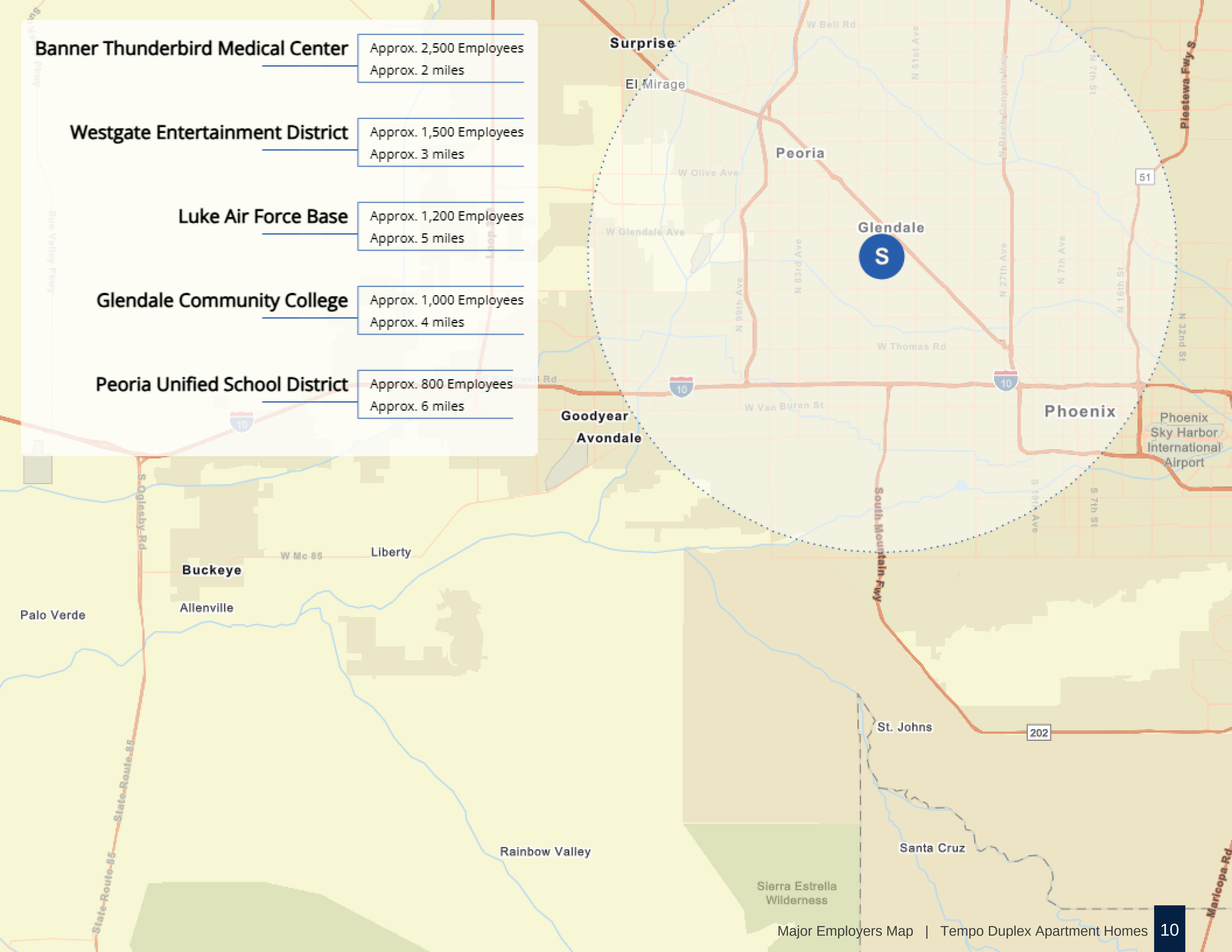
Banner Thunderbird Medical Center	3,000 employees
Walmart Supercenter	500 employees
Fry's Food and Drug	400 employees
Home Depot	350 employees
Target	300 employees
Costco Wholesale	250 employees
Best Buy	200 employees
PetSmart	150 employees

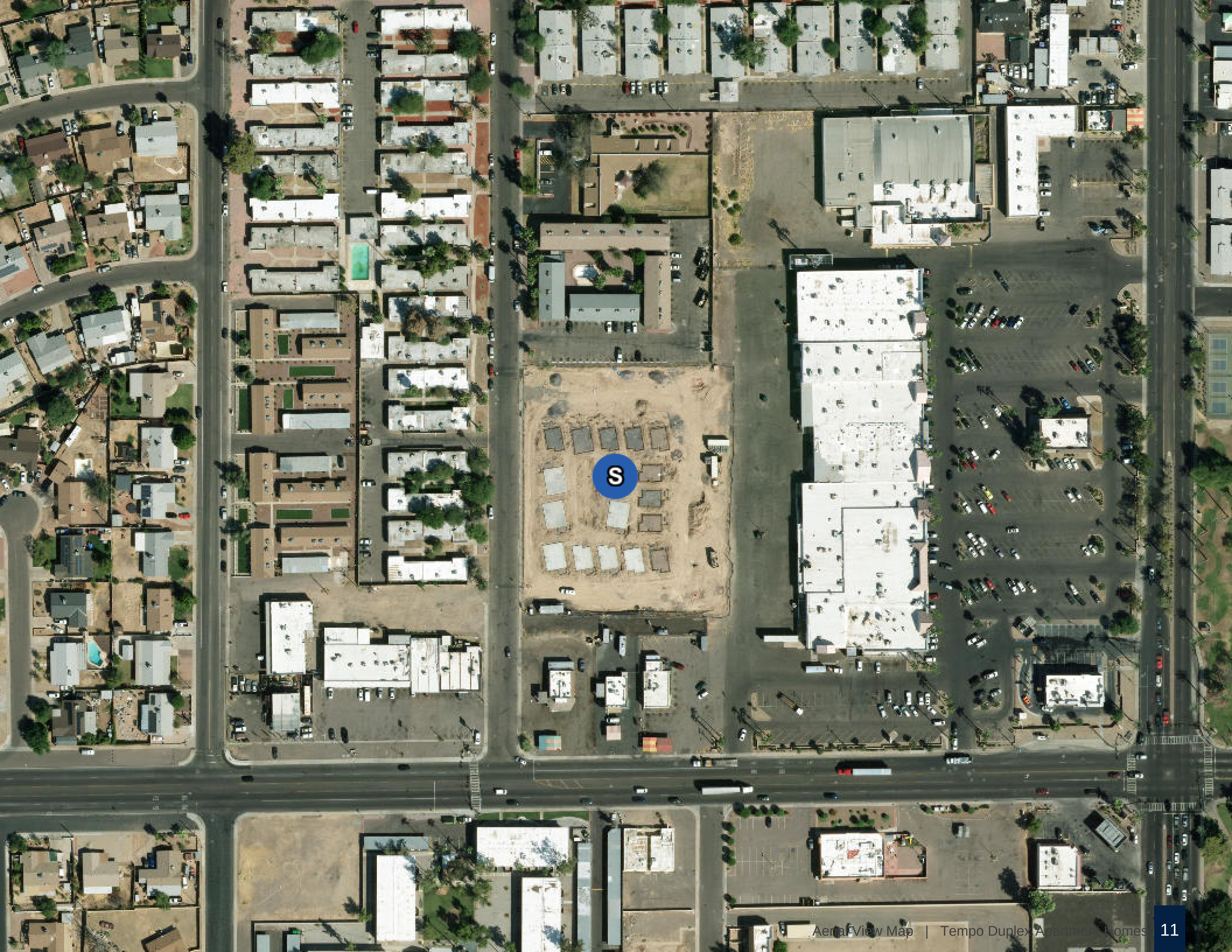
Maricopa County GDP Trend




W Glendale Ave
GLENDALE
N 67th Ave
N 62nd Ave
N 57th Ave
N 56th Ave
N 55th Ave
N 54th Dr
N 52nd Ave
FLYNN L
W Lama
CAVA
DA
WEST DALE
ESTATES
DESERT
HOPE
W Market St
N 58th Dr
W Ocotillo Rd
KACHINA
PLACE
ORCHARD
GLEN
HEART OF
GLENDALE
W Grand Ave
W Tuckey Ln
N 65th Ave
N 61st Dr
N 61st Ave
SONORITA
N 53rd Ave
N 52nd Dr
N 51st Ave
EYES
TUCK
W McLel
SIERRA LAND
IN BRIGHTON
MANOR
N 59th Ave
W Maryland Ave
W Stella Ave
N 63rd Ave
Claremont St
N 69th Dr
N 65th Dr
64TH DRIVE
SUNRISE
N 60th Ave
W Rose Ln
OCOTILLO
ROSE
Rose
N 69th Ave
N 68th Dr
N 67th Dr
SUNRISE
W Cavalier Dr
W Berridge Ln
N 58th Ave
N 57th Dr
S
Bethany Home Rd
W Bethany Home Rd
W Palo Verde Dr
BETHANY
MEADOWS
SKYVIEW
WEST
IRONWOOD
TERRACE
W Solano Dr
N 61st Dr
MONTEBELLO
W Montebello Ave
N 63rd Dr
N 62nd Dr
N 62nd Ave
W Missouri Ave
W Luke Ave
W San Juan Ave
O'Neil
O'NEIL
RANCH
CASA BILL
SOLTERO
W Denton Ln
W Oregon Ave
W Carte
N 70th Ave
N 69th Ave
N 68th Ave
BELAIRE
W Orange Dr
W Colter St
W Windsor Blvd
W Medlock Dr

Banner Thunderbird Medical Center	Approx. 2,500 Employees Approx. 2 miles
Westgate Entertainment District	Approx. 1,500 Employees Approx. 3 miles
Luke Air Force Base	Approx. 1,200 Employees Approx. 5 miles
Glendale Community College	Approx. 1,000 Employees Approx. 4 miles
Peoria Unified School District	Approx. 800 Employees Approx. 6 miles

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TEMPO DUPLEX APARTMENT HOMES

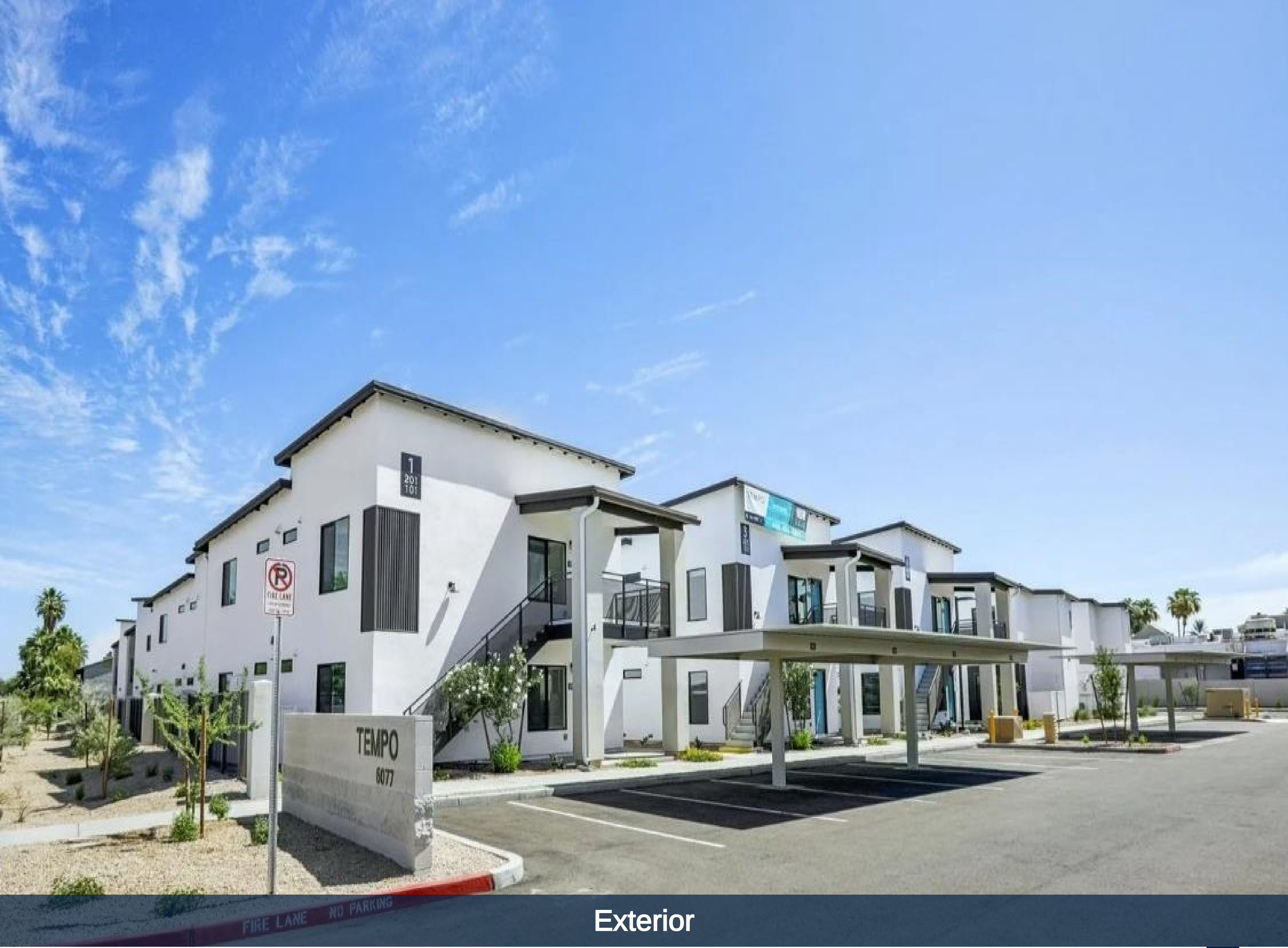
03 Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	34
LAND ACRES	2.1
YEAR BUILT	2026
# OF PARCELS	1
ZONING TYPE	R3
TOPOGRAPHY	Level
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	17
WASHER/DRYER	Yes



Exterior

Exterior

Exterior

Exterior

Exterior

Interior - Digitally Staged

Interior - Digitally Staged

Interior - Digitally Staged

Interior - Digitally Staged

Interior - Digitally Staged

TEMPO DUPLEX APARTMENT HOMES

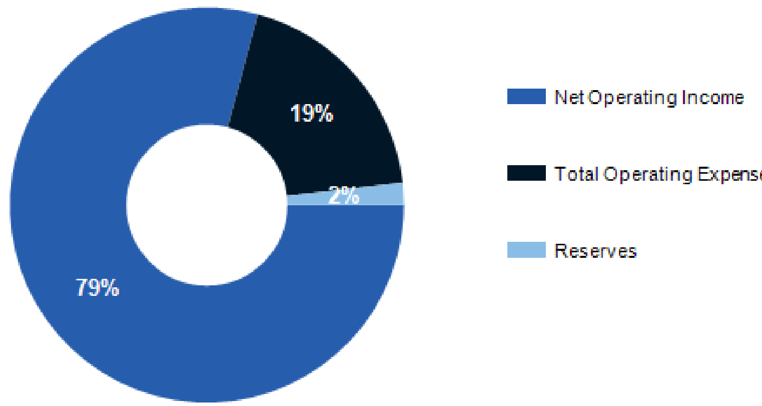
04 Financial Analysis

Income & Expense Analysis
Multi-Year Cash Flow Assumptions
Cash Flow Analysis
Financial Metrics

INCOME	PRO FORMA	
Gross Scheduled Rent	$715,848	92.7%
RUBS	$36,120	4.7%
Other Income (Pet rent, ins.)	$20,400	2.6%
Gross Potential Income	**$772,368**	
General Vacancy	-5.00%	
Effective Gross Income	**$736,576**	
Less Expenses	$142,617	19.36%
Net Operating Income	**$593,958**	

REVENUE ALLOCATION

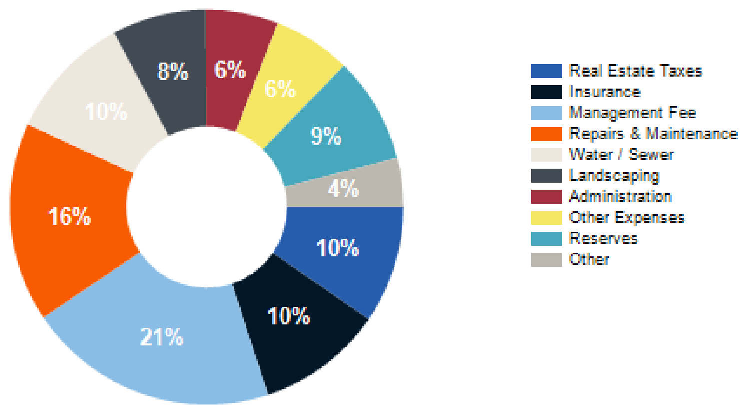
PRO FORMA



EXPENSES	PRO FORMA	Per Unit
Real Estate Taxes	$15,004	$441
Insurance	$16,150	$475
Management Fee (4.50% of GSI)	$32,213	$947
Marketing	$4,250	$125
Repairs & Maintenance	$25,500	$750
Water / Sewer	$16,150	$475
Landscaping	$12,000	$353
Administration	$9,350	$275
Utilities	$2,000	$59
Other Expenses	$10,000	$294
Total Operating Expense	**$142,617**	**$4,195**
Reserves	$13,600	$400
% of EGI	19.36%	

DISTRIBUTION OF EXPENSES

PRO FORMA



GLOBAL

Price	$13,910,000
Analysis Period	5 year(s)
General Vacancy	5.00%

INCOME - Growth Rates

Gross Scheduled Rent	5.00%
RUBS	5.00%
Other Income (Pet rent, ins.)	5.00%

EXPENSES - Growth Rates

Real Estate Taxes	3.00%
Insurance	3.00%
Marketing	3.00%
Repairs & Maintenance	3.00%
Water / Sewer	3.00%
Landscaping	3.00%
Administration	3.00%
Utilities	3.00%
Other Expenses	3.00%
Reserves	3.00%

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary. Buyer to perform due diligence and verify all data and information prior to close of escrow.

Calendar Year	Pro Forma	Year 3	Year 4	Year 5
Gross Revenue				
Gross Scheduled Rent	$715,848	$751,640	$789,222	$828,684
RUBS	$36,120	$37,926	$39,822	$41,813
Other Income (Pet rent, ins.)	$20,400	$21,420	$22,491	$23,616
Gross Potential Income	**$772,368**	**$810,986**	**$851,536**	**$894,113**
General Vacancy	-5.00%	-5.00%	-5.00%	-5.00%
Effective Gross Income	**$736,576**	**$773,404**	**$812,075**	**$852,678**
Operating Expenses				
Real Estate Taxes	$15,004	$15,454	$15,918	$16,395
Insurance	$16,150	$16,635	$17,134	$17,648
Management Fee	$32,213	$33,824	$35,515	$37,291
Marketing	$4,250	$4,378	$4,509	$4,644
Repairs & Maintenance	$25,500	$26,265	$27,053	$27,865
Water / Sewer	$16,150	$16,635	$17,134	$17,648
Landscaping	$12,000	$12,360	$12,731	$13,113
Administration	$9,350	$9,631	$9,919	$10,217
Utilities	$2,000	$2,060	$2,122	$2,185
Other Expenses	$10,000	$10,300	$10,609	$10,927
Total Operating Expense	**$142,617**	**$147,540**	**$152,643**	**$157,932**
Net Operating Income	**$593,958**	**$625,864**	**$659,432**	**$694,746**
Capital Costs				
Reserves	$13,600	$14,008	$14,428	$14,861
Total Capital Costs	**$13,600**	**$14,008**	**$14,428**	**$14,861**
Cash Flow	**$580,358**	**$611,856**	**$645,004**	**$679,885**

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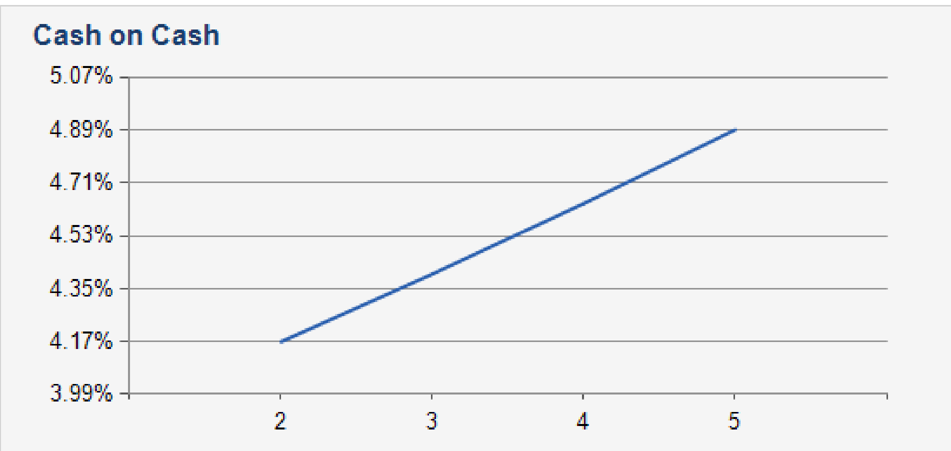
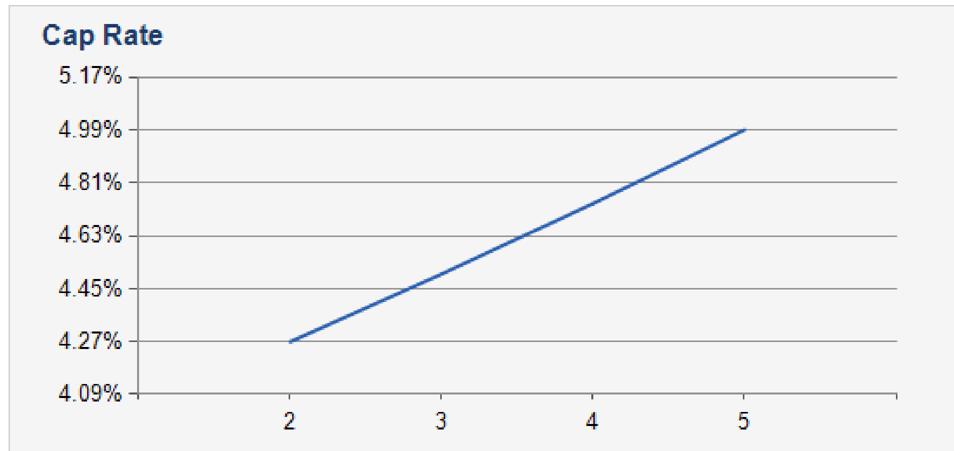
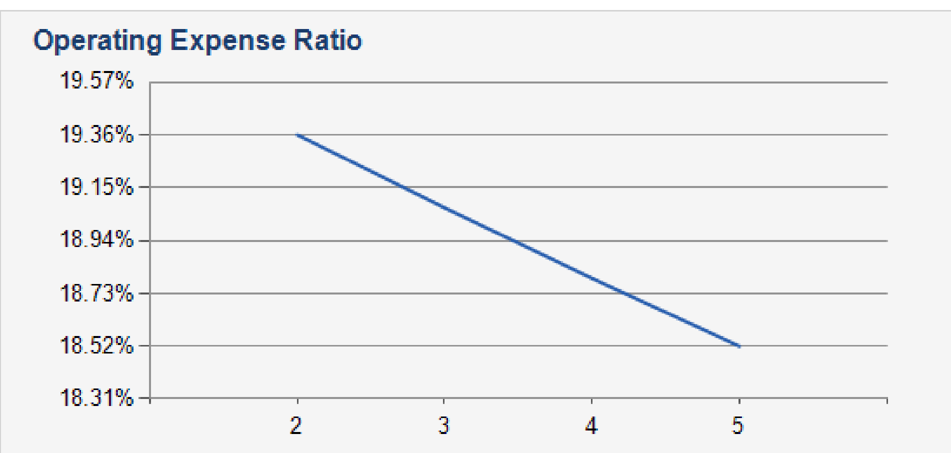
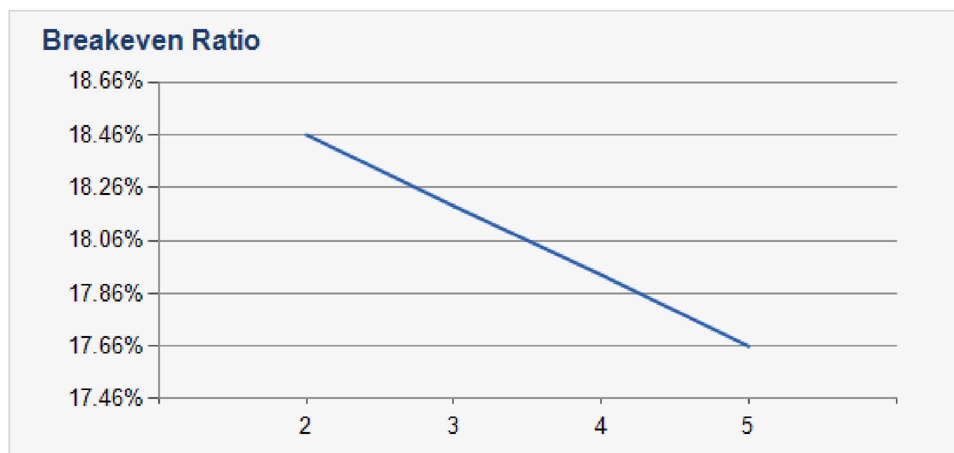
Calendar Year	Pro Forma	Year 3	Year 4	Year 5
Cash on Cash Return b/t	4.17%	4.40%	4.64%	4.89%
CAP Rate	4.27%	4.50%	4.74%	4.99%
Operating Expense Ratio	19.36%	19.07%	18.79%	18.52%
Gross Multiplier (GRM)	18.01	17.15	16.34	15.56
Breakeven Ratio	18.46%	18.19%	17.93%	17.66%
Price / Unit	$409,118	$409,118	$409,118	$409,118









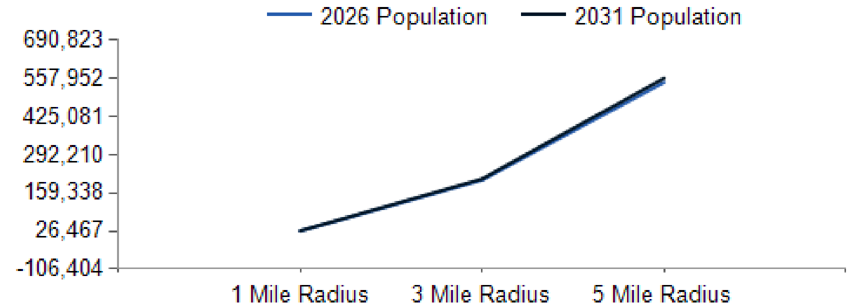
TEMPO DUPLEX APARTMENT HOMES

05 Demographics

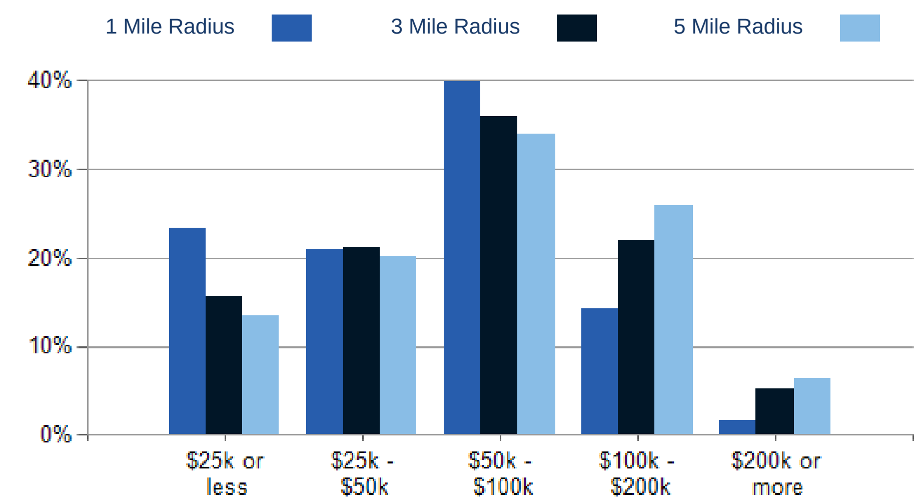
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	24,431	174,209	461,447
2010 Population	23,560	182,290	475,145
2026 Population	26,467	204,136	543,757
2031 Population	27,236	207,751	557,952
2026 African American	3,064	18,818	46,220
2026 American Indian	648	5,369	15,216
2026 Asian	681	7,867	21,102
2026 Hispanic	18,206	131,945	335,705
2026 Other Race	10,631	71,867	182,179
2026 White	6,604	60,323	175,747
2026 Multiracial	4,812	39,497	102,122
2026-2031: Population: Growth Rate	2.85%	1.75%	2.60%

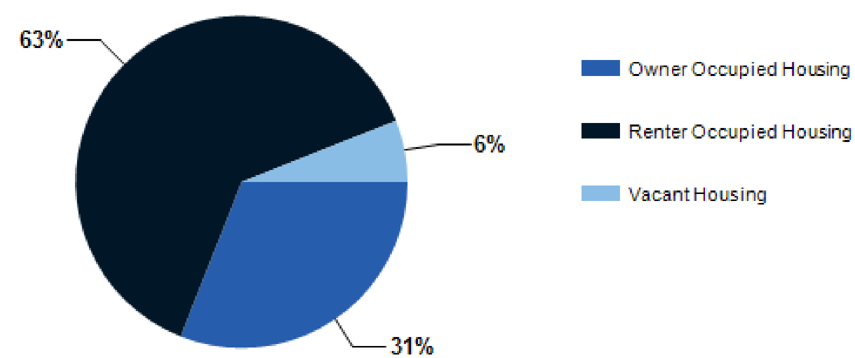
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	1,442	6,257	13,901
$15,000-$24,999	636	3,911	9,384
$25,000-$34,999	705	5,092	12,650
$35,000-$49,999	1,173	8,682	21,913
$50,000-$74,999	2,296	13,644	32,338
$75,000-$99,999	1,268	9,754	26,079
$100,000-$149,999	853	9,931	31,328
$150,000-$199,999	412	4,396	13,156
$200,000 or greater	142	3,415	10,883
Median HH Income	$54,066	$64,548	$70,893
Average HH Income	$61,828	$80,814	$88,177



2026 Household Income



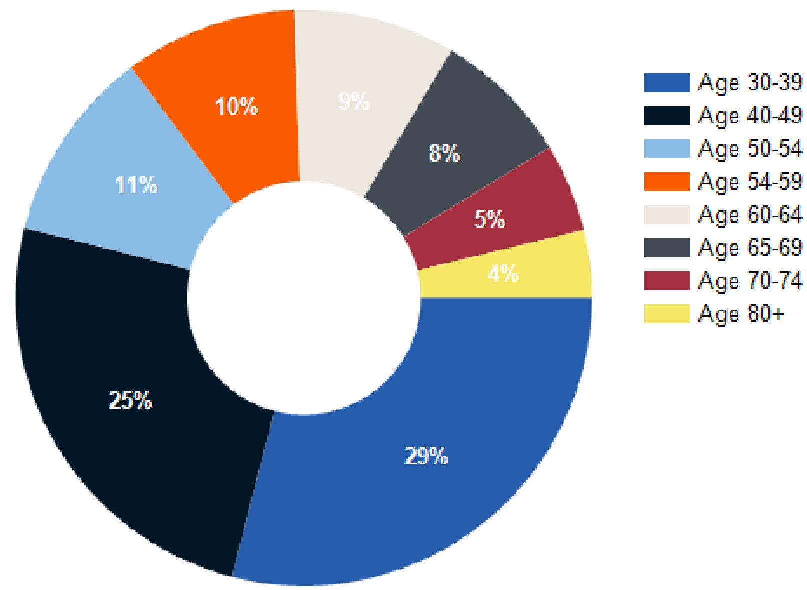
2026 Own vs. Rent - 1 Mile Radius



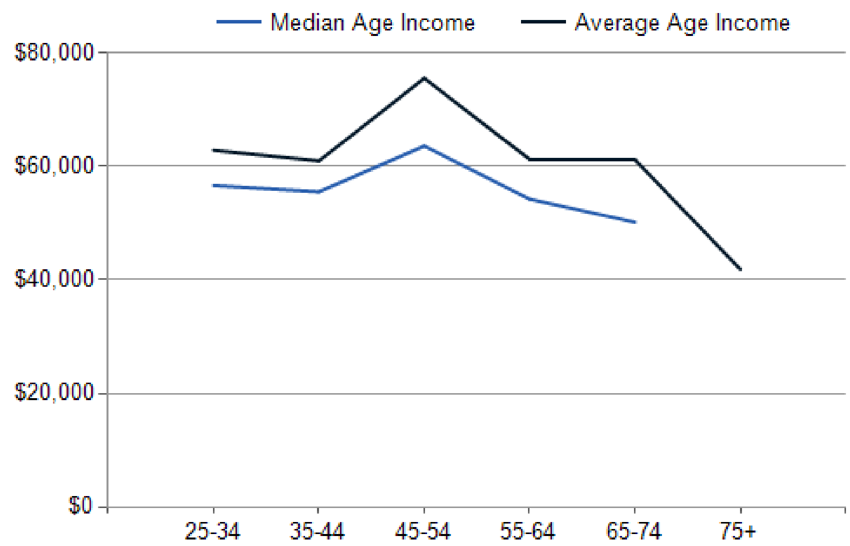
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,970	15,852	41,798
2026 Population Age 35-39	1,622	13,180	35,297
2026 Population Age 40-44	1,576	12,067	32,740
2026 Population Age 45-49	1,505	11,672	31,295
2026 Population Age 50-54	1,343	11,134	30,116
2026 Population Age 55-59	1,201	10,343	27,647
2026 Population Age 60-64	1,125	9,316	25,366
2026 Population Age 65-69	951	7,878	21,501
2026 Population Age 70-74	614	5,888	16,320
2026 Population Age 75-79	469	4,187	11,449
2026 Population Age 80-84	206	2,509	6,710
2026 Population Age 85+	176	2,063	5,066
2026 Population Age 18+	18,693	148,559	402,501
2026 Median Age	29	31	32
2031 Median Age	30	33	33

Population By Age



2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$56,646	$62,998	$66,783
Average Household Income 25-34	$62,840	$77,031	$81,841
Median Household Income 35-44	$55,551	$67,028	$75,516
Average Household Income 35-44	$60,979	$79,056	$91,144
Median Household Income 45-54	$63,600	$80,606	$83,563
Average Household Income 45-54	$75,555	$98,358	$102,383
Median Household Income 55-64	$54,250	$74,028	$82,207
Average Household Income 55-64	$61,255	$92,134	$100,963
Median Household Income 65-74	$50,158	$58,883	$65,151
Average Household Income 65-74	$61,196	$73,613	$80,238
Average Household Income 75+	$41,891	$57,772	$66,056



TEMPO DUPLEX APARTMENT HOMES

06 Company Profile

Advisor Profile

Robert Dudek
www.TempoArizona.com

The property is professionally marketed and brokered by KW Arizona, KW Commercial, and The Blu Summit Real Estate Group.

Robert Dudek brings more than 30 years of leadership and business experience spanning real estate, finance, and philanthropy. Throughout his career, he has successfully sold, brokered, marketed, and financed hundreds of millions of dollars in real estate transactions across multiple asset classes.

In addition to his extensive real estate expertise, Robert is a co-founder of a nonprofit foundation dedicated to advancing human rights initiatives around the world. His commitment to both business excellence and social impact reflect a career built on service, innovation, and leadership.

Robert is a Licensed Real Estate Broker in California, Arizona, and Hawaii, a Mortgage Broker, and a Certified Philanthropic Developer. He serves as a Board Director for the CCIM San Diego and the Real Estate Investment and Exchange (REIE). His professional affiliations include: Beta Gamma Sigma, National Association of Realtors, California Association of Realtors, Arizona Association of Realtors, National Council of Exchangors, Family Office Club, and Better Business Bureau.

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