

1925

W VILLAGE DR

Phoenix, AZ 85023

FOURPLEX INVESTMENT –
VALUE-ADD & DEVELOPMENT POTENTIAL





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W VILLAGE DR

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EXECUTIVE SUMMARY

01



EXECUTIVE SUMMARY

Compass Commercial Group is pleased to present an exceptional multifamily investment opportunity at 1925 W Village Dr, Phoenix, AZ 85023, a well-located fourplex property offering immediate income with significant development and value-add potential in the desirable North Phoenix submarket.

Situated on a generous 14,810 SF lot zoned R-3 Multifamily Medium Density, the property consists of one (2BD/1BA) unit and three (1BD/1BA) units across a 2,448 SF building, originally constructed in 1970. The Seller is providing architectural plans that would allow the addition of two new units, creating an opportunity for future expansion and increased revenue.

Current ownership has maintained the asset well, while leaving room for rental growth and modernization to meet today's market standards. The property also offers 4–5 covered parking spaces and additional surface parking, enhancing convenience and appeal for tenants.

Ideally positioned just south of Deer Valley Airpark and minutes from major shopping, dining, and transportation corridors, this offering provides both stability and upside in one of Phoenix's fastest-growing areas.

Investors may choose to live on-site, self-manage, or expand the property, benefiting from its versatile zoning, strong demand, and proximity to major employment centers — making 1925 W Village Dr a rare, well-located multifamily opportunity with immediate cash flow and long-term value creation potential.



PROPERTY OVERVIEW

02



PROFROMA INCOME				
Unit #	Unit Mix	Proforma Rents	Section 8 Pro-Forma	RUBS
1	1BDRM/1BATH	\$1,100.00	\$1,450.00	\$50.00
2	1BDRM/1BATH	\$1,100.00	\$1,450.00	\$50.00
3	2BDRM/1BATH	\$1,500.00	\$1,800.00	\$50.00
4	1BDRM/1BATH	\$1,100.00	\$1,450.00	\$50.00
Additional New Build Units				
5	2BDRM/2BATH	\$1,700.00	\$1,800.00	\$50.00
6	2BDRM/2BATH	\$1,700.00	\$1,800.00	\$50.00
Other Income				\$300.00
Rental Income		\$8,200.00	\$9,750.00	
Total Monthly Income		\$8,500.00	\$9,750.00	
Total Annual Income		\$102,000.00	\$117,000.00	

PROJECTED BUILD COST (ADDITIONAL 2 UNITS)			
Total Build Cost	Unit Size (SF)	Total SF	Price/SF
\$300,000.00	792	1584	\$189.39

PROFORMA INCOME & EXPENSES		
Total Gross Income	\$102,000.00	\$117,000.00
General Vacancy (5%)	\$5,100.00	\$5,850.00
Effective Gross Income	\$96,900.00	\$111,150.00
Insurance	\$3,500.00	\$3,500.00
Taxes	\$2,200.00	\$2,200.00
Utilities (\$80/Unit)	\$5,760.00	\$5,760.00
Management Fee (5%)	\$4,845.00	\$5,557.50
Repairs	\$9,000.00	\$9,000.00
Cleaning & Maintenance	\$1,500.00	\$1,500.00
Legal & Professional	\$3,000.00	\$3,000.00
Unit Reserves (\$400/Unit)	\$2,400.00	\$2,400.00
Total Expenses	\$32,205.00	\$32,917.50
Net Operating Income	\$69,795.00	\$84,082.50

	Price/Unit	
Purchase Price (Fourplex)	\$630,000.00	\$157,500.00
Projected Build Cost	\$300,000.00	\$150,000.00
Total Cost Price	\$930,000.00	\$155,000.00
Stabilized Cap Rate	7.50%	9.04%



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LOCATION OVERVIEW

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STRATEGIC NORTH PHOENIX LOCATION

1925 W Village Dr is ideally situated in North Phoenix, one of the city's most accessible and rapidly developing submarkets. This area offers a balanced mix of residential stability, employment centers, and retail convenience, making it an attractive destination for both renters and long-term investors.

The property benefits from proximity to major transportation routes including Interstate 17 (Black Canyon Freeway) and Loop 101 (Agua Fria Freeway), providing easy connectivity throughout the Greater Phoenix metro area. Tenants enjoy a short commute to key employment hubs such as Deer Valley Airpark, North Mountain Business Corridor, and HonorHealth Deer Valley Medical Center.

STRONG DEMOGRAPHICS & RENTAL DEMAND

North Phoenix continues to attract young professionals and working families drawn by its affordable housing options and expanding amenities. The surrounding neighborhoods feature a mix of established multifamily communities and newer developments, supporting consistent rental demand and healthy occupancy rates.

Retail, dining, and service conveniences are located minutes away along Bell Road, 19th Avenue, and Greenway Parkway, including national retailers such as Walmart, Target, and Fry's Food & Drug. The nearby Deer Valley Towne Center and North Mountain Village further enhance tenant appeal.

GROWTH & INVESTMENT OUTLOOK

The Deer Valley and North Phoenix corridor has experienced sustained population and job growth, driven by ongoing corporate expansions and strong in-migration to the Phoenix metro. This growth trajectory supports long-term rent appreciation and property value stability.

With its zoned development potential, convenient access to major employment centers, and high quality of life, 1925 W Village Dr offers investors a well-positioned multifamily asset in one of Phoenix's most enduring and opportunity-rich locations.



DEVELOPMENT POTENTIAL

Situated on a 14,810 SF R-3 zoned lot, the property offers the opportunity to build two additional units. Architectural plans are available from the Seller, providing a clear path for expansion and value creation.



VALUE-ADD RENTAL UPSIDE

Current rents are below market, offering immediate potential for income growth through modest renovations, improved management, and strategic repositioning.



DIVERSE UNIT MIX

The property includes one 2BD/1BA unit and three 1BD/1BA units — ideal for a balanced tenant profile ranging from singles to small families.



AMPLE PARKING

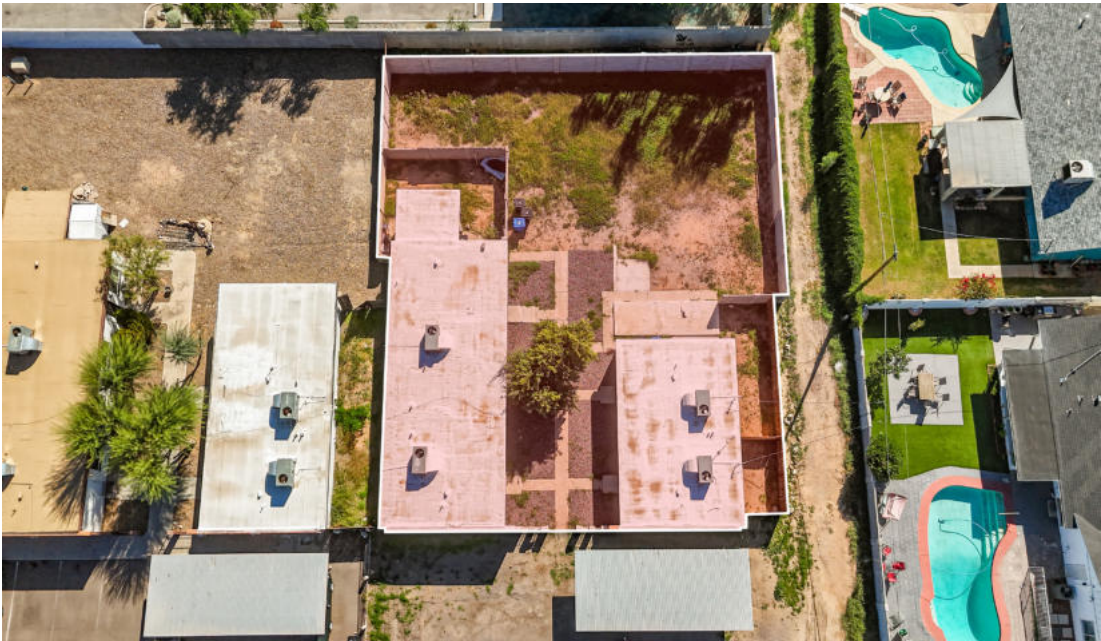
Includes 4–5 covered parking spaces plus additional on-site parking, providing tenants with rare convenience in this submarket.



STRONG NORTH PHOENIX LOCATION

Located just a few miles south of Deer Valley Airpark and near major shopping, dining, and transportation corridors, the property sits in a high-demand rental area poised for continued growth and stability.

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



MARKET OVERVIEW

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PHOENIX METRO ECONOMIC GROWTH

The Phoenix metropolitan area remains one of the fastest-growing markets in the United States, driven by strong population in-migration, job creation, and business-friendly policies. Over the past decade, the region has consistently ranked among the top metros for employment growth and household formation, supported by its diverse economy, affordable cost of living, and high quality of life.

Phoenix has successfully transitioned from a construction-heavy economy to a diversified employment hub, led by industries such as healthcare, technology, manufacturing, logistics, and financial services. Major employers in the area include Intel, American Express, Honeywell, Amazon, and Banner Health, contributing to a stable and expanding job base that fuels housing demand across all sectors.

STRONG MULTIFAMILY FUNDAMENTALS

The multifamily market in Phoenix continues to perform exceptionally well, underpinned by robust population growth, migration trends, and limited housing supply. Vacancy rates remain below national averages, while steady rent growth highlights ongoing demand from both residents and investors.

Submarkets such as North Phoenix have seen a surge in rental activity due to their affordability, proximity to major employers, and access to key transportation corridors including I-17 and Loop 101. These factors make the area particularly appealing for workforce housing and value-add multifamily investments like 1925 W Village Dr.

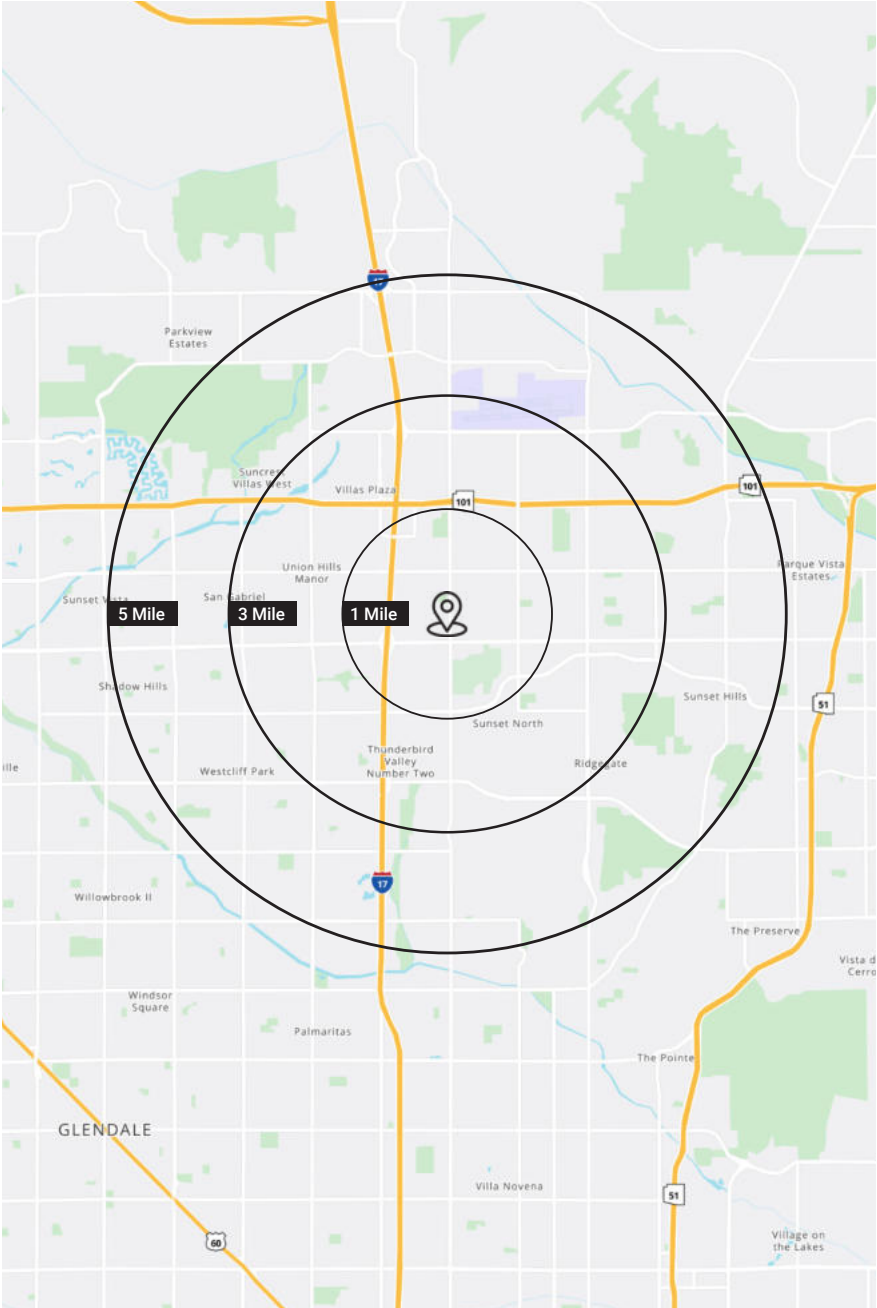
AFFORDABILITY & INVESTMENT APPEAL

Compared to high-cost markets such as Los Angeles, Denver, or Austin, Phoenix offers favorable entry pricing and higher yield potential, attracting both institutional and private investors. The city's pro-business environment, population influx from neighboring states, and steady job growth continue to drive demand for well-located multifamily assets.

With ongoing infrastructure improvements and consistent economic expansion, the Phoenix metro is poised for long-term rent growth, property appreciation, and investor stability, reinforcing its position as one of the nation's premier multifamily investment markets.

DEMOGRAPHIC OVERVIEW

RADIUS	1 MILE	3 MILES	5 MILES
Population	15,420	96,870	245,330
Households	6,040	37,950	95,420
Average Household Income	\$78,600	\$85,900	\$91,200
Median Household Income	\$65,300	\$70,800	\$74,100
Median Age	36.8	37.9	38.5
Housing Occupancy	91%	92%	93%
Renter-Occupied Households	52%	49%	47%
Average Home Value	\$390,000	\$405,000	\$417,000
Projected 5-Year Population Growth	4.1%	4.5%	4.8%



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