

7117 N 54th Ave

Glendale, AZ, 85301

6-Unit Multi-Family Property

Professionally Managed/Listed by

Axis Real Estate

\$1,298,000

\$216,333/Door

AXIS
REAL ESTATE



Jason Sellers & Jonathon Shoecraft - 727 W Bethany Home Rd. Suite D-222, Phoenix, AZ 85014 - O: 602-614-5590

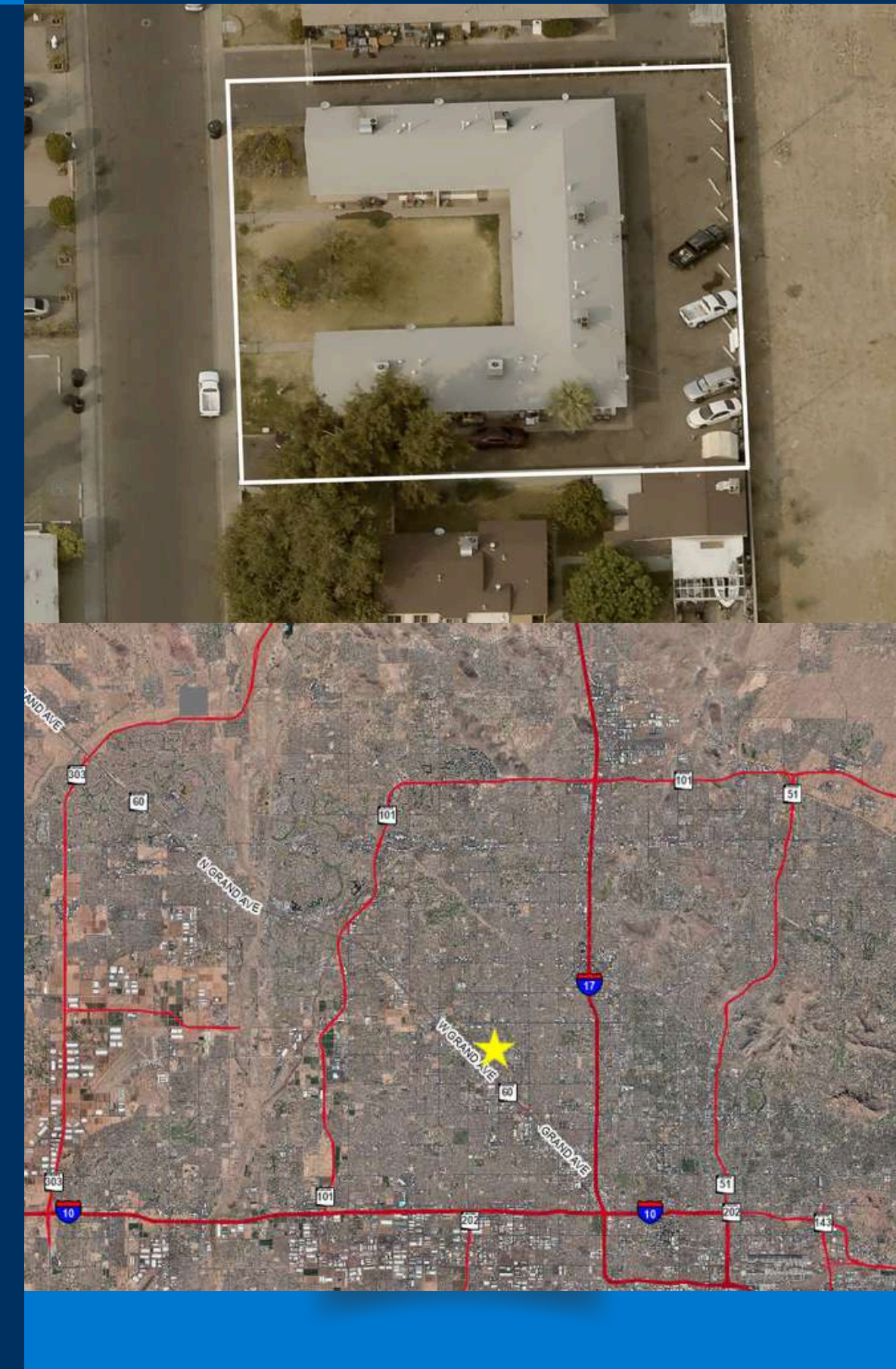
Property Description

Introducing a clean, updated 6-unit investment in Glendale, presented by Axis Real Estate. This property is fully operational with strong in-place income of approximately \$60,000 annually. Recent upgrades make this a low-maintenance, high-appeal asset for investors seeking immediate cash flow and long-term upside in a growing market.

- Located in a high-demand rental area, this property benefits from Glendale's steady population growth, proximity to major employers, and strong tenant demand. Whether you're a seasoned investor or just looking for your next solid acquisition, this property checks all the boxes: updated, cashflowing, and positioned for future appreciation.

Demographics

- Population Growth: Glendale's population is over 250,000 and has grown 7% over the past 10 years.
- Median Household Income: Approximately \$66,000 per year.
- Median Age: Around 34 years old, keeping the tenant pool active and stable.
- Employment: Home to major employers like Banner Health, Honeywell Aerospace, Luke Air Force Base, and the Westgate Entertainment District.
- Rental Demand: Over 45% of Glendale residents are renters, supporting consistent occupancy rates.
- Nearby Schools/Colleges: Glendale Community College and proximity to Arizona State University West Campus provide a strong student and workforce rental base.



Unit Details

5 Units

2 Bedrooms

1 Bath

Parking

850 Sq. Ft/Unit



1 Unit



1 Bedroom



1 Bath



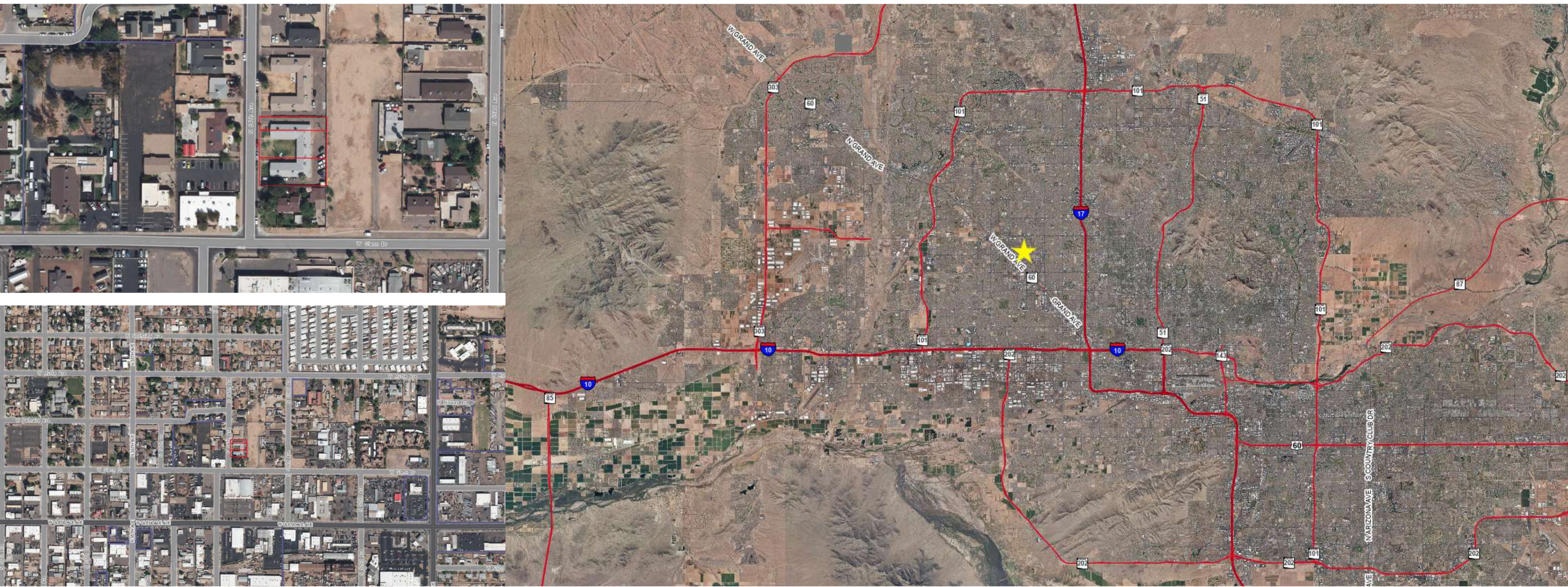
Parking



650 Sq. Ft



Aerial



Expense Report

AXIS Real Estate
3219 E Camelback Rd.
#280
Phoenix, AZ 85018
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OWNER STATEMENT
Report Period: 01/01/2024 - 12/31/2024

Portfolio Summary

Previous Balance		\$386.00
Income	+	\$81,828.42
Expenses	-	\$19,102.55
Mgmt Fees	-	\$5,815.71
Liabilities	+	-\$27.50
Total		\$57,268.66
Contributions	+	\$0.00
Draws	-	-\$57,229.61
Ending Balance		\$39.05
Portfolio Minimum	-	\$500.00
Unpaid Bills		\$915.14
Due To Owner		-\$1,376.09

PACIFICRIM

Income		
Total Income for PACIFICRIM		\$0.00
Expense		
Utility Expenses		\$119.45
Total Expense for PACIFICRIM		\$119.45

Net Operating Income	- \$119.45
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Total Net Income	- \$119.45
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Equity	
Owner Draw	-\$57,229.61
Total Equity for PACIFICRIM	-\$57,229.61

54th Ave-7117

Income	
Admin Fee (non-refund)	\$250.00
Convenience Fee	-\$2.95
Rent	\$81,581.37
Total Income for 54th Ave-7117	\$81,828.42

Expense	
Appliance	\$651.75
Electrical Repair	\$250.00
HVAC Repairs	\$672.00
Landscaping	\$1,600.00
Leasing Fee	\$990.00
Maintenance	\$1,215.00
Management Fees	\$5,815.71
Plumbing	\$2,827.59
Utility Expenses	\$10,776.76
Total Expense for 54th Ave-7117	\$24,798.81

Net Operating Income	\$57,029.61
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Total Net Income	\$57,029.61
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Current Liability	
Sales Tax Due	-\$27.50
Total Current Liabilities for 54th Ave-7117	-\$27.50
Total Liabilities for 54th Ave-7117	-\$27.50

AXIS

REAL ESTATE

Axis Real Estate is a full-service brokerage based in Metro Phoenix, proudly serving Arizona since 2008. With a passionate team of professionals, Axis specializes in residential and commercial sales, property management, and real estate investments across Scottsdale, Tempe, Chandler, Glendale, and beyond. Known for their action-driven approach and deep market knowledge, Axis helps buyers, sellers, and investors achieve their goals with personalized service and trusted expertise.

Learn more at axisre.com!



Jason Sellers

*Designated
Broker/Owner*

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Jonathon Shoecraft

Agent

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