

7117 N 54th Ave

Glendale, AZ, 85301

6-Unit Multi-Family Property

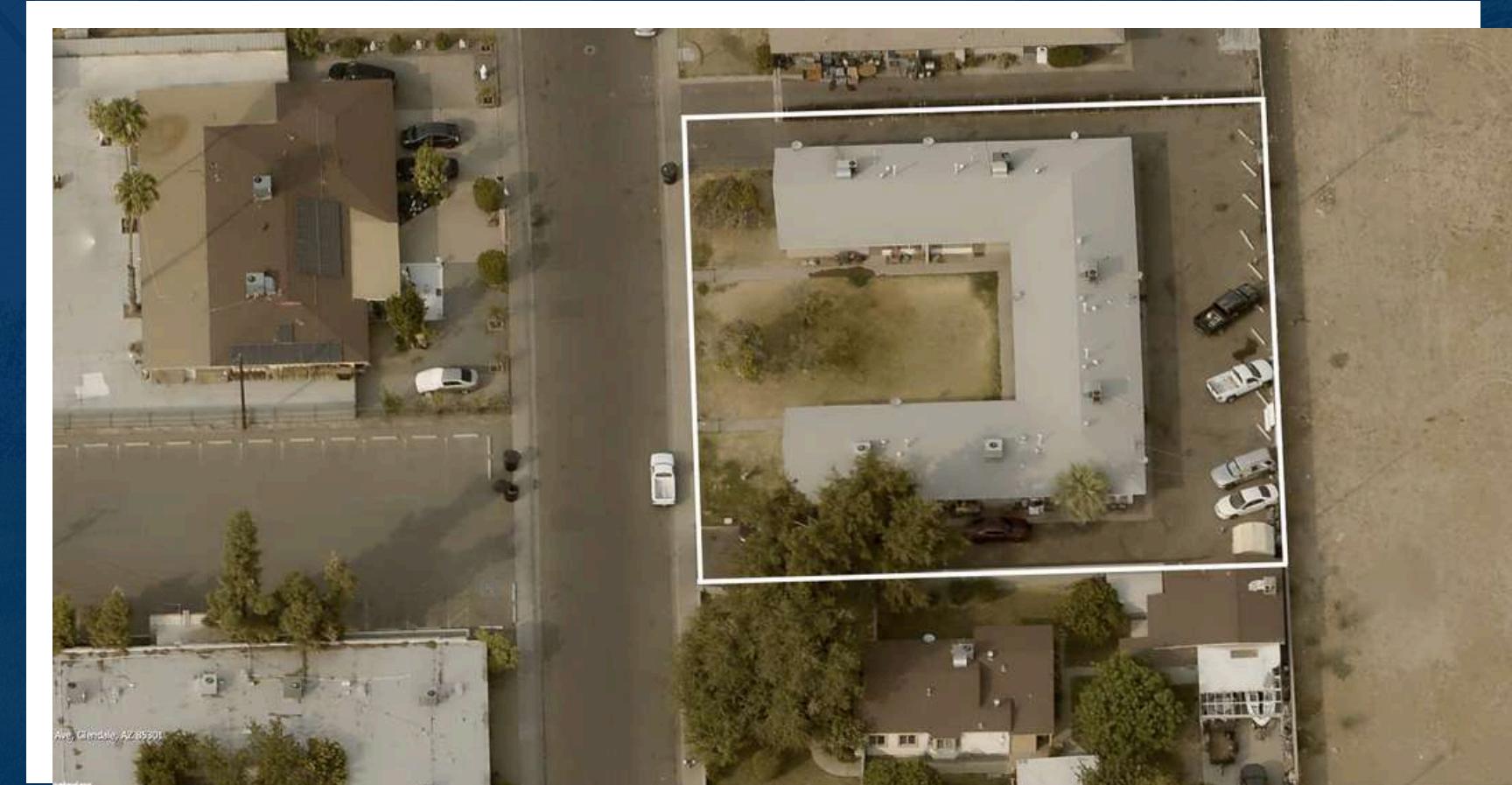
Professionally Managed/Listed by

Axis Real Estate

\$1,298,000

\$216,333/Door

AXIS
REAL ESTATE



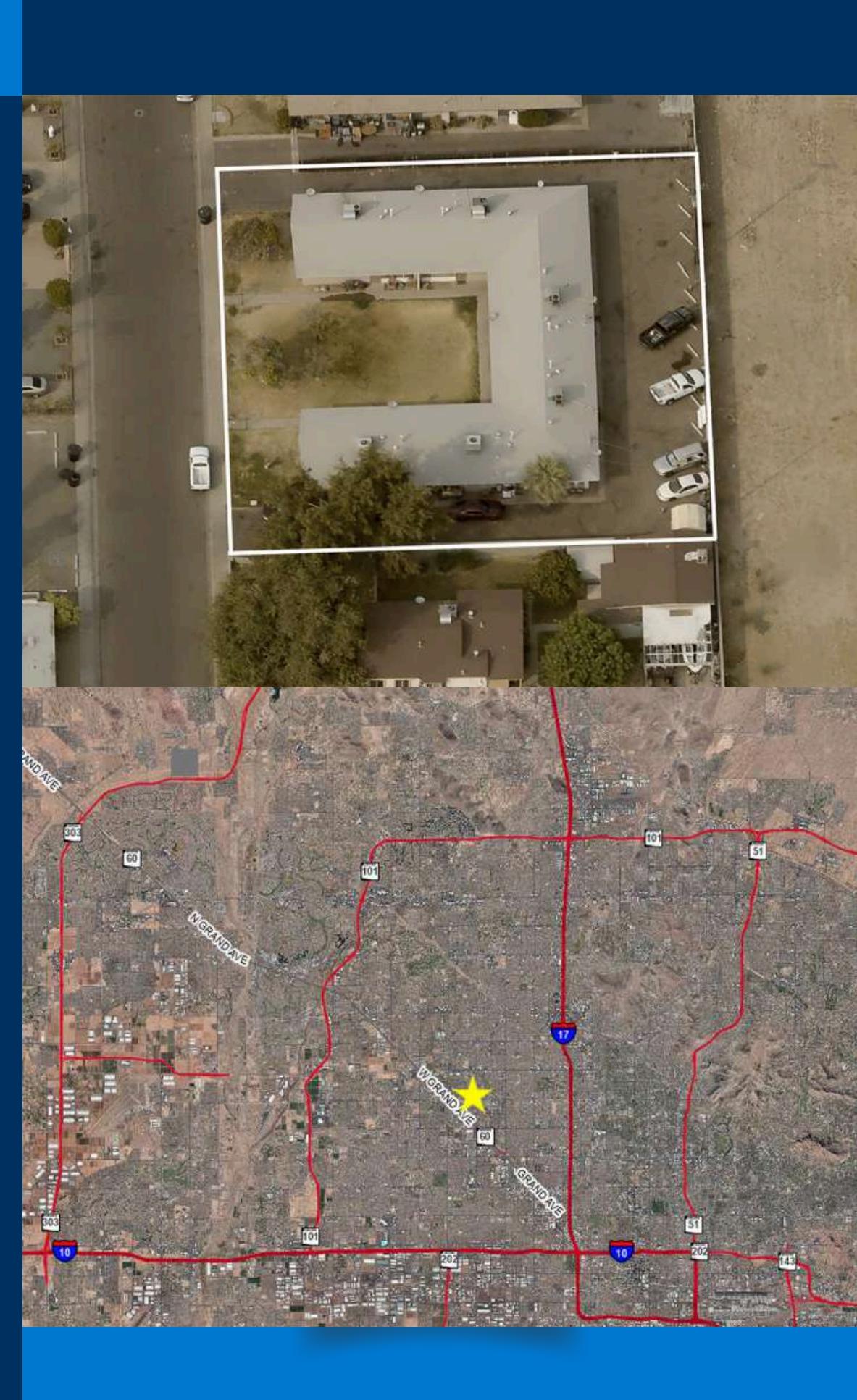
Property Description

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

1 Unit

1 Bedroom

1 Bath

Parking

650 Sq. Ft



5 Units

2 Bedrooms

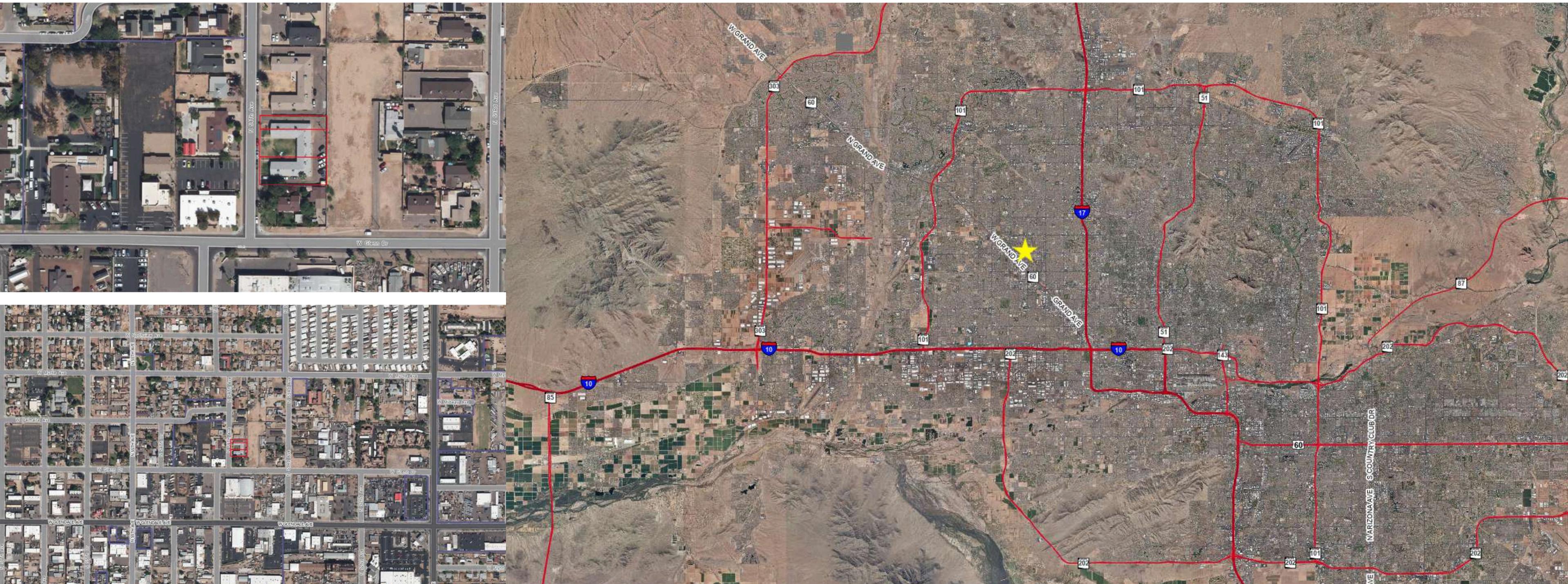
1 Bath

Parking

850 Sq. Ft/Unit



Aerial



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

Expense Report

AXIS Real Estate 3219 E Camelback Rd. #280 Phoenix, AZ 85018 ph. (602) 614-5590 www.axisre.com
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
Total Net Income -\$119.45
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
Total Net Income \$57,029.61
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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