

6 HOME SFR INVESTMENT PORTFOLIO

21110 N 76TH AVE, GLENDALE, AZ 85308 | 4745 W TARO DR, GLENDALE, AZ 85308 | 6131 W CLAREMONT ST, GLENDALE, AZ 85301
20398 N 74TH LN, GLENDALE, AZ 85308 | 1712 E CIELO GRANDE AVE, PHOENIX, AZ 85024 | 35210 N 33RD DR, PHOENIX, AZ 85086



FOR SALE
Seller Financing Available!

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Reuben Nach
Commercial Associate
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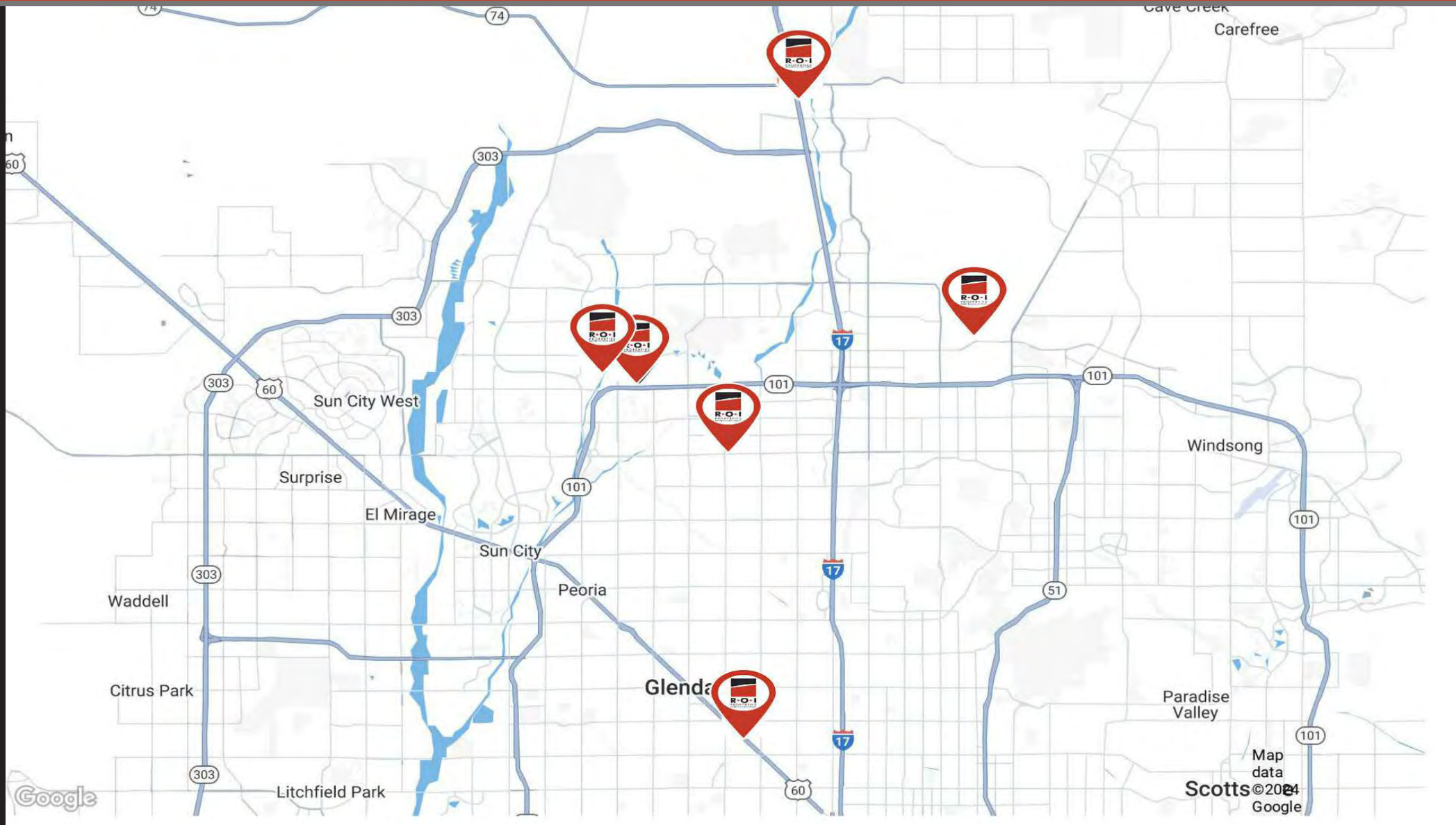
R.O.I. Properties
3333 E Camelback Rd, Ste 252
Phoenix, AZ 85018
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LOCATION MAP

6 HOME SFR INVESTMENT PORTFOLIO, GLENDALE & PHOENIX, AZ.

FOR SALE



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PORTFOLIO PROPERTY SUMMARY

6 HOME SFR INVESTMENT PORTFOLIO, GLENDALE & PHOENIX, AZ.

FOR SALE

OFFERING SUMMARY

LIST PRICE	\$4,500,000
NUMBER OF HOMES	Six
TOTAL SIZE (SF)	14,771 SF
AVERAGE SIZE (SF)	2,462 SF
LOT SIZE	0.979 AC 42,645 SF
ACTUAL NOI	\$170,623.00
PROFORMA NOI	\$212,563.00
NUMBER OF ZIP CODES	Four
CITY	Phoenix, Glendale

PORTFOLIO HIGHLIGHTS

- Investment Portfolio Size: 6 single-family residences across Phoenix and Glendale, AZ.
- Aggregate Property Size: 14,771 SF with an average property size of 2,462 SF.
- Current Financial Performance: Generating an Actual Net Operating Income (NOI) of \$170,623.00 annually.
- Proforma Potential: Ability to achieve \$212,563.00 in NOI, adjusting rents to reflect the market.
- Geographic Diversification: Properties located across four ZIP codes, featuring a mix of urban and suburban locales.
- Tenant Stability: 100% Occupied with a blend of long-term tenants and month-to-month flexibility
- Quality Locations: Close proximity to major amenities including Westgate Entertainment District, parks, and top-rated schools.
- Property Upgrades: Includes premium features like solar installations, luxury interiors, and resort-style backyards.



GLENDALE AND PHOENIX HIGHLIGHTS

These cities offer a balanced real estate market, with options ranging from affordable homes to upscale properties, making it accessible to a variety of buyers. Phoenix and Glendale's workforce is diverse, with a strong presence in education, healthcare, retail, and the growing tech and logistics industries.

Glendale's quality of life is elevated by its robust entertainment options, including the Westgate Entertainment District, home to professional sports venues, shopping, dining, and live events. The city also boasts cultural landmarks like Historic Downtown Glendale and outdoor recreation opportunities at Thunderbird Conservation Park, which is perfect for hiking, picnicking, and wildlife observation.

North Phoenix's quality of life is enhanced by its vibrant community and diverse amenities, including the Desert Ridge Marketplace, offering a mix of shopping, dining, and entertainment options. The area is also home to cultural and recreational landmarks such as the Musical Instrument Museum, showcasing global music history, and the picturesque Reach 11 Recreation Area, which provides trails for hiking, biking, and horseback riding amidst scenic desert landscapes.

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21110 N 76TH AVE

6 HOME SFR INVESTMENT PORTFOLIO, GLENDALE & PHOENIX, AZ.

FOR SALE

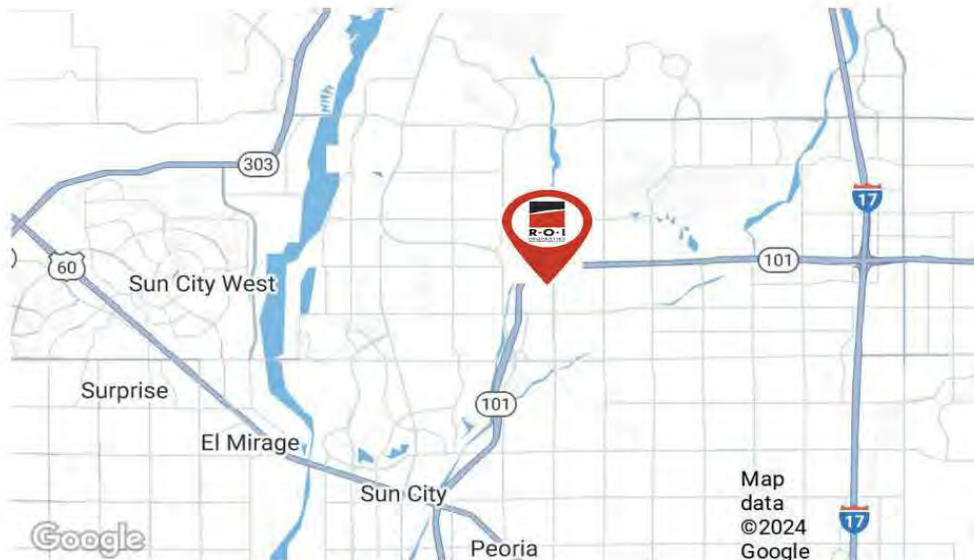
OFFERING SUMMARY

SIZE	3,395 SF
LOT SIZE	10,686 SF 0.245 AC
BEDROOMS	3 bed
BATHROOMS	3.5 bath
YEAR BUILT	2012
HOA	\$130/month
INDIVIDUAL NOI	4,500/mo
OCCUPANCY STATUS	Long-Term Tenant
	Occupied Month - to - Month



ABOUT

Spectacular waterfront luxury property in the beautiful Eagle Heights subdivision is now for sale! This stunning, move-in ready property features all the upgrades and amenities you could desire, including a private entry courtyard with a stone fireplace, a 4-car garage, plantation shutters throughout, a dream kitchen with upgraded staggered cabinets with crown molding, granite countertops, a large island with center sink and breakfast bar, double wall ovens, stainless steel appliances, and spacious master bedroom and master bath with granite counters and his and hers sinks. The backyard is like a resort and features a beautiful sparkling pool with a water feature, a built-in firepit, a large built-in BBQ with a sink and seating area, and a view fence. In addition, the property is inclusive of \$300,000 worth of upgrades, including paid-off solar.



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ADDITIONAL PHOTOS

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4745 W TARO DR

6 HOME SFR INVESTMENT PORTFOLIO, GLENDALE & PHOENIX, AZ.

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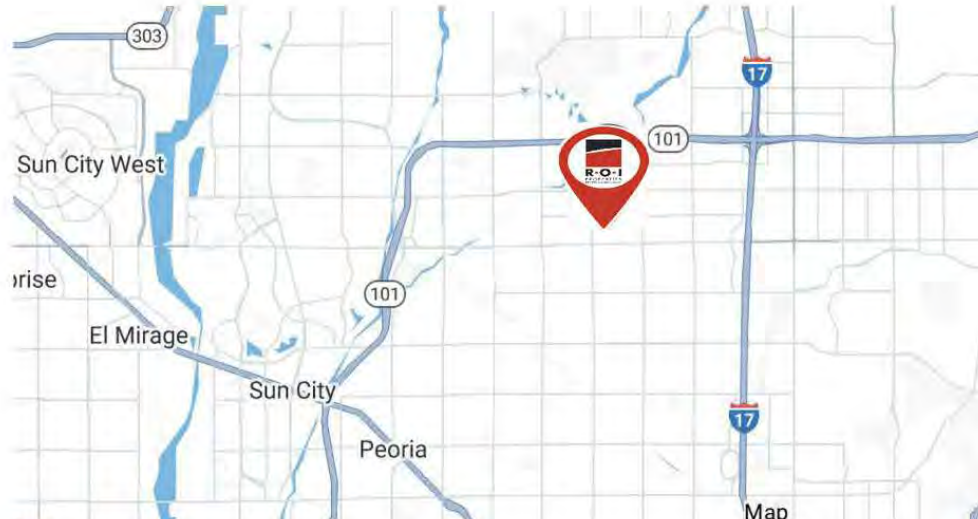
OFFERING SUMMARY

SIZE	1,647 SF
LOT SIZE	7,919 SF 0.182 AC
BEDROOMS	3 bed
BATHROOMS	2 bath
YEAR BUILT	1995
HOA	\$40/month
INDIVIDUAL NOI	\$2,450
OCCUPANCY STATUS	Long-Term Tenant
	Occupied Month - to - Month



ABOUT

Well-maintained 3-bedroom, 2-bath home with a pool in a desirable North Glendale location. The spacious backyard features a sparkling pool and low-maintenance synthetic grass, creating a relaxing oasis. The kitchen boasts a large island and newer appliances, while vaulted ceilings and an open floor plan enhance the home's appeal. Conveniently located near restaurants, schools, shopping, and major freeways, this property is also in the highly rated Deer Valley School District.



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6131 W CLAREMONT ST

6 HOME SFR INVESTMENT PORTFOLIO, GLENDALE & PHOENIX, AZ.

FOR SALE

OFFERING SUMMARY

SIZE	1,600 SF
LOT SIZE	6,003 SF 0.138 AC
BEDROOMS	3 bed
BATHROOMS	2 bath
YEAR BUILT	1960
HOA	N/A
INDIVIDUAL NOI	\$1,855/mo
OCCUPANCY STATUS	Long-Term Tenant
	Occupied Month - to - Month



ABOUT

This 1,600-square-foot single-family home, built in 1960, features 3 bedrooms and 2 bathrooms and is located at 6131 W Claremont St, Glendale, AZ 85301. The home offers versatile heating options with gas and other systems and a cooling system with a refrigerator. Situated on a 6,002-square-foot lot, the property also includes 3 parking spaces, providing ample convenience.

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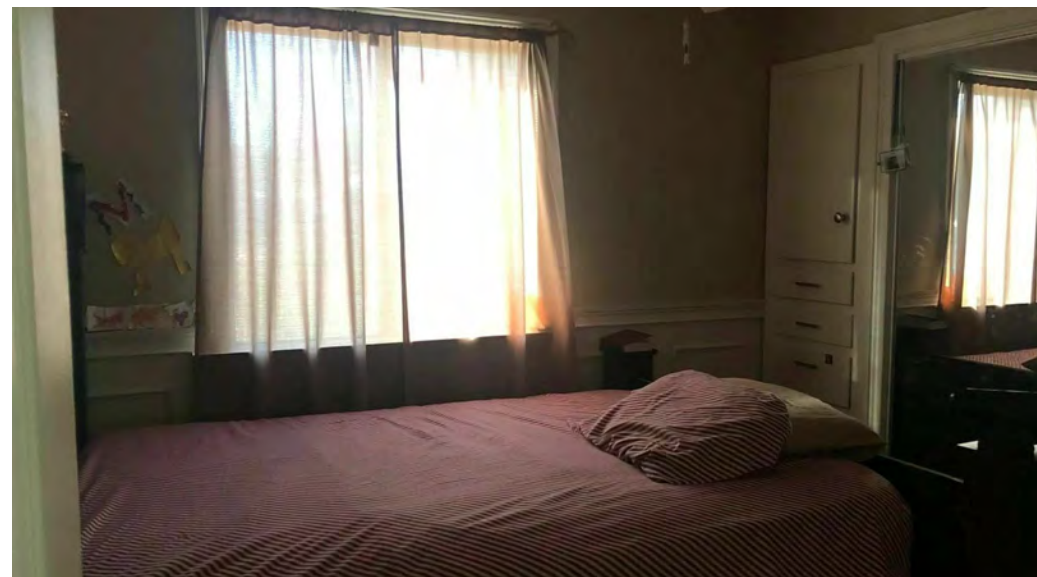
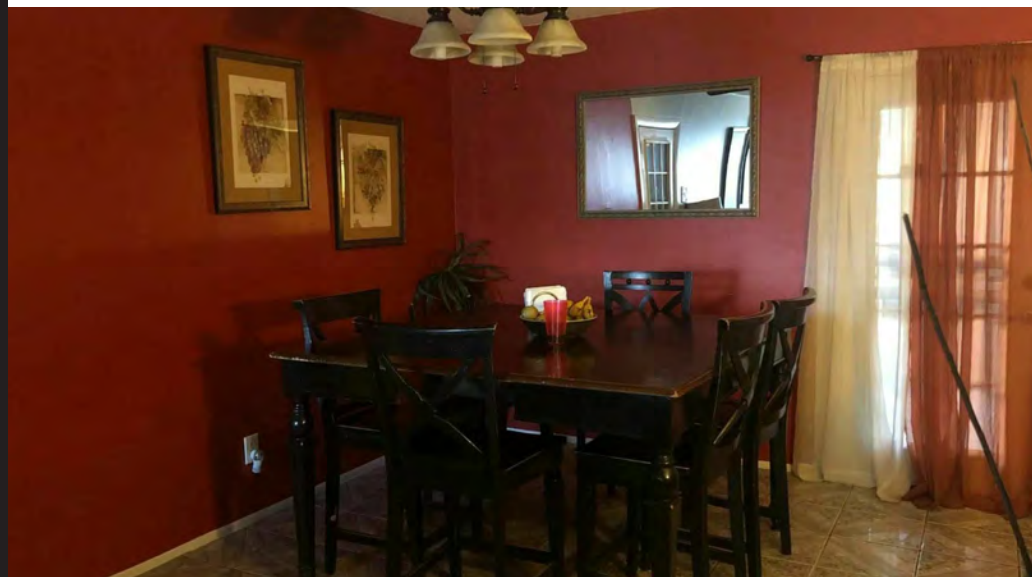
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20398 N 74TH LN

6 HOME SFR INVESTMENT PORTFOLIO, GLENDALE & PHOENIX, AZ.

FOR SALE

OFFERING SUMMARY

SIZE	2,494 SF
LOT SIZE	7,150 SF 0.164 AC
BEDROOM	5 bed
BATHROOM	3 bath
YEAR BUILT	1999
HOA	\$167/month
INDIVIDUAL NOI	\$3,250/mo
OCCUPANCY STATUS	Long-Term Tenant
	Occupied Month - to - Month



ABOUT

Located in the highly desirable Arrowhead Ranch community, this 5-bedroom, 3-bath home offers excellent access to West Valley amenities, including restaurants, coffee shops, shopping, schools, and convenient freeway connections. One bedroom and a full bath are located downstairs. The home boasts incredible curb appeal with features such as soaring vaulted ceilings, an oversized master suite, newer black stainless kitchen appliances, an RV gate, and a relaxing backyard with lush grass and mature trees. Upgraded energy-efficient AC units and new ductwork provide savings on electric costs. An oversized 2.5-car garage offers extra storage space. This home is move-in ready.

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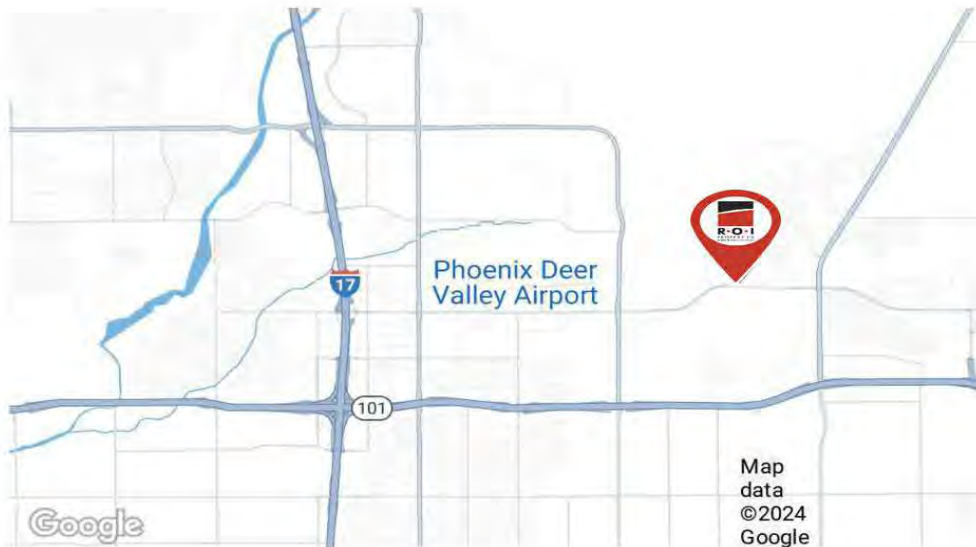
1712 E CIELO GRANDE AVE

6 HOME SFR INVESTMENT PORTFOLIO, GLENDALE & PHOENIX, AZ.

FOR SALE

OFFERING SUMMARY

SIZE	3,181 SF
LOT SIZE	5,270 SF 0.121 AC
BEDROOMS	4 bed
BATHROOMS	2.5 bath
YEAR BUILT	2006
HOA	N/A
PROFORMA NOI	\$3,200 / Month
OCCUPANCY STATUS	Occupied Lease End Date: 1/31/2026



ABOUT

This stunning 4-bedroom, 2.5-bath home offers a private backyard oasis in a highly sought-after North Phoenix neighborhood. Positioned on a premier lot, the property provides exceptional privacy with a breathtaking desert mountain backdrop. The backyard retreat is complete with an outdoor kitchen and fireplace, ideal for relaxation or entertaining. Inside, the home features a modern, open-concept kitchen with a spacious sit-up island and stainless steel appliances, seamlessly connecting to the inviting living room. The oversized main suite, located on the main level, includes a large walk-in closet, a separate garden tub and shower, and direct access to the backyard. Set within a quiet, well-maintained community, the home is conveniently located near elementary and middle schools. This property is move-in ready and offers resort-style living. It is an opportunity not to be missed.

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35210 N 33RD DR

6 HOME SFR INVESTMENT PORTFOLIO, GLENDALE & PHOENIX, AZ.

FOR SALE

OFFERING SUMMARY

SIZE	2,454 SF
LOT SIZE	5,600 SF 0.129 AC
BEDROOMS	4 bed
BATHROOMS	2.5 bath
YEAR BUILT	2012
HOA	N/A
INDIVIDUAL NOI	\$2,600/mo
OCCUPANCY STATUS	Long-Term Tenant
	Occupied Lease End Date: 5/30/2025



ABOUT

This beautiful two-story family home, featuring 4 bedrooms and 2.5 bathrooms, is nestled in the highly sought-after master-planned community of Tramonto in North Phoenix, just east of I-17 and Carefree Highway. Tramonto offers fantastic amenities, including parks, sports courts, and a community swimming pool.

The home boasts numerous upgrades, such as tile and wood flooring, espresso cabinetry, granite countertops, stainless steel appliances, a double oven, and elegant fixtures. A stunning double-sided, rock-framed fireplace connects the living and family rooms, while a spacious loft adds versatility. The master and secondary bathrooms feature dual sinks, with the master bathroom also offering a separate tub and shower. This home is packed with charm and modern conveniences, perfect for any family.



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FINANCIALS

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FOR SALE

	Current	Pro Forma
Annual Rent	\$214,980.00	\$223,980.00
Vacancy	0.00	\$0.00
Gross Operating Income	\$214,260.00	\$256,200.00
Repairs & Maintenance	\$12,360.00	\$12,360.00
HOA Dues	\$3,100.00	\$3,100.00
Insurance	\$10,800.00	\$10,800.00
Property Taxes	\$17,377.0	\$17,377.0
Total Operating Expenses	\$43,637.00	\$43,637.00
Net Operating Income	\$170,623.20	\$212,563.00

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