

13360

W VAN BUREN ST

Goodyear, AZ 85338

GOODYEAR FOURPLEX
TOWNHOME INVESTMENT





13360

W VAN BUREN ST

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EXECUTIVE SUMMARY

01



EXECUTIVE SUMMARY

Compass Commercial Group is pleased to present Thrive @ Goodyear, a newly constructed multifamily townhome investment located at 13360 W Van Buren St, Goodyear, AZ 85338. The property consists of 47 modern townhomes delivered in fourplex configurations, allowing investors to acquire scale while maintaining eligibility for residential financing in one of the fastest-growing submarkets in the Phoenix Metro.

Situated on a 4.61-acre R-3 zoned site, the community includes 11 two-story buildings featuring 3-bedroom, 2.5-bath floor plans averaging 1,592 SF. Delivered between 2025 and 2026, the asset features contemporary construction and premium interior finishes, including stainless steel appliances, quartz countertops, smart thermostats, and private outdoor spaces. Community amenities include a resort-style pool, private courtyard, and pet park, supporting strong tenant demand and retention.

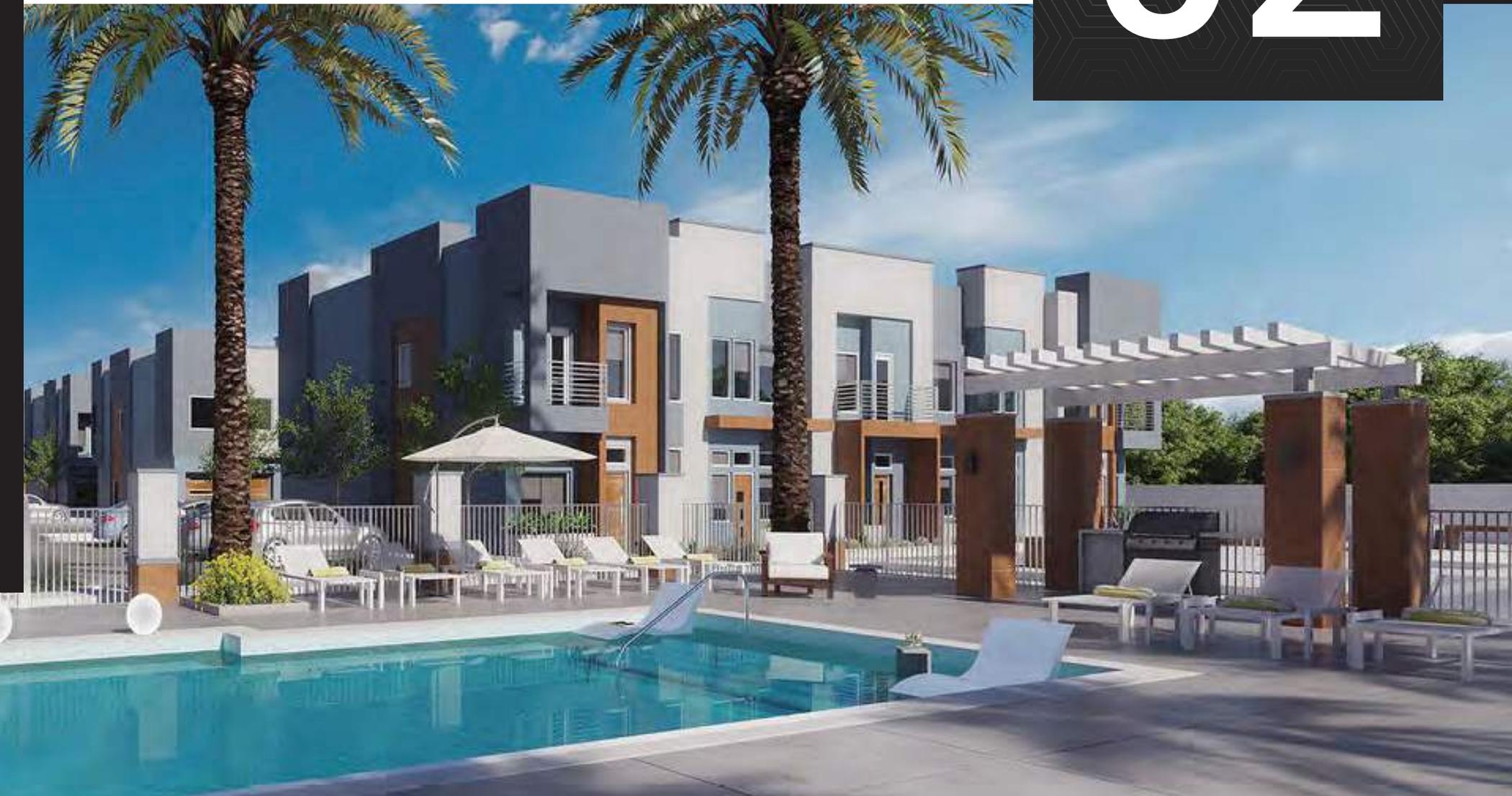
Strategically positioned in Goodyear's high-growth West Valley, the property offers immediate access to Interstate 10, Phoenix Goodyear Airport, and major employment hubs including Amazon, Banner Health, Walmart, and Chewy. Supported by 16.2% population growth and a \$101,000+ median household income, the market exhibits strong fundamentals for sustained rental demand.

Offered at \$444,000–\$470,000 per unit (approximately \$280/SF), Thrive @ Goodyear is priced competitively relative to replacement cost and addresses an undersupplied low-density townhome segment, providing investors with a compelling blend of new construction quality, financing flexibility, and long-term appreciation potential.



PROPERTY
OVERVIEW

02



UNIT MIX/MARKET RENT

| Floor Plan | Unit Mix | Unit Count | Rentable SQ.FT | Rent Per Unit | Per SF |
|-----------------------|---------------|------------|----------------|----------------|---------------|
| A | 3BDRM/2.5BATH | 6 | 1,691 | \$2,600 | \$1.54 |
| B | 3BDRM/2.5BATH | 4 | 1,557 | \$2,500 | \$1.61 |
| C | 3BDRM/2.5BATH | 10 | 1,554 | \$2,500 | \$1.61 |
| D | 3BDRM/2.5BATH | 11 | 1,539 | \$2,500 | \$1.62 |
| E | 3BDRM/2.5BATH | 8 | 1,691 | \$2,600 | \$1.54 |
| F | 3BDRM/2.5BATH | 8 | 1,557 | \$2,500 | \$1.61 |
| Total /Average | | 47 | 1,598 | \$2,533 | \$1.59 |

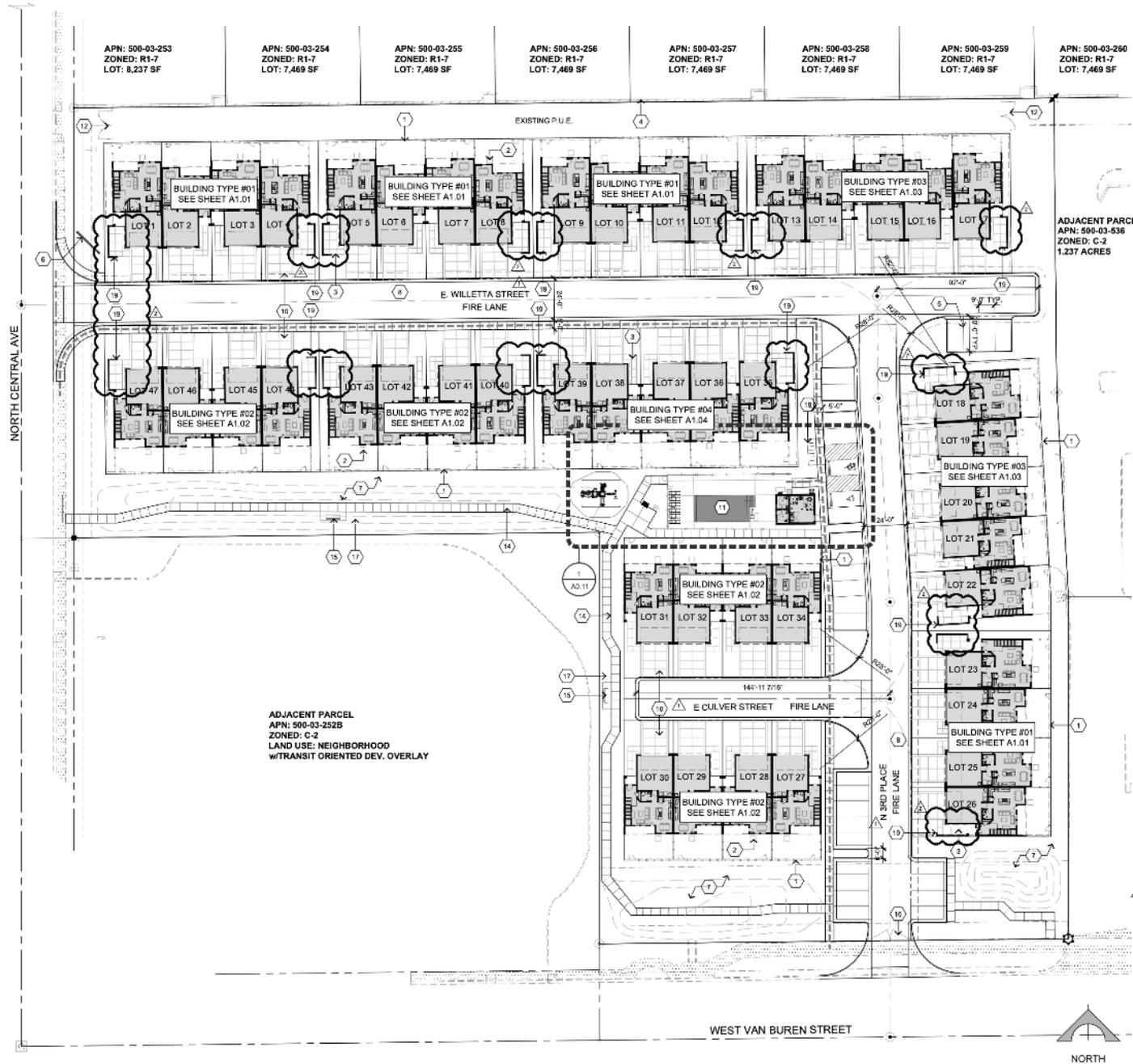
4 UNIT INVESTMENT PROFORMA

| RENTAL INCOME | | PER UNIT |
|--------------------------|---------------------|--------------------|
| Market Rent (4 Units) | \$121,584.00 | \$30,396.00 |
| General Vacancy (5%) | \$(6,079.20) | -5% |
| Net Rental Income | \$115,504.80 | \$28,876.20 |

| OTHER INCOME | | |
|---------------------------|---------------------|--------------------|
| Utility Reimbursement | \$6,000.00 | \$1,500.00 |
| Other Income | \$2,000.00 | \$500.00 |
| Total Other Income | \$8,000.00 | \$2,000.00 |
| Total Income (EGI) | \$123,504.80 | \$30,876.20 |

| EXPENSES | | |
|---------------------------------|---------------------|--------------------|
| Insurance | \$1,800.00 | \$450.00 |
| Taxes | \$7,200.00 | \$1,800.00 |
| Utilities | \$6,000.00 | \$1,500.00 |
| Marketing | \$1,500.00 | \$375.00 |
| Repairs | \$2,000.00 | \$500.00 |
| Total Operating Expenses | \$18,500.00 | \$4,625.00 |
| OpEx Ratio | 15% | |
| Net Operating Income | \$105,004.80 | \$26,251.20 |

SITE PLAN



ELEVATIONS



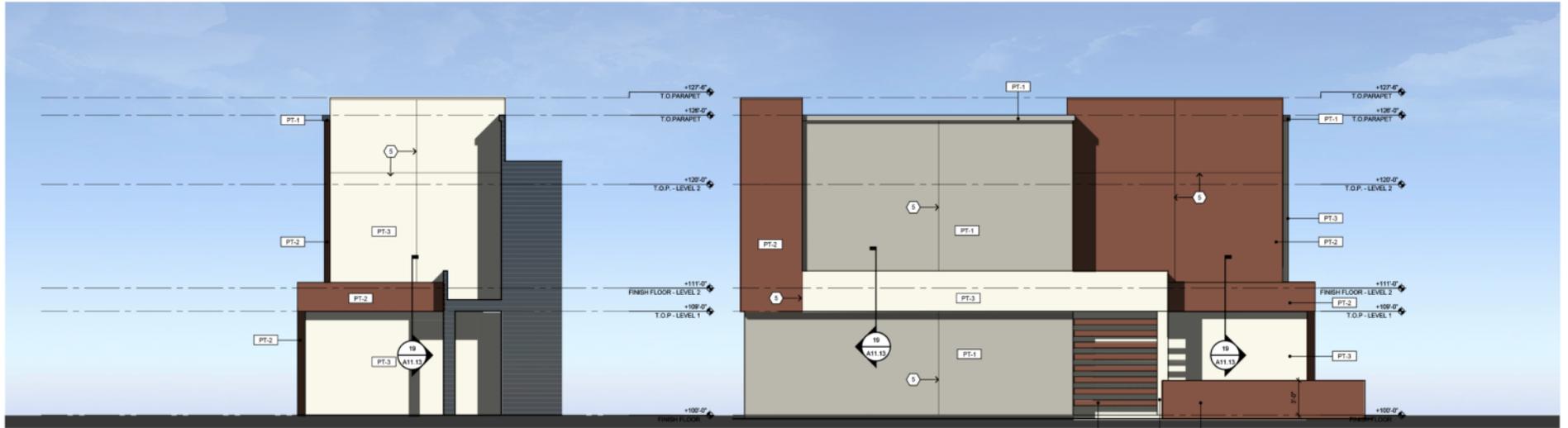
2 Building Elevation - 4-Plex - Type 1

SCALE: 1/4" = 1'-0"



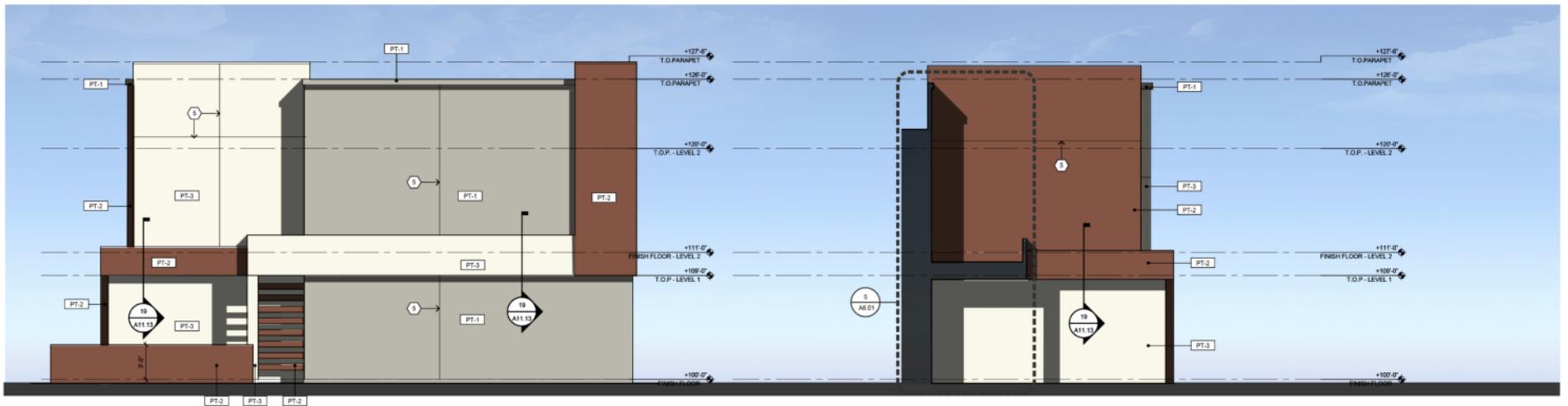
1 Building Elevation - 4-Plex - Type 1

ELEVATIONS



4 Building Interior Side Elevation - Unit Type F
SCALE: 1/4" = 1'-0"

2 Building Side Elevation - Unit Type E
SCALE: 1/4" = 1'-0"



3 Building Side Elevation - Unit Type B/C Sim.
SCALE: 1/4" = 1'-0"

1 Building Interior Side Elevation - Unit Type A/D Sim.
SCALE: 1/4" = 1'-0"

ELEVATIONS

- 8. PROVIDE UT ADDRESS NUMBERS - TYP. - REFER TO ELECTRICAL PLAN
- 10. ROOF DRAIN OUTLET - PROVIDE ZURN OR SIMILAR S.S. DRAIN DOWNSPOUT
- 11. 3" HIGH STUCCO WRAPPED 6" MASONRY WALL - NOT A PART OF THIS SUBMITTAL - PERMITTED SEPARATELY



2 Building Elevation - 4-Plex - Type 2
SCALE: 1/4" = 1'-0"



1 Building Elevation - 4-Plex - Type 2
SCALE: 1/4" = 1'-0"

ELEVATIONS



2 Building Elevation - 5-Plex - Type 3
SCALE: 1/4" = 1'-0"



1 Building Elevation - 5-Plex - Type 3
SCALE: 1/4" = 1'-0"

ELEVATIONS



2 Building Elevation - 5-Plex - Type 4
SCALE: 3/16" = 1'-0"



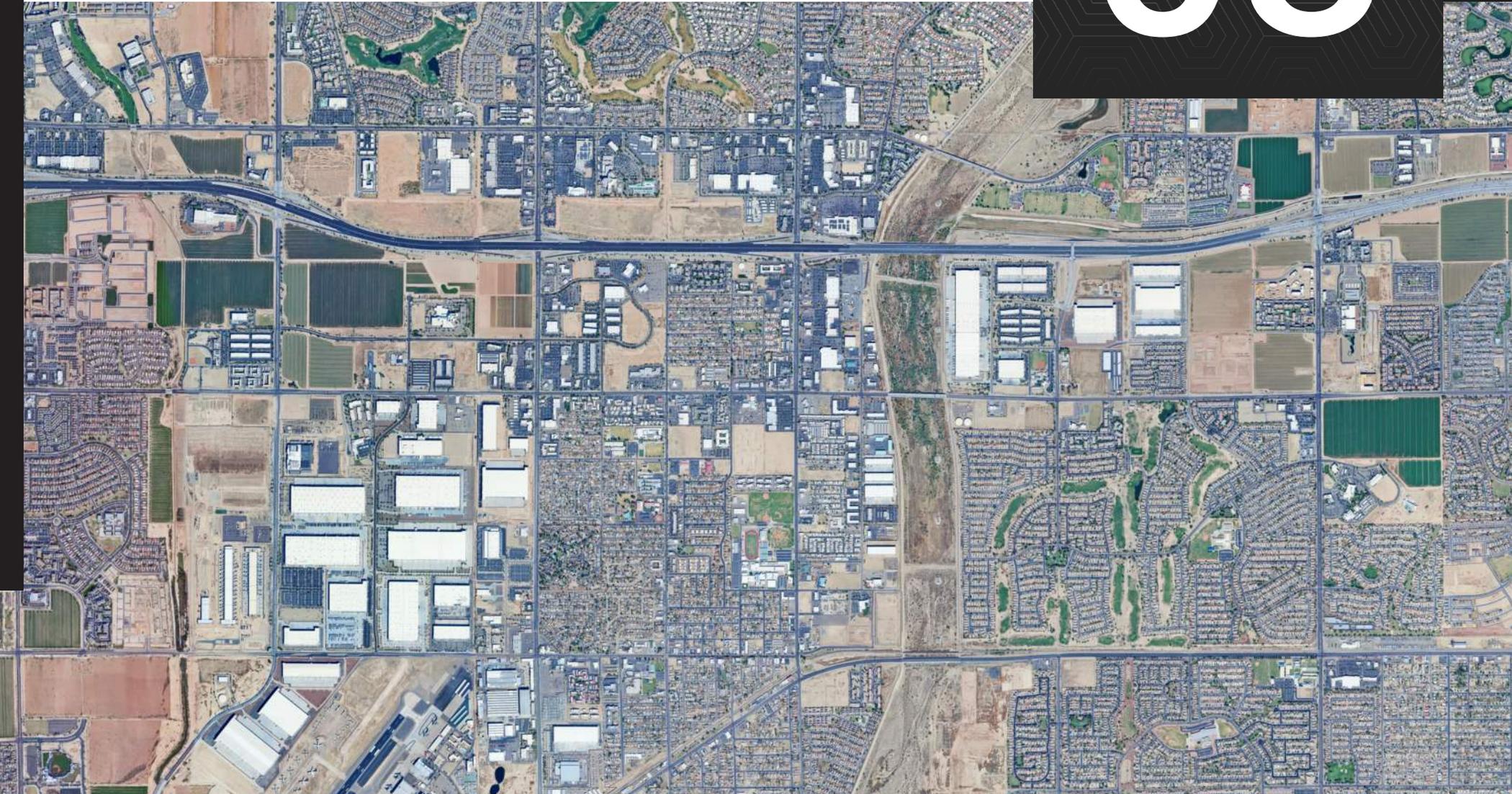
1 Building Elevation - 5-Plex - Type 4
SCALE: 3/16" = 1'-0"



13360 W Van Buren St

LOCATION
OVERVIEW

03



STRATEGIC WEST VALLEY LOCATION

13360 W Van Buren St is strategically located in Goodyear, one of the fastest-growing and most investment-active submarkets in the Phoenix Metropolitan Area. The area offers an attractive balance of residential growth, expanding employment centers, and modern retail amenities, making it a compelling location for both renters and long-term investors.

The property benefits from immediate access to Interstate 10, providing efficient connectivity throughout the Greater Phoenix region. Its infill positioning allows for quick commutes to surrounding West Valley employment corridors, while proximity to Phoenix Goodyear Airport enhances accessibility for logistics, aerospace, and corporate users.

STRONG DEMOGRAPHICS & RENTAL DEMAND

Goodyear continues to attract working professionals, families, and logistics-sector employees driven by strong job growth, high-quality housing options, and a superior quality of life. The city has experienced 16.2% population growth and maintains a median household income exceeding \$101,000, supporting consistent rental demand and above-average household formation.

The surrounding neighborhoods feature a mix of newer residential developments and established communities, reinforcing stable occupancy trends. Low-density townhome product remains undersupplied relative to demand, positioning the subject property favorably within the local rental market.

Retail, dining, and daily conveniences are located minutes away along key commercial corridors, including grocery anchors, national retailers, and neighborhood services that further enhance tenant appeal and long-term retention.

GROWTH & INVESTMENT OUTLOOK

The West Valley corridor has emerged as a major beneficiary of Phoenix's ongoing expansion, fueled by sustained in-migration, industrial growth, and large-scale corporate investment. Goodyear has become a regional hub for logistics, healthcare, and advanced manufacturing, with continued infrastructure investment supporting long-term economic momentum.

With its strategic location, proximity to major employment hubs, and positioning within a high-growth municipality, 13360 W Van Buren St offers investors a well-located multifamily townhome opportunity supported by durable market fundamentals, long-term rent appreciation potential, and continued demand for modern rental housing in the West Valley.



NEW-CONSTRUCTION FOURPLEX TOWNHOMES

Delivered in 2025–2026, the property consists of newly constructed, two-story townhomes featuring modern design, durable frame/stucco exteriors, and high-quality finishes—minimizing near-term capital expenditure requirements.



FOURPLEX STRUCTURE WITH RESIDENTIAL FINANCING

Each building is configured as a fourplex, allowing investors to acquire scalable multifamily assets while maintaining eligibility for favorable residential financing, an increasingly rare advantage in today’s capital markets.



UNDERSUPPLIED LOW-DENSITY PRODUCT TYPE

The development offers a low-density townhome alternative to traditional apartments, a product type that remains undersupplied in the West Valley, supporting strong tenant demand and rent durability.



PREMIUM INTERIOR FINISHES & AMENITIES

Units feature stainless steel appliances, quartz countertops, smart thermostats, private balconies, and fenced backyards. Community amenities include a resort-style pool, private courtyard, and pet park, enhancing tenant appeal and long-term retention.



STRATEGIC WEST VALLEY LOCATION

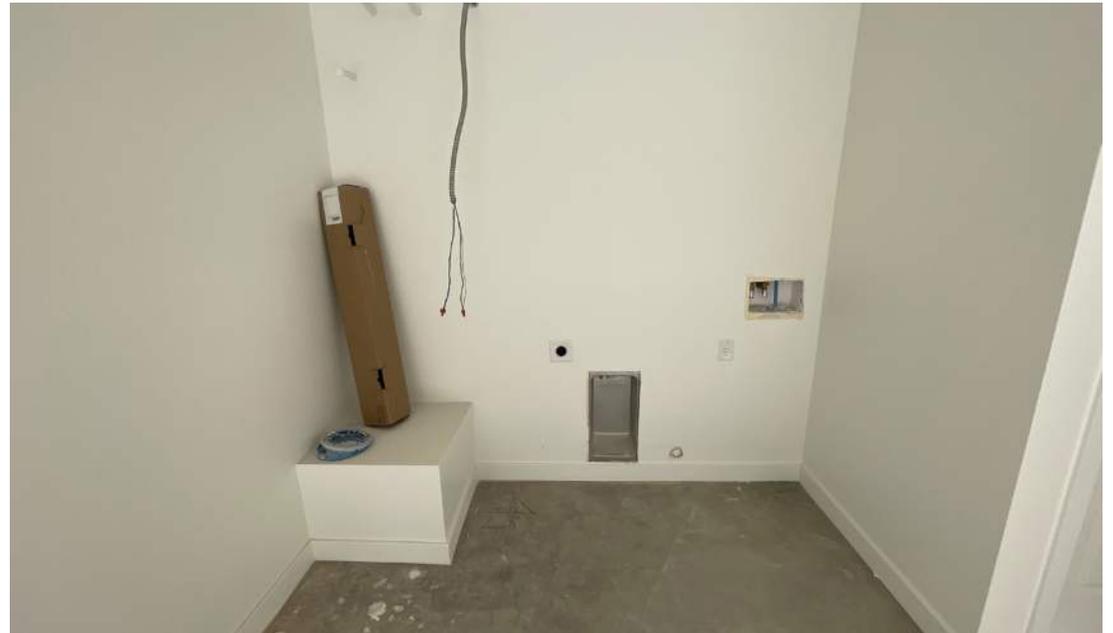
Strategically located in Goodyear, the property offers immediate access to Interstate 10, Phoenix Goodyear Airport, and major employment hubs—positioning the asset within one of the Phoenix Metro’s fastest-growing corridors.



STRONG DEMOGRAPHICS & EMPLOYMENT BASE

Goodyear has experienced 16.2% population growth and boasts a median household income exceeding \$101,000, supported by nearby employers including Amazon, Banner Health, Walmart, and Chewy—driving consistent rental demand.

PROPERTY PHOTOS



PROPERTY PHOTOS



MARKET
OVERVIEW

04



PHOENIX METRO ECONOMIC GROWTH

The Phoenix Metropolitan Area remains one of the fastest-growing markets in the United States, driven by sustained population in-migration, robust job creation, and a pro-business regulatory environment. Over the past decade, the region has consistently ranked among the nation's leaders in employment growth and household formation, supported by its diversified economy, relative affordability, and high quality of life.

Phoenix has evolved into a diversified employment hub with strength across healthcare, advanced manufacturing, logistics, technology, and financial services. Major employers throughout the metro include Intel, American Express, Honeywell, Amazon, and Banner Health, providing a broad and resilient employment base that continues to fuel housing demand across both renter and owner-occupied segments.

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.

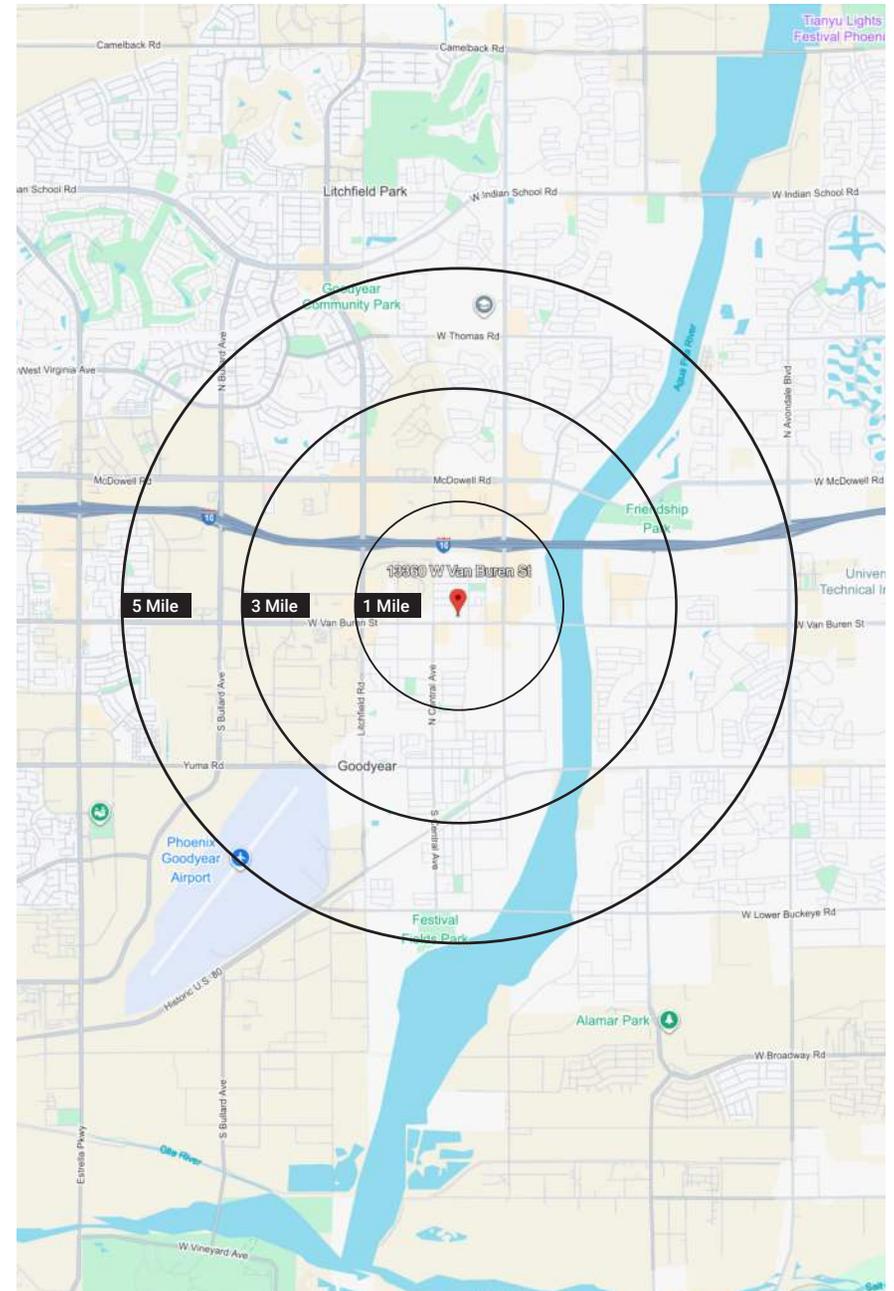
AFFORDABILITY & INVESTMENT APPEAL

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 | 14,980 | 94,600 | 238,400 |
| Households | 5,820 | 36,900 | 92,300 |
| Average Household Income | \$82,400 | \$91,300 | \$98,700 |
| Median Household Income | \$71,200 | \$78,900 | \$84,500 |
| Median Age | 35.9 | 36.8 | 37.6 |
| Housing Occupancy | 92% | 93% | 94% |
| Renter-Occupied Households | 54% | 51% | 49% |
| Average Home Value | \$402,000 | \$418,000 | \$435,000 |
| Projected 5-Year Population Growth | 4.3% | 4.7% | 5.1% |



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ZACH COTY
Vice President
(602) 516-4767
zcoty@thecotygroup.com

COMPASS COMMERCIAL GROUP
5225 N Central Ave Ste. 108,
Phoenix, AZ 85012

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