

THE CLAREMONT APARTMENTS

5820 W CLAREMONT STREET
GLENDALE, ARIZONA 85301

EXCLUSIVELY LISTED BY:

CARTER MARKS

SENIOR ASSOCIATE

M: 623.238.3923

CARTER.MARKS@ORIONPROP.COM

ZACK MISHKIN

MANAGING DIRECTOR

M: 602.363.6363

ZACK.MISHKIN@ORIONPROP.COM

SUBJECT PROPERTY





TABLE OF CONTENTS

- 01** **THE OFFERING**
PAGE 3
- 02** **INVESTMENT HIGHLIGHTS**
PAGE 5
- 03** **LOCATION OVERVIEW**
PAGE 6
- 04** **FINANCIAL ANALYSIS**
PAGE 11
- 05** **COMPARABLE SALES**
PAGE 15





OFFERING DETAILS

OFFERING PRICE \$5,999,999

NUMBER OF UNITS 36 UNITS

PRICE/UNIT \$166,667/UNIT

UNIT MIX (24) 1 BED X 1 BATH
(12) 2 BED X 2 BATH
UNITS

RENTABLE SF 28,092 SF TOTAL

PRICE/SF \$213.58/SF

LAND SIZE 76,046 SF TOTAL
(± 1.75 AC)

YEAR BUILT 1975

ZONING R-4, CITY OF
GLENDALE

CROSS STREETS 59TH AVENUE &
CLAREMONT STREET

THE OPPORTUNITY

ORION Investment Real Estate, as the exclusive listing agent, is pleased to present the opportunity to acquire The Claremont Apartments, a well-located 36-unit multifamily asset situated in close proximity to historic Downtown Glendale.

The property consists of six total buildings constructed in 1975 on approximately 1.75 AC of land and is made of block and wood construction with flat roofs. The unit mix includes twenty-four (24) large 1-bedroom / 1-bathroom units and twelve (12) 2-bedroom / 2-bathroom units with an average unit size of approximately 780 square feet. The Claremont Apartments have spacious, functional floor plans with large kitchens, walk-in closets, private yards for over 75% of the units, an on-site laundry facility, leasing and storage office and ample parking with 52 designated surface spots and additional space along Claremont Street.

The property offers investors the unique opportunity to acquire an asset that features durable in-place income with a clear and achievable operational value-add component. 100% of units have been updated within the past two years, providing a new owner the opportunity to enhance value by streamlining operational efficiencies and stabilizing occupancy to market levels.

The Claremont Apartments' low-density site layout, block construction, and large units differentiate the asset from competing vintage product in the submarket, while the presence of private yards for the majority of units supports strong tenant demand and retention. The property's proximity to Downtown Glendale, major employment centers, and retail and travel corridors further enhances its long-term appeal.

The property's existing income stream and clear repositioning pathway position the asset to attract a broad range of financing options, helping preserve buyer liquidity and maintain transaction certainty. This offering is well-suited for investors seeking a balanced risk profile - providing immediate cash flow with a realistic path to enhanced returns through thoughtful value-add execution.

36

UNITS

\$5,999,999

LIST PRICE

\$166,667

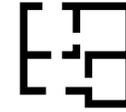
PRICE PER UNIT



INVESTMENT HIGHLIGHTS



Operational value-add
opportunity



Large, functional
unit layouts



100% of Units have
been updated



Convenient access
to major highways and
employment hubs



Highly competitive
\$/SF and \$/unit within the
submarket





LOCATION HIGHLIGHTS

- Located in close proximity to Historic Downtown Glendale on the west side of the greater Phoenix MSA.
- A quick drive from Sky Harbor Airport, Grand Canyon University, Downtown and Midtown Phoenix and excellent accessibility to the rest of the valley through several major highways, including the I-10, Loop 101, the I-17, SR51, and South Mountain 202.
- The 85301 zip code is close to several key employment centers including the Banner Thunderbird Network and Costco's Arizona Distribution facility as well as entertainment hubs like the Westgate Entertainment District, Statefarm Stadium and Roosevelt Row in Downtown Phoenix.

SUBMARKET OVERVIEW

GLENDALE

The 85301 zip code serves as the core of Historic Downtown Glendale and is home to approximately 67,000+ residents within the immediate area and is a dense, infill setting in the West Valley. The area features a renter-heavy demographic profile, with an estimated 50%+ of households occupying rental housing, reinforcing consistent multifamily demand. Median household incomes in the submarket are generally aligned with workforce housing affordability thresholds, supporting stable occupancy for well-priced apartment product. The neighborhood's central location provides convenient access to Grand Avenue (US-60), Loop 101, the Interstate 10 and major employment corridors throughout Glendale, Peoria, and Downtown Phoenix.

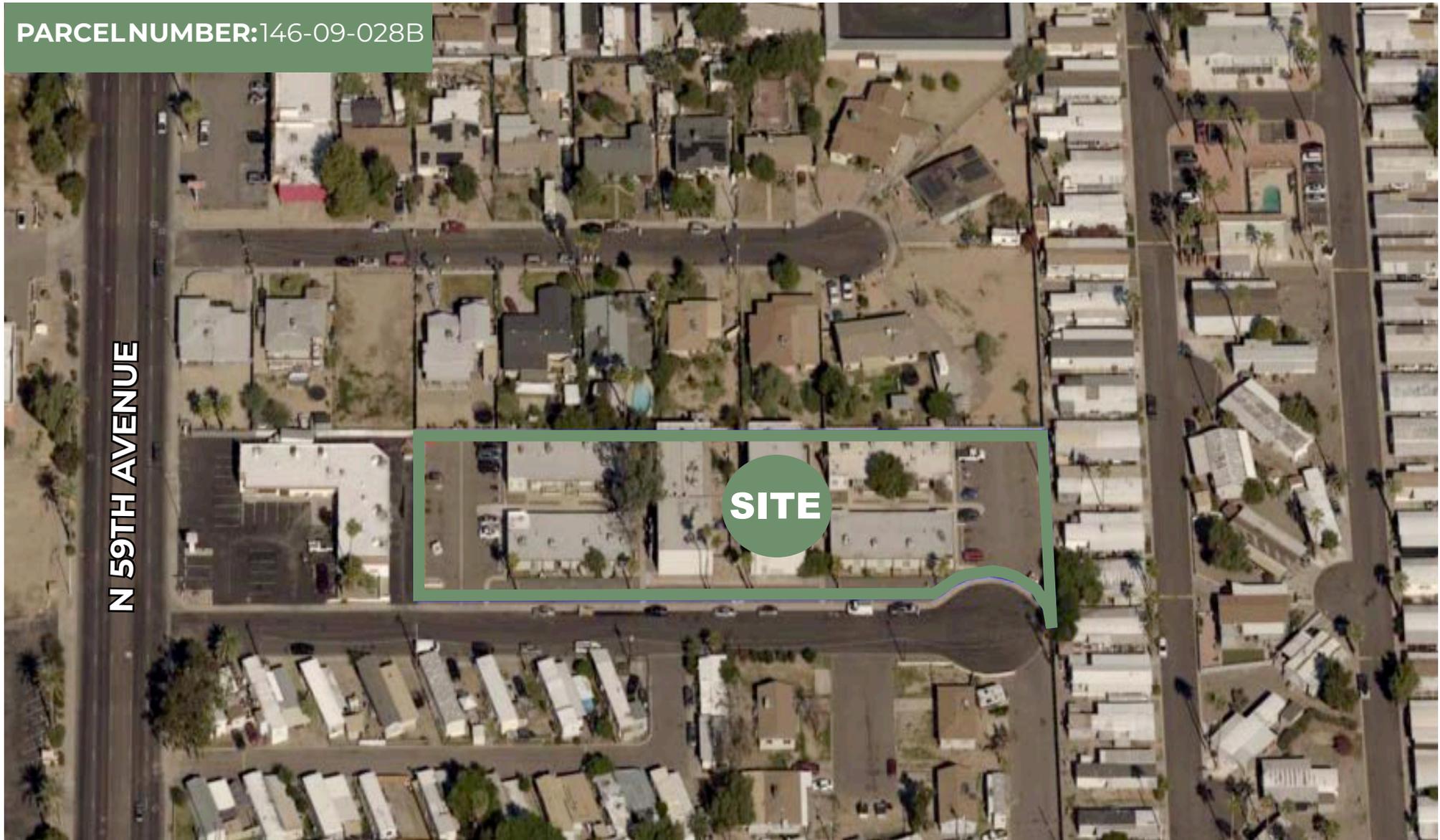
Historic Downtown Glendale functions as a cultural and economic anchor for the submarket, hosting year-round community events and seasonal festivals, including its widely attended holiday light display, Glendale Glitters, that draw significant regional visitors. The combination of steady population density, attainable rent levels relative to the broader Phoenix metro, and proximity to employment centers creates a durable tenant base driven by essential and service-sector employment. As a result, Glendale continues to support strong workforce rental demand and long-term multifamily stability.



PARCEL MAP



PARCEL NUMBER: 146-09-028B



INTERIOR PICTURES



EXTERIOR PICTURES



RENTAL PROJECTIONS

5820 W Claremont Street
Glendale, Arizona 85301

36
UNITS

28,092
RENTABLE SF

1975
YEAR BUILT

780 SF
AVERAGE UNIT SIZE

6
BUILDINGS



UNIT MIX	# OF UNITS	UNIT SIZE (SF)	PROFORMA MARKET RENT	PROFORMA MARKET RENT/SF
1bed/1bath	24	720	\$1275	\$1.77
2bed x 2bath	12	901	\$1425	\$1.58
TOTAL/AVERAGES	36	780	\$1325	\$1.69

MARKET UNDERWRITING

INCOME	UNIT/YEAR	PROFORMA
GROSS SCHEDULED RENT		\$572,400
LESS: VACANCY	(7.0%)	(\$40,068)
TOTAL RENTAL INCOME		\$532,332
UTILITY INCOME	\$425	\$15,300
OTHER INCOME	\$250	\$9,000
EFFECTIVE GROSS INCOME		\$556,632
EXPENSES		
REPAIRS & MAINTENANCE	\$850	\$30,600
ADMIN & ADVERTISING	\$175	\$6,300
MANAGEMENT & LEASE FEES	6%	\$31,940
WST - UTILITIES	\$450	\$16,200
TAXES		\$14,585
INSURANCE	\$550	\$19,800
CONTRACTED SERVICE	\$400	\$14,400
TURNOVER EXPENSE	\$300	\$10,800
TOTAL OPERATING EXPENSES	\$3,979	\$144,625
OPERATING RESERVES	\$250	\$9,000
TOTAL EXPENSES	\$4,463	\$153,625
NET OPERATING INCOME		\$403,007

ORION and brokers don't promise these market/proforma rents to be factual and buyers should rely on their own research, due diligence, and independent investigations. All materials and information provided by ORION Investment Real Estate or third parties are furnished without any representation or warranty as to their completeness, accuracy, property condition, legal compliance, developability, suitability, or financial performance, whether current or projected. Buyers are strongly encouraged to conduct their own independent investigations, inspections, and review of all financial data, assumptions, and reports, and to consult appropriate professionals including attorneys, accountants, title officers, engineers, architects, contractors, and other consultants. ORION does not verify information, perform due diligence on behalf of any party unless agreed in writing, or act as a financial advisor in any transaction. All projected financial data, including market or pro forma rents, may differ from actual performance, and all parties must evaluate contractual restrictions, governmental regulations, and market conditions before relying on such information.



NORTH AERIAL



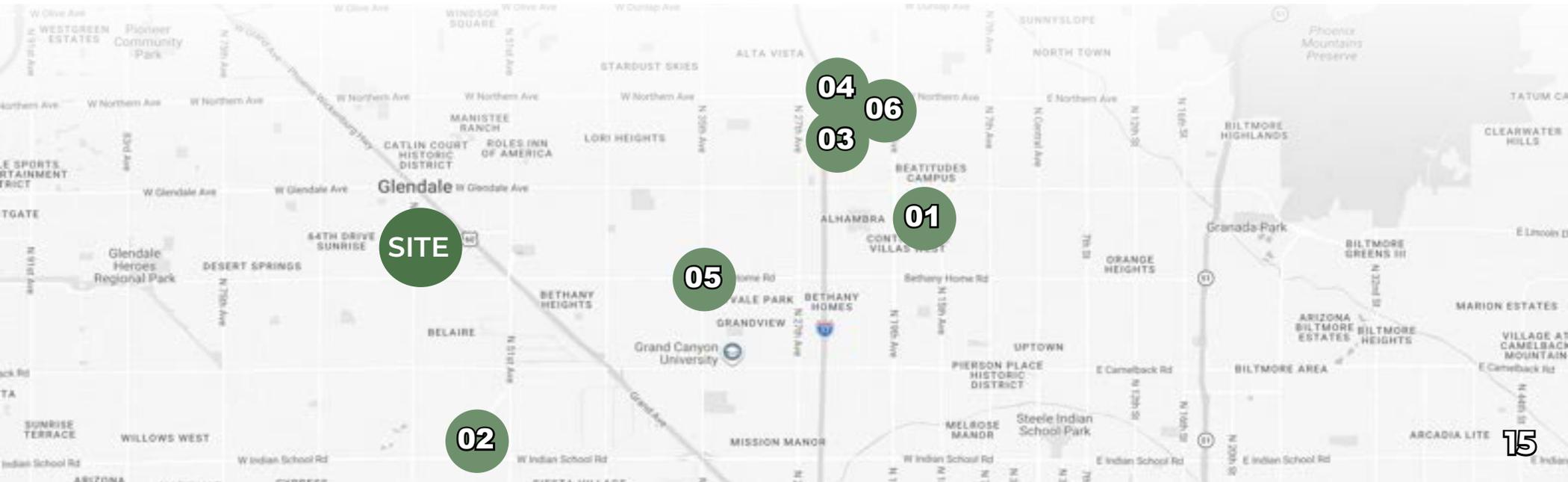
WEST AERIAL



The Claremont Apartments | 5820 W Claremont Street
Glendale, Arizona 85301

SALES COMPARABLES

SUBJECT PROPERTY	UNITS	-	VINTAGE	-	TOTAL SF	-	-	UNIT MIX
5820 W CLAREMONT STREET	36		1975	-	28,092	-	-	(24) 1BEDS (12) 2BEDS
ADDRESS (IN ORDER OF MOST RECENT COE)	UNITS	PRICE	VINTAGE	COE	TOTAL SF	\$/UNIT	\$/2F	UNIT MIX
1 6730 N 17TH AVE FORTE APARTMENTS	21	\$3,530,000	1969	10/28/25	17,030	\$168,095	\$207	(1) STUDIO (8) 1BEDS (12) 2BEDS
2 5407 W GLENROSA AVE PARKWAY APARTMENTS	36	\$4,500,000	1963	10/1/25	32,967	\$125,000	\$137	(36) 2BEDS
3 2330 W BELMONT AVE THE PREMIER	14	\$2,620,000	1990	9/17/25	12,120	\$187,143	\$216	(12) 1beds (2) 3beds
4 2339 W NORTHERN AVE NORTHERN EDGE	51	\$8,864,000	1964	5/15/25	43,174	\$173,804	\$205	(5) 1beds (42) 2beds (4) 3beds
5 3511 W ROVEY AVE INNSBRUCK APARTMENTS	10	\$1,615,000	1969	4/29/25	6,700	\$161,500	\$241	(1) Studio (3) 1beds (6) 2beds
6 1914 W HAYWARD AVE THE OASIS	26	\$4,650,000	1968	11/22/24	20,332	\$178,846	\$229	(26) 2BEDS



01



FORTE APARTMENTS

02



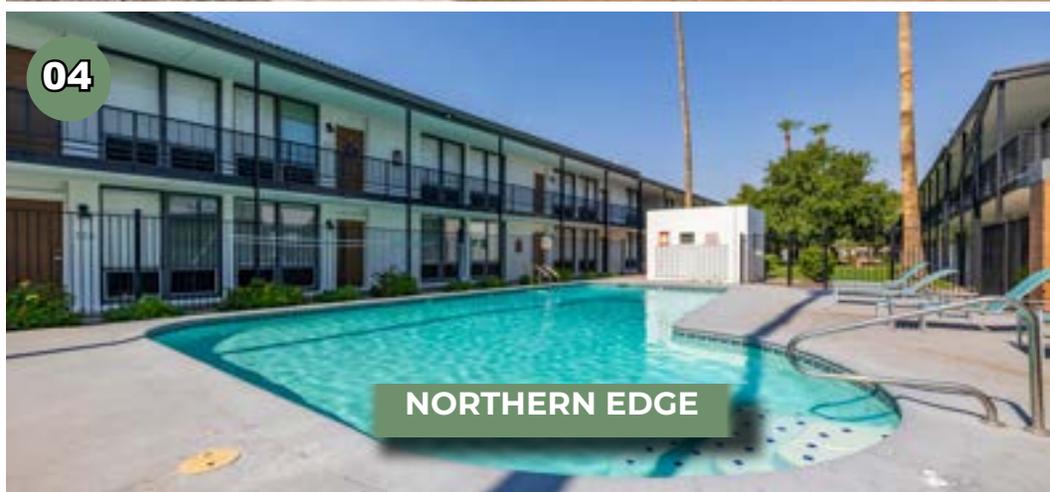
PARKWAY APARTMENTS

03



THE PREMIER

04



NORTHERN EDGE

05



INNSBRUCK APARTMENTS

06



THE OASIS

THE CLAREMONT APARTMENTS

5820 WEST CLAREMONT STREET, GLENDALE, ARIZONA 85301



ORION Investment Real Estate
7150 E Camelback Road Unit 425
Scottsdale, Arizona 85251

CARTER MARKS

M:(623) 238-3923

CARTER.MARKS@ORIONPROP.COM

ZACK MISHKIN

M:(602) 363-6363

ZACK.MISHKIN@ORIONPROP.COM

ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.