

FOUR ON PIERSON

2608 W Pierson St, Phoenix, AZ 85017

Sophia Willets
480.375.0227
sophia@gracecre.com



TABLE OF CONTENTS

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Grace CRE its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Grace CRE its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Grace CRE will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Grace CRE makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Grace CRE does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Grace CRE in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
ADDITIONAL PHOTOS	6
LOCATION INFORMATION	7
REGIONAL MAP	8
LOCATION MAP	9
FINANCIAL ANALYSIS	10
FINANCIAL SUMMARY	11
INCOME & EXPENSES	12
RENT ROLL	13
DEMOGRAPHICS	14
DEMOGRAPHICS MAP & REPORT	15
ADVISOR BIOS	16
NEW MEET THE TEAM	17





SECTION 1

PROPERTY INFORMATION

FOUR ON PIERSON

2608 W Pierson St, Phoenix, AZ 85017

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Fully remodeled fourplex
- Four 1BR / 1BA units
- Strong in-place rents: \$1,467-\$1,590 per unit
- Sewer lines recently replaced
- Prime proximity to GCU, parks, retail, and major freeways
- Professionally managed (Home Inc)
- Seller Financing Opportunity:
- Seller is willing to carry \$50,000 down and will structure an exact wrap of the existing note at 7.25% interest rate, creating a compelling financing option for qualified buyers.

OFFERING SUMMARY

Sale Price:	\$799,900
Number of Units:	4
Lot Size:	8,159 SF
Building Size:	2,328 SF
NOI:	\$56,361.46
Cap Rate:	7.05%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	794	2,560	9,389
Total Population	2,647	8,582	35,272
Average HH Income	\$68,065	\$59,975	\$56,848



Phoenix Office
 15051 N Kierland Blvd 2nd and 3rd Floors,
 Scottsdale, AZ 85254
Sophia Willets - 561.269.9525
Garrett Pedicini - 602.975. 5516

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Positioned in a high-demand rental corridor just minutes from Grand Canyon University, major parks, and immediate freeway access, Four at Pierson presents a fully remodeled converted fourplex investment opportunity in the heart of Phoenix. This thoughtfully upgraded property consists of four (4) one-bedroom, one-bathroom units, each extensively renovated with updated flooring, modernized kitchens, and refreshed bathrooms. The improvements provide strong tenant appeal while minimizing near-term capital expenditure. All units are currently leased through Home Inc, with rental income ranging from \$1,467 to \$1,590 per unit, offering stabilized cash flow in a prime university-adjacent location.

Recent capital improvements include the full replacement of existing sewer lines, providing a significant infrastructure upgrade and reducing future deferred maintenance risk.

LOCATION DESCRIPTION

Discover the vibrant city of Phoenix, AZ, surrounding the property at 2608 W Pierson St. Explore the area's rich cultural scene, including the Heard Museum and Phoenix Art Museum, or enjoy the natural beauty of nearby Encanto Park and the Desert Botanical Garden. With renowned dining, shopping, and entertainment options in downtown Phoenix just a short drive away, the location offers the perfect balance of urban convenience and natural splendor. Investors seeking opportunities in the multifamily or high-rise sectors will appreciate the area's growing appeal and potential for real estate development.



Phoenix Office
15051 N Kierland Blvd 2nd and 3rd Floors,
Scottsdale, AZ 85254
Sophia Willets - 561.269.9525
Garrett Pedicini - 602.975. 5516

ADDITIONAL PHOTOS



Phoenix Office
15051 N Kierland Blvd 2nd and 3rd Floors,
Scottsdale, AZ 85254
Sophia Willets - 561.269.9525
Garrett Pedicini - 602.975. 5516



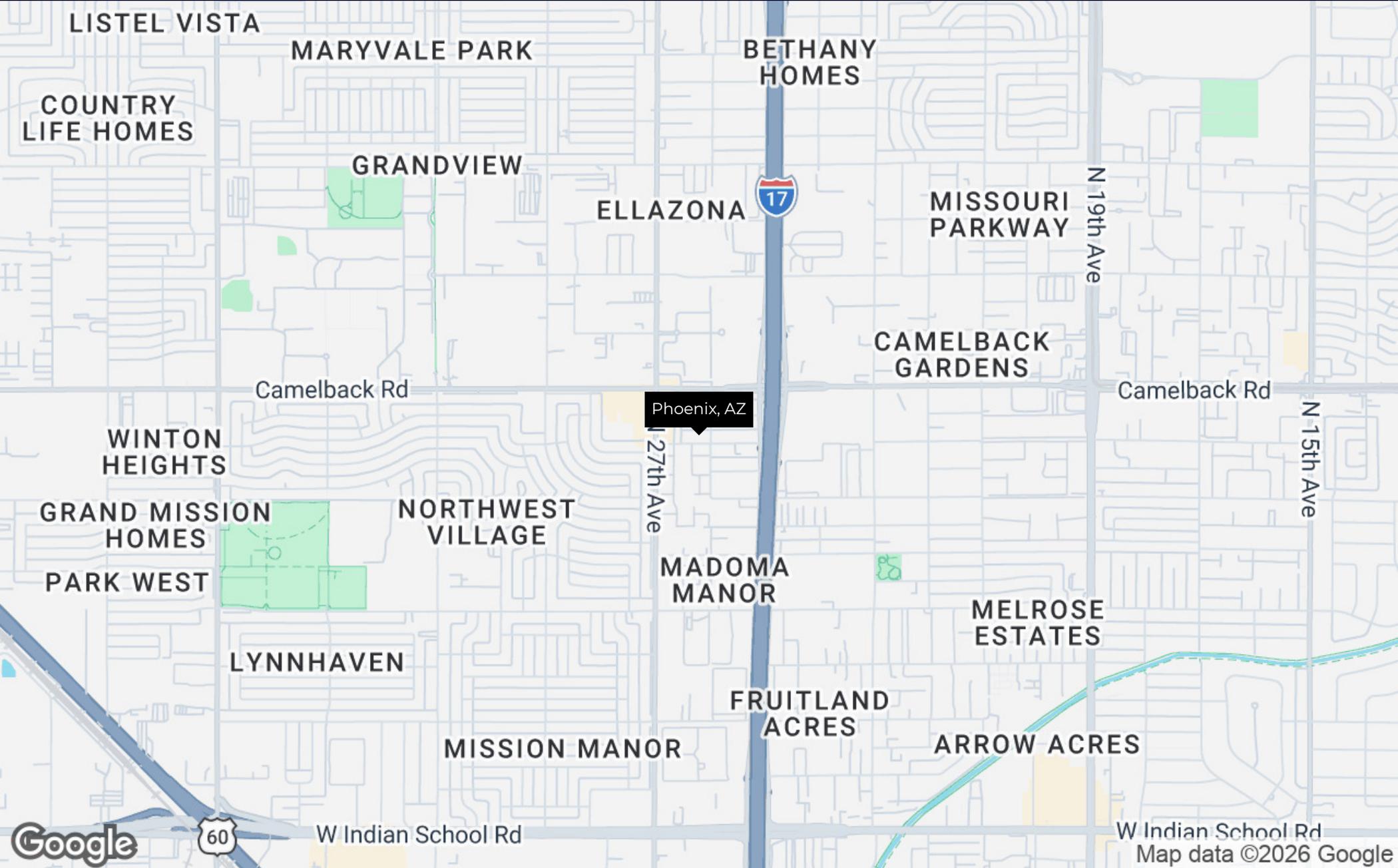
SECTION 2

LOCATION INFORMATION

FOUR ON PIERSON

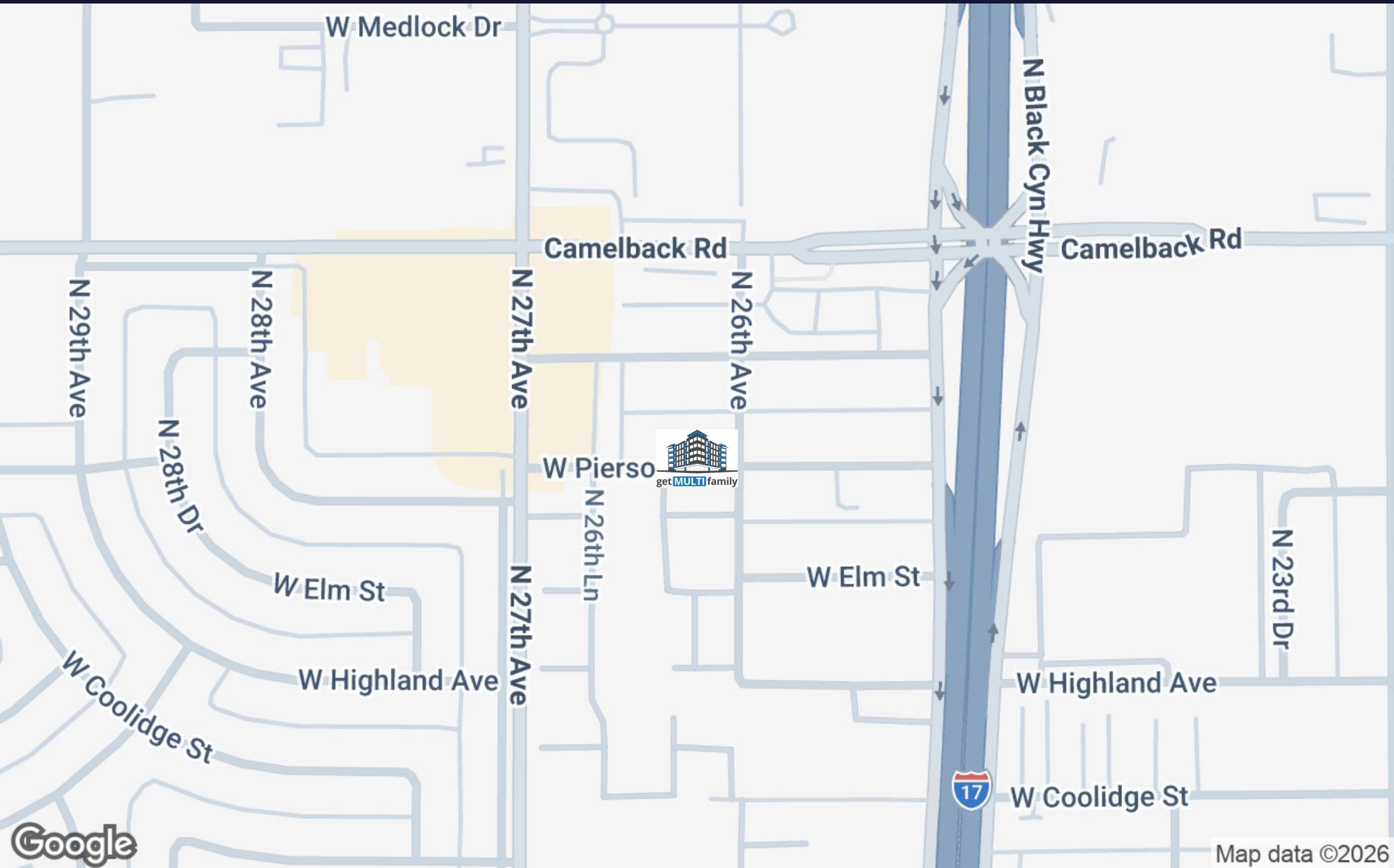
2608 W Pierson St, Phoenix, AZ 85017

REGIONAL MAP



Phoenix Office
15051 N Kierland Blvd 2nd and 3rd Floors,
Scottsdale, AZ 85254
Sophia Willets - 561.269.9525
Garrett Pedicini - 602.975. 5516

LOCATION MAP



Phoenix Office
15051 N Kierland Blvd 2nd and 3rd Floors,
Scottsdale, AZ 85254
Sophia Willets - 561.269.9525
Garrett Pedicini - 602.975. 5516



SECTION 3

FINANCIAL ANALYSIS

FOUR ON PIERSON

2608 W Pierson St, Phoenix, AZ 85017

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$799,900
Price per SF	\$344
Price per Unit	\$199,975
CAP Rate	7.05%

OPERATING DATA

Total Scheduled Income	\$71,424
Operating Expenses	\$15,063
Net Operating Income	\$56,361



Phoenix Office
15051 N Kierland Blvd 2nd and 3rd Floors,
Scottsdale, AZ 85254
Sophia Willets - 561.269.9525
Garrett Pedicini - 602.975. 5516

INCOME & EXPENSES

INCOME SUMMARY

Rental Income	\$71,424
---------------	----------

GROSS INCOME	\$71,424
---------------------	-----------------

EXPENSES SUMMARY

Electric	\$868
----------	-------

Gas	\$368
-----	-------

Water/Sewer	\$2,522
-------------	---------

Insurance	\$3,000
-----------	---------

Maintenance	\$2,000
-------------	---------

Management	\$4,799
------------	---------

Taxes (2025)	\$1,506
--------------	---------

OPERATING EXPENSES	\$15,063
---------------------------	-----------------

NET OPERATING INCOME	\$56,361
-----------------------------	-----------------



Phoenix Office
15051 N Kierland Blvd 2nd and 3rd Floors,
Scottsdale, AZ 85254
Sophia Willets - 561.269.9525
Garrett Pedicini - 602.975. 5516

RENT ROLL

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF
1	1	1	575 SF	\$1,488	\$2.59
2	1	1	575 SF	\$1,488	\$2.59
3	1	1	575 SF	\$1,488	\$2.59
4	1	1	575 SF	\$1,488	\$2.59
TOTALS			2,300 SF	\$5,952	\$10.36
AVERAGES			575 SF	\$1,488	\$2.59



Phoenix Office
 15051 N Kierland Blvd 2nd and 3rd Floors,
 Scottsdale, AZ 85254
Sophia Willets - 561.269.9525
Garrett Pedicini - 602.975. 5516



SECTION 4

DEMOGRAPHICS

FOUR ON PIERSON

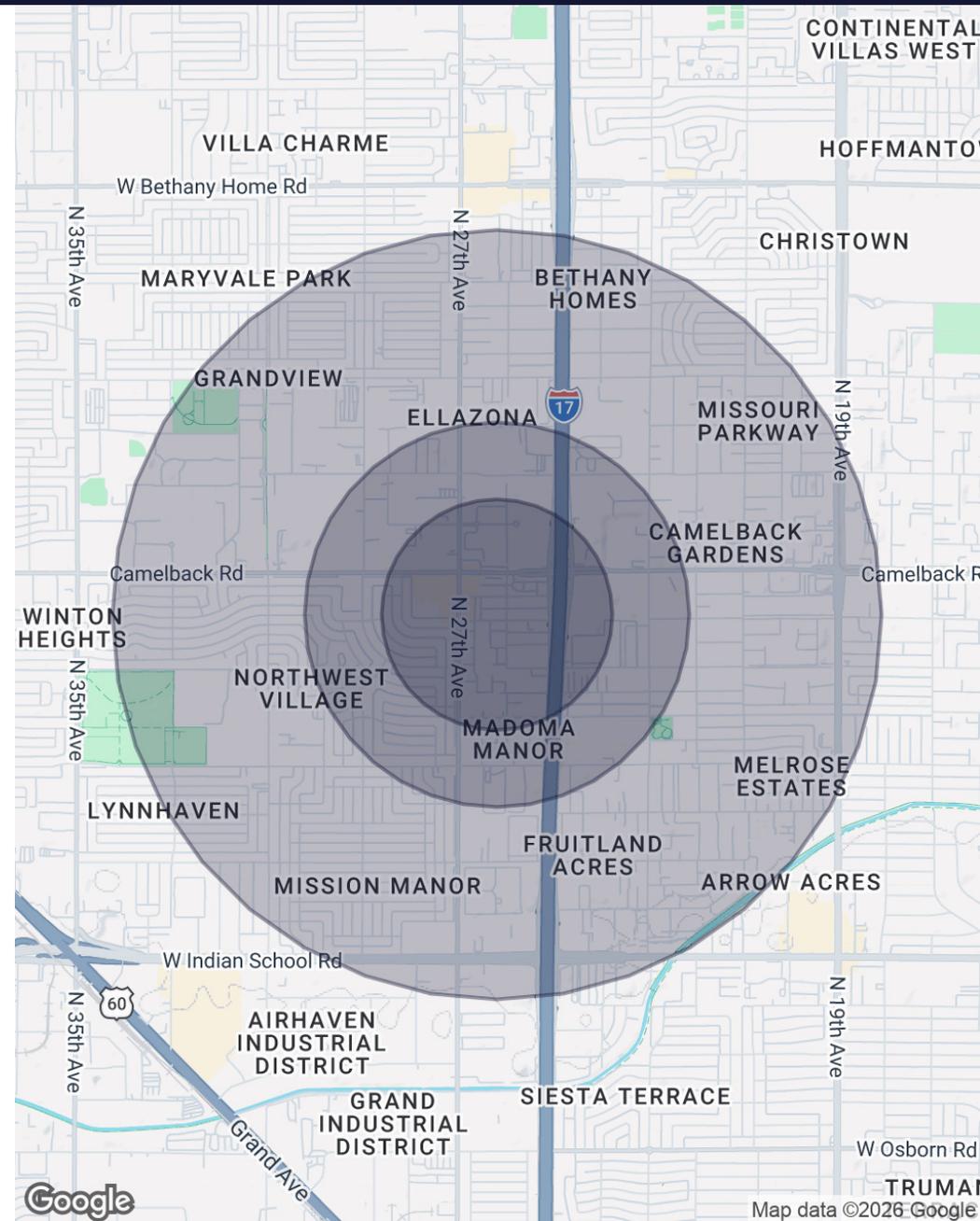
2608 W Pierson St, Phoenix, AZ 85017

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,647	8,582	35,272
Average Age	31	31	30
Average Age (Male)	31	30	30
Average Age (Female)	32	31	31

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	794	2,560	9,389
# of Persons per HH	3.3	3.4	3.8
Average HH Income	\$68,065	\$59,975	\$56,848
Average House Value	\$335,283	\$291,834	\$373,434

Demographics data derived from AlphaMap



Phoenix Office
 15051 N Kierland Blvd 2nd and 3rd Floors,
 Scottsdale, AZ 85254
Sophia Willets - 561.269.9525
Garrett Pedicini - 602.975. 5516



SECTION 5

ADVISOR BIOS

FOUR ON PIERSON

2608 W Pierson St, Phoenix, AZ 85017

INVESTMENT SALES ADVISORY



GARRETT PEDICINI

Garrett is a dynamic commercial real estate professional with a proven track record in acquisitions, sales, and business development. While earning his degree in Economics from Arizona State University, he joined LevRose Commercial Real Estate as a Junior Agent but earned a permanent place on the team after graduation. He continues to leverage his market knowledge to deliver results-driven solutions. Garrett's expertise spans over \$80 million in commercial property sales and leases. As a commercial agent, he advised clients on site selection, property valuations, market analysis, and enhancing client portfolios. As a member of NAIOP and ICSC, Garrett continues to refine his industry knowledge. Recognized as an Emerging Professional by Commercial Executive Magazine, Garrett embodies innovation, leadership, and a commitment to excellence in commercial real estate.

O: (602) 223-1721
C: (602) 791-9497
garrett@gracecre.com
LIC: SA687268000



SOPHIA WILLETS

Sophia Willets, is a seasoned professional with a deep passion for commercial real estate. She leads the company with a client-first mentality bring maximum returns to her investors. Unlike larger, more traditional brokerages, she is committed to full-market exposure and ethical representation to every deal. Since starting her career in 2013, Sophia has completed over 1,000 transactions and over 30 personal investments, achieving over One Billion dollars in returns for her clients.

Licensed in in Southeast Florida and Arizona, two of the fastest growing real estate market, she can provide a variety of unique investments opportunities to meet your financial goals.

O: (561) 269-9525
C: (480) 375-0227
sophia@gracecre.com
LIC: BR648866000 (AZ) / BK3595388 (FL)



Phoenix Office
15051 N Kierland Blvd 2nd and 3rd Floors,
Scottsdale, AZ 85254
Sophia Willets - 561.269.9525
Garrett Pedicini - 602.975. 5516