

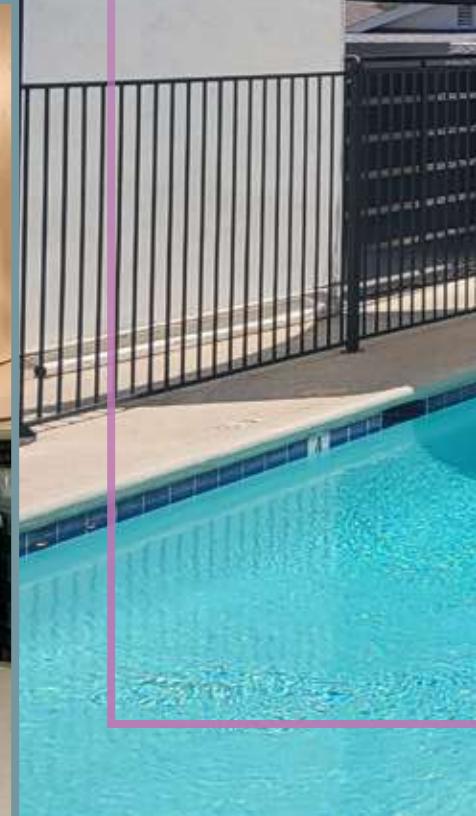
— FOUNTAIN
VILLAS

7325 EAST BELLEVUE STREET | SCOTTSDALE, AZ



NEWMARK

MODERN 20 UNIT | RENOVATED-UPGRADED COMMUNITY
MAJORITY 2 & 3 BEDROOM TOWNHOMES | NEAR OLD TOWN SCOTTSDALE



— FOUNTAIN —

VILLAS

7325 EAST BELLEVUE STREET | SCOTTSDALE, AZ



TABLE OF CONTENTS

01	Executive Summary	Page 4
02	Property Overview	Page 22
03	Financial Analysis	Page 30
04	Comparable Sales	Page 36
05	Market Overview	Page 44

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Newmark (Newmark, the "Agent") has been engaged as the exclusive sales representative for the sale of Fountain Villas (the "Property") by 'Ownership' (the "Seller"). This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation January 2026 of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser. Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offer regarding the Property and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or make an offer to purchase the Property, unless and until such offer is approved by Seller and a written agreement to the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder. This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.



EXECUTIVE SUMMARY



THE OPPORTUNITY

Fountain Villas is a 20-unit, pride of ownership community located in the dynamic South Scottsdale submarket and just minutes from Old Town Scottsdale. The community has undergone significant interior and exterior renovations and quality capital improvements. The unit interiors were fully upgraded with modern finishes that greatly enhanced the resident's living experience. Interior improvements include modern shaker cabinets, decorative glass tile backsplashes, modern quartz countertops, stainless-steel under mount sinks with modern retractable anodized bronze accordion faucets, new stainless-steel appliances including built-in microwaves and dishwashers. Additionally, new modern ceramic tile and waterproof wood plank flooring, modern dual draft ceiling fans and in-unit washer and dryer were installed. In the bathrooms, the modern tiled showers compliment the new shaker bathroom vanities with quartz countertops, new low-flow toilets and modern anodized bronze faucets and fixtures.

Significant exterior capital improvements were made that will benefit new ownership and that transformed the look and feel of the community. These improvements include modern smooth stucco exterior with new paint and trim, modern outdoor lounge chairs and shade sail around the pool, all new low-maintenance desert rock landscape with new trees and flowering bushes throughout to soften the look and feel of the community. Most of the units have their own large private block patios with private wrought iron gates and artificial grass within the enclosed private patios.

Directly north and adjacent to Fountain Villas is SkySong - The ASU Scottsdale Innovation Center, one of the most dynamic centers for innovation, technology, and economic expansion in the western United States. SkySong is where cutting edge companies from around the world come together in an environment designed to foster collaboration and growth. SkySong is a 1.2 million square foot mixed-use project featuring Class A commercial office space, retail, restaurant, hotel components, and the exceptional SkySong Apartments. It is home to ASU SkySong, startups, Fortune 500 companies, and just about everything in between. The economic impact SkySong is expected to generate over the next 30 years is \$58.2 billion.

20

NUMBER OF UNITS

\$6,100,000

LIST PRICE

\$305,000

PRICE PER UNIT



INVESTMENT DRIVERS



MODERN HOME
QUALITY INTERIOR
IMPROVEMENTS &
AMENITIES



QUALITY EXTERIOR
CAPITAL IMPROVEMENTS



SKYSONG



MINUTES FROM OLD
TOWN SCOTTSDALE



OUTDOOR RECREATION
IN EVERY DIRECTION



ABUNDANT EMPLOYMENT
OPTIONS IN IMMEDIATE
PROXIMITY





SCOTTSDALE AT-A-GLANCE

49

MEDIAN AGE^x

\$104,743

MEDIAN HOUSEHOLD
INCOME

#1

CITY IN THE U.S. FOR
RETIREES IN 2022

- PATCH -

20%

OF ALL AZ
HEADQUARTERS ARE
IN SCOTTSDALE

61.10%

OF RESIDENTS HAVE
BACCALAUREATE
DEGREES

#1

FAASTEST GROWING
STARTUP CITY
IN THE U.S.

- YORK IE -

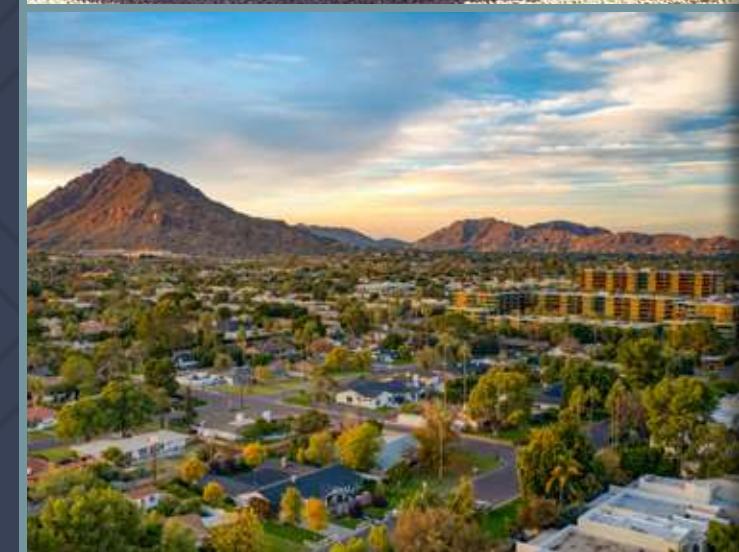
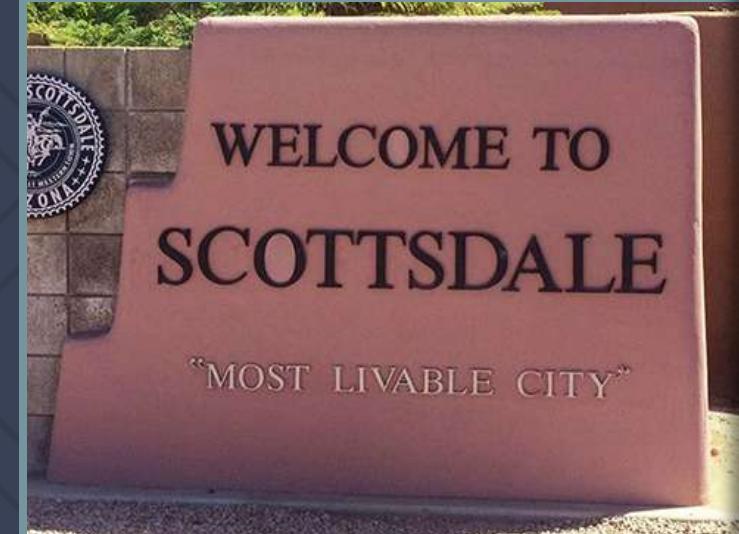
#10

BEST CITY TO RAISE A
FAMILY IN THE US

- WALLETHUB -

TOP 20

MOST DESIRABLE
PLACES TO LIVE IN
THE U.S.



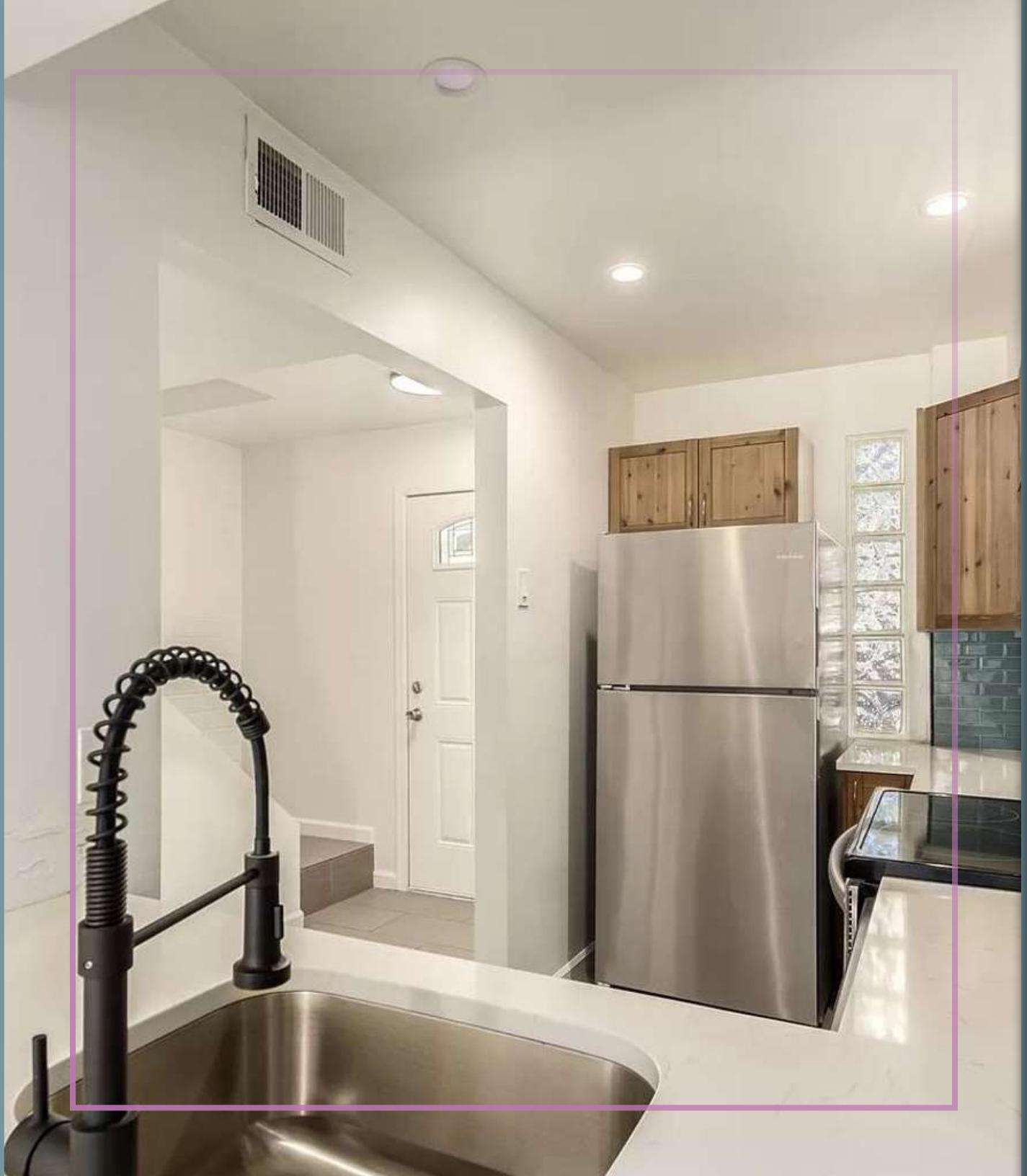
MODERN HOME QUALITY INTERIOR IMPROVEMENTS & AMENITIES

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INTERIOR UPGRADES

- New Modern Shaker Cabinets
- Quartz Countertops
- Modern Glass Tile Backsplash
- Stainless Steel Under Mount Sink
- Retractable Accordion Faucet
- Stainless Steel Appliances including Built-in Microwaves and Dishwashers
- Smooth Top Cooking Range
- Modern Lighting Fixtures
- Modern Ceramic Tile Flooring and Waterproof Plank Wood Flooring
- Modern Tile Shower Surround
- Modern White Vanity Cabinets with Quartz Countertops
- Modern Anodized Bronze Faucet and Fixtures
- Low Flow Toilets
- Modern Ceramic Tile and Waterproof Plank Wood Flooring
- Stackable Washer & Dryer In-Unit
- Modern Ceramic Tile Flooring and Waterproof Plank Wood Flooring
- New Faux Wood Blinds
- Modern Dual Draft Ceilings Fans







QUALITY EXTERIOR CAPITAL IMPROVEMENTS

Significant exterior capital improvements were made that will benefit new ownership and that transformed the look and feel of the community. These improvements include modern smooth stucco exterior with new paint and trim, modern outdoor lounge chairs and shade sail around the pool, all new low-maintenance desert rock landscape with new trees and flowering bushes throughout to soften the look and feel of the community. Most of the units have their own large private block patios with private wrought iron gates and artificial grass within the enclosed private patios.



EXTERIOR UPGRADES

- Full Exterior Smooth Stucco Paint & Trim
- All New Low-Maintenance Desert Landscape
- Large Block Private Patios & Yards with Artificial Grass
- Wrought Iron Gate Entries
- New Modern Exterior Lighting
- New Modern Pool Furniture and Shade Sail
- Dual Pane Sliding Glass Doors
- New Modern Unit Lettering



SKYSONG

Directly north and adjacent to Fountain Villas is SkySong - The ASU Scottsdale Innovation Center, one of the most dynamic centers for innovation, technology, and economic expansion in the western United States. SkySong is where cutting edge companies from around the world come together in an environment designed to foster collaboration and growth. SkySong is a 1.2 million square foot mixed-use project featuring Class A commercial office space, retail, restaurant, hotel components, and the exceptional SkySong Apartments. It is home to ASU SkySong, startups, Fortune 500 companies, and just about everything in between. The economic impact SkySong is expected to generate over the next 30 years is \$58.2 billion.







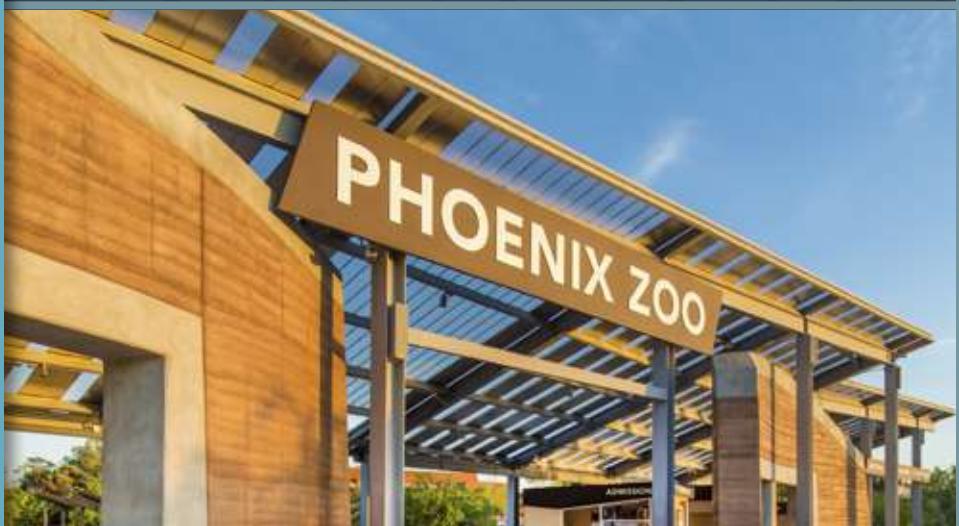


MINUTES FROM OLD TOWN SCOTTSDALE

Scottsdale's Art District, SoDo, Old Town Avenue Shops, Waterfront, and Scottsdale Fashion Square Mall are all located just minutes from Fountain Villas. Scottsdale's Art District offers art fans the ability to peruse the galleries of Main Street and visit the Scottsdale Museum of Contemporary Art and Western Spirit: Scottsdale's Museum of the West. Fountain Villas is within walking distance to nearly every cuisine possible. Scottsdale is home to world-famous restaurants such as Mastro's City Hall Steakhouse, Yardhouse, Cowboy Ciao, The Oasis at The Phoenician, Taggia, and Il Terrazzo. Scottsdale has resort dining, dive bars with finger foods, steak houses, American, BBQ, Italian, Asian, and of course, Mexican dining. Many of these restaurants are located in Old Town Scottsdale, next to Scottsdale Fashion Square Mall and 5th Avenue shops. If you are looking for a more relaxed place to eat, Scottsdale has more causal eateries such as Cien Agaves Tacos & Tequila, Salty Senorita, Culinary Dropout, and the Sugar Bowl Ice Cream Parlor & Restaurant. Many of the restaurants in Old Town are on the trolley line. The trolley makes it easy to dine out with friends and family without the hassle of parking.

OUTDOOR RECREATION IN EVERY DIRECTION

Fountain Villas offers its residents an array of outdoor activities including running/hiking/mountain biking trails, world class golf and numerous options to enjoy the native Arizona Desert. Take your pick of nearby golf courses such as Papago Golf Club (Home of the ASU Men's and Women's Golf Teams) and the highly acclaimed Camelback Golf Club. Papago Park and Camelback Mountain provide multiple hiking/biking options and lend beautiful panoramic views of the city. Want a less strenuous adventure, visit some of the most visited attractions in Phoenix - the esteemed Phoenix Zoo and the beautiful Desert Botanical Gardens. Other nearby nature attractions include the Butterfly Wonderland and OdySea Aquarium, home to more than 30,000 animals.









ABUNDANT EMPLOYMENT OPTIONS IN IMMEDIATE PROXIMITY

Employment is abundant with 15M square feet of office, retail and industrial/flex space located within the McDowell SkySong and Downtown Scottsdale Corridor comprising over 45,000 well-paying jobs. The McDowell SkySong - ASU Scottsdale Innovation Center accounts for nearly 35,000 health care and bio-science related employees with an average salary of \$75,000 and is directly north of Fountain Villas. Immediately to the south lies the North Tempe Corridor, home to State Farm's Regional Headquarters, comprises over 11M SF of office space and more than 80,000 jobs. The Camelback Corridor, home to Phoenix's Financial District and nearly 30,000 jobs, is directly west of Fountain Villas and is home to nearly 7M SF of office space and over 3M SF of retail space highlighted by the Arizona Biltmore Hotel & Fashion Park.





PROPERTY OVERVIEW



PROPERTY DETAILS

**7325 E. Bellevue Street
Scottsdale, AZ 85257**

ADDRESS

20

NUMBER OF UNITS

1969 / 2023

YEAR BUILT

15,740 SF

RENTABLE AREA

Maricopa

COUNTY

4

NUMBER OF BUILDINGS

787 SF

AVERAGE UNIT SIZE

UNIT DESCRIPTION	NO. OF UNITS	UNIT SQ. FT.	PROFORMA MARKET RENT/MONTH	PROFORMA MARKET RENT/SF
Studio /1 Bath	2	400	\$1,095	\$2.65
2 Bdrm /1.5 Bath	16	788	\$1,925	\$2.44
3 Bdrm / 2.5 Bath	2	1,166	\$2,050	\$1.76
TOTAL AVERAGE	20	787	\$1,855	\$2.36

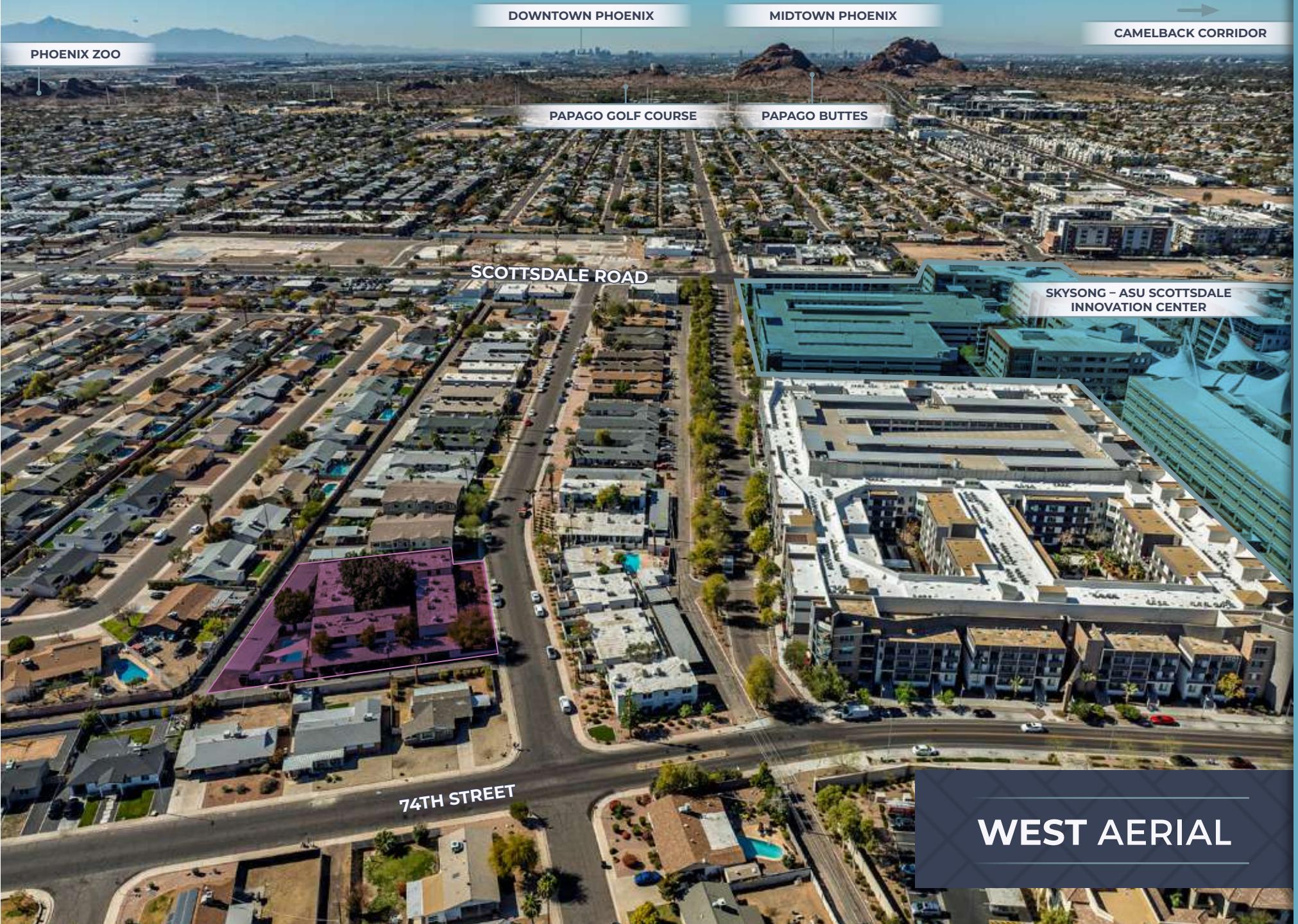
Owner and broker make no representation as to the actual square footage of any units. Prospective purchasers are encouraged to independently confirm the measurement of all units.

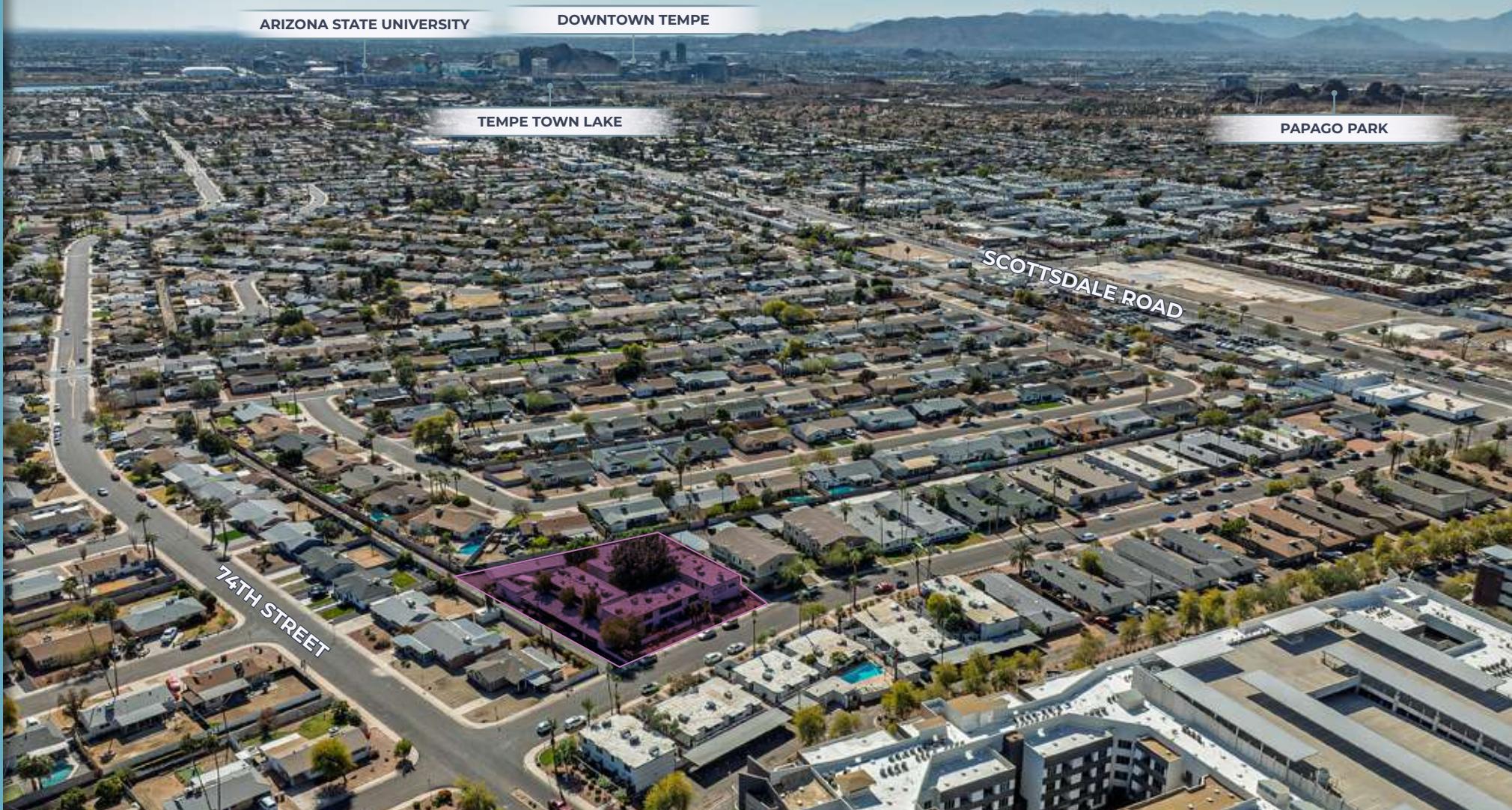






NORTH AERIAL





SOUTH AERIAL







FINANCIAL ANALYSIS

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Number of Units	20
Year Built	1969 / 2023
List Price	\$6,100,000
Price per Unit	\$305,000
Price per Square Foot	\$387.55
Rentable Square Feet	15,740
Average Square Feet per Unit	787
Average Rent per Unit	\$1,855
Average Rent per SF	\$2.36

FINANCING TERMS

Down Payment	\$2,440,000
Proposed New Loan	\$3,660,000
Loan-to-Value	60%
Interest Rate	5.75%
Loan Term	5 Years
Interest Only	3 Years

PROFORMA

	PER UNIT	TOTAL
Effective Gross Income	\$22,251	\$445,026
Less: Operating Expenses	3,876	77,524
Less: Capital Reserves	250	5,000
Net Operating Income	18,125	362,502
Debt Service		210,450
Net Cash Flow		(5.76%) \$152,052

FINANCIAL RETURN

Proforma Cap Rate	5.95%
Proforma Cash on Cash Return	6.23%

UNIT MIX - PROFORMA RENTS

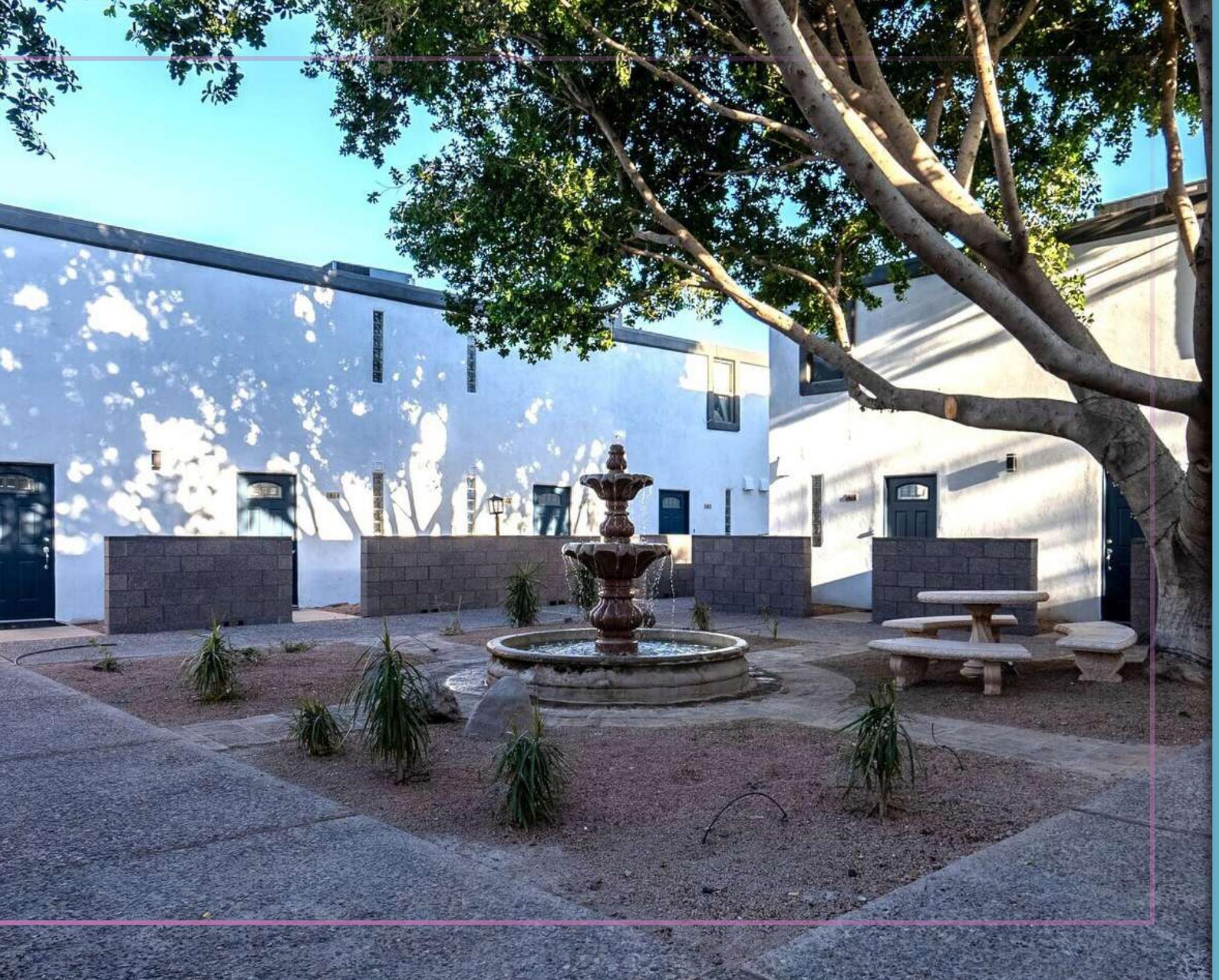
UNIT DESCRIPTION	NO. OF UNITS	% TYPE	UNIT SF	PROFORMA RENTS	PROFORMA RENT/SF	PROFORMA MONTHLY RENT TOTAL	PROFORMA ANNUAL RENT TOTAL	TOTAL SF
STUDIO/EFFICIENCY								
Studio / 1 Bath	2	10.0%	400	\$1,095	\$2.65	\$2,190	\$26,280	800
TWO BEDROOM								
2 Bdrm / 1.5 Bath	16	80.0%	788	\$1,925	\$2.44	\$30,800	\$369,600	12,608
THREE BEDROOM								
3 Bdrm / 2.5 Bath	2	10.0%	1,166	\$2,050	\$1.76	\$4,100	\$49,200	2,332
TOTAL / AVG.	20	100.0%	787	\$1,855	\$2.36	\$37,090	\$445,080	15,740



MARKET UNDERWRITING ANALYSIS

PROFORMA		
INCOME	ASSUMPTIONS	
Gross Scheduled Rent		\$445,080
Gross Potential Income		\$445,080
Less: Vacancy	(5.0%)	(22,254)
Total Rental Income	95.00%	\$422,826
Plus: Utility Income	\$660	\$13,200
Plus: Other Income	450	9,000
Effective Gross Income		\$445,026
EXPENSES		
Repairs & Maintenance	\$500	\$10,000
Contractor Service	350	7,000
Administrative/Advertising	100	2,000
Utilities	991	19,828
Total Variable Expenses	\$1,941	\$38,828
Taxes	483	9,669
Insurance	500	10,000
Management Fee	4.50%	19,027
Total Operating Expenses	\$3,876	\$77,524
Plus: Capital Reserves	250	5,000
Total Expenses	\$4,126	\$82,524
NET OPERATING INCOME		\$362,502
DEBT SERVICE		
New Financing - \$3,660,000 (60% LTV)		
Debt Service (5.75% I/O)		\$210,450
Cash Flow After Debt Service	(5.76%)	\$152,052



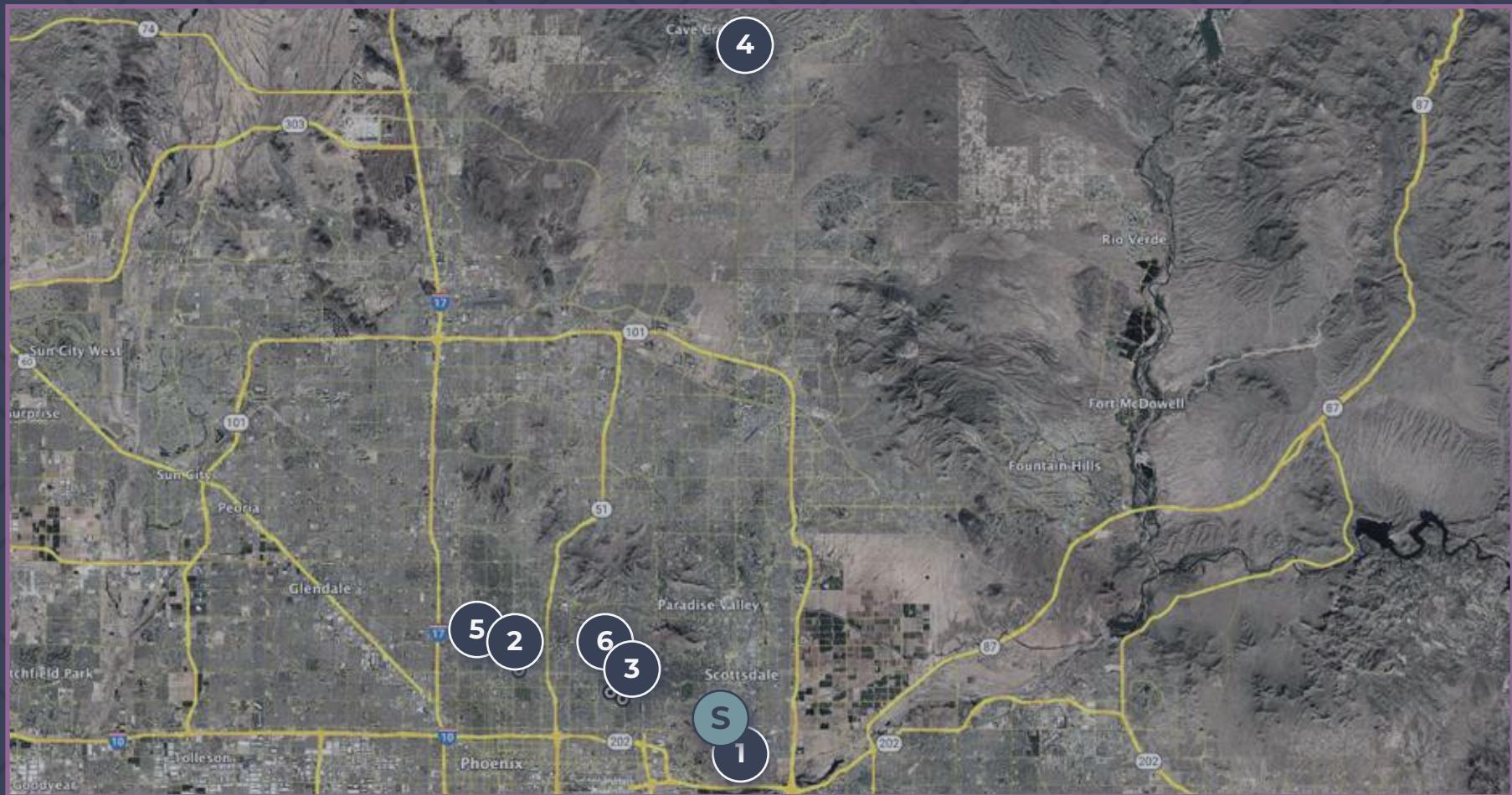




COMPARABLE SALES



COMPARABLE SALES



APARTMENT NAME	CITY	UNITS	PRICE	\$/UNIT	\$/SF	YOC	SALE DATE
S Fountain Villas	Scottsdale	20	\$6,100,000	\$305,000	\$387.55	1969 / 2023	TBD
1 Ethos on Polk	Scottsdale	6	\$2,000,000	\$333,333	\$499.25	1986	12/22/25
2 English Manor	Phoenix	12	\$4,000,000	\$333,333	\$381.39	1963	2/27/25
3 36th Place	Phoenix	8	\$2,550,000	\$318,750	\$369.99	1961	7/23/25
4 Carefree Flats	Carefree	8	\$2,465,000	\$308,125	\$413.59	1963	6/30/25
5 Third Avenue	Phoenix	8	\$2,475,000	\$309,375	\$370.95	1950	12/5/25
6 Villas 10	Phoenix	10	\$3,000,000	\$300,000	\$441.18	1981	12/30/25
Total/Average		10	\$3,227,143	\$316,845	\$409.13	1968	

SUBJECT PROPERTY



— FOUNTAIN —

VILLAS

7325 EAST BELLEVUE STREET | SCOTTSDALE, AZ

PROPERTY INFORMATION

20
NUMBER OF UNITS

1969 / 2023
YEAR BUILT

16,900
NET RENTABLE AREA

SALE INFORMATION

\$6,100,000
SALE PRICE

\$305,000
PRICE PER UNIT

\$387.55
PRICE PER SQUARE FOOT

UNIT MIX

UNIT DESCRIPTION	SQUARE FEET	NO. OF UNITS
Studio / 1 Bath	400	2
2 Bed / 1.5 Bath	788	16
3 Bed / 2.5 Bath	1,166	2
TOTAL / AVG	785	20



1



2



ETHOS ON POLK

7602 E. POLK STREET | SCOTTSDALE, AZ 85257

PROPERTY INFORMATION

Number of Units	6
Year Built	1986
Net Rentable Area	4,006

SALE INFORMATION

Price	\$2,000,000
Price per Unit	\$333,333
Price per SF	\$499.25
Sale Date	12/22/25

UNIT MIX

Unit Description	Square Feet	No. of Units
1 Bed / 1 Bath	563	2
2 Bed / 2 Bath	720	4
TOTAL / AVG	642	6

ENGLISH MANOR

830 EAST TURNER AVENUE | PHOENIX, AZ 85014

PROPERTY INFORMATION

Number of Units	12
Year Built	1963
Net Rentable Area	10,488

SALE INFORMATION

Price	\$4,000,000
Price per Unit	\$333,333
Price per SF	\$381.39
Sale Date	2/27/25

UNIT MIX

Unit Description	Square Feet	No. of Units
2 Bed / 1 Bath	842	12
TOTAL / AVG	842	12

3



4



36TH PLACE

4348 N. 36TH PLACE | PHOENIX, AZ 85018

PROPERTY INFORMATION

Number of Units	8
Year Built	1961
Net Rentable Area	6,892

SALE INFORMATION

Price	\$2,550,000
Price per Unit	\$318,750
Price per SF	\$369.99
Sale Date	7/23/25

UNIT MIX

Unit Description	Square Feet	No. of Units
1 Bed / 1 Bath	748	4
2 Bed / 1 Bath	975	4
TOTAL / AVG	862	8

CAREFREE FLATS

7440 EAST CAVE CREEK ROAD | CAREFREE, AZ 85377

PROPERTY INFORMATION

Number of Units	8
Year Built	1963
Net Rentable Area	5,960

SALE INFORMATION

Price	\$2,465,000
Price per Unit	\$308,125
Price per SF	\$413.59
Sale Date	6/30/25

UNIT MIX

Unit Description	Square Feet	No. of Units
1 Bed / 1 Bath	690	4
2 Bed / 2 Bath	800	4
TOTAL / AVG	745	8

5



THIRD AVENUE

4202 N. 3RD AVENUE | PHOENIX, AZ 85013

PROPERTY INFORMATION

Number of Units	8
Year Built	1950
Net Rentable Area	6,672

SALE INFORMATION

Price	\$2,475,000
Price per Unit	\$309,375
Price per SF	\$370.95
Sale Date	12/5/25

UNIT MIX

Unit Description	Square Feet	No. of Units
2 Bed / 1 Bath	834	8
TOTAL / AVG	834	8

6



VILLAS 10

3111 E. CLARENCE AVENUE | PHOENIX, AZ 85016

PROPERTY INFORMATION

Number of Units	10
Year Built	1981
Net Rentable Area	6,800

SALE INFORMATION

Price	\$3,000,000
Price per Unit	\$300,000
Price per SF	\$441.18
Sale Date	12/30/25

UNIT MIX

Unit Description	Square Feet	No. of Units
2 Bed / 2 Bath	850	8
TOTAL / AVG	850	8



A wide-angle photograph of the Phoenix, Arizona skyline at dusk. The city is illuminated with numerous lights from its buildings and streets, set against a backdrop of dark, silhouetted mountains. The sky is a deep blue with some light clouds.

MARKET OVERVIEW

PHOENIX MARKET OVERVIEW

The Phoenix Metropolitan Area (Phoenix MSA) leads the nation in many economic areas, including population and job growth, and is expected to continue this growth rate through at least 2050. Covering nearly 520 square miles, the Phoenix MSA has a population of over five million people and was ranked 1st in nation for population growth. Downtown Phoenix has been revitalized and is home to multiple theaters, major sports arenas, the ASU downtown campus and biomedical campus, and the University of Arizona College of Medicine. With over 300 days of sunshine, the “Valley of the Sun” invites you to enjoy major destinations for relaxation and recreation, must-visit culinary and cocktail venues, longstanding arts, civic, and cultural institutions. The Phoenix MSA is the perfect background for experiencing the rich diversity of things to see and do!

DEMOGRAPHICS

**5,009,506**Total Population
Source: ESRI**\$76,671**Median Household Income
Source: ESRI**36.6**Average Age
Source: ESRI**\$166,749**Median Net Worth
Source: ESRI**3.7%**Unemployment
Source: ESRI**\$334,397**Median Home Value
Source: ESRI

OFFICE SPACE

**29.1M SF**

Total Vacant SF

**12.30%**

Direct Vacancy

**194M SF**

SF of Inventory

**1.35M SF**

Under Construction

HOSPITALS



Banner Health

662 BEDS



Dignity Health

607 BEDS



PHOENIX CHILDREN'S

324 BEDS

PHOENIX MEMORIAL HOSPITAL

221 BEDS

EDUCATION

GRAND CANYON UNIVERSITY

65,870 STUDENTS



ASU

79,232 STUDENTS



29,031 STUDENTS



MESA COMMUNITY COLLEGE

20,424 STUDENTS



6,228 STUDENTS



MARICOPA COUNTY WAS THE **FIRST** LARGEST GAINING COUNTY IN U.S.

Source: U.S. Census, 2023

PHOENIX WAS **FIRST** FOR POPULATION GROWTH

(2010-2020) Source: AZ Big Media, US Census

PHOENIX/MESA METRO WAS **FIRST** FOR LARGEST PROJECTED JOB GAINS IN THE TOP 15 METROS IN THE U.S.

Source: Phoenix Business Journal, 2024

NOTABLE EMPLOYERS

AMAZON

AMERICAN
EXPRESS

BANK OF AMERICA



Banner Health[®]

CVS Health

Dignity Health

FREEPORT-MCMORAN

Honeywell

HONORHEALTH

intel

JPMORGAN
CHASE & CO.

MAYO CLINIC

Raytheon
Technologies

Walmart

WELLS
FARGO

ROBUST ECONOMY AND EXPANDING BUSINESS SECTORS

Metro Phoenix has been experiencing significant job growth across various sectors, contributing to its status as one of the fastest growing metropolitan areas in the United States. An overview of the job growth in the region is as follows:

- Metro Phoenix has emerged as a technology hub, attracting companies in software development, cybersecurity, aerospace, and advanced manufacturing. The presence of universities and research centers fosters innovation and entrepreneurship in the region.
- The region is home to major healthcare providers, research institutions, and bioscience companies, driving healthcare services, pharmaceuticals, and medical technology.
- The financial services sector, including banking, insurance investment firms, is a significant contributor to the economy of Metro Phoenix, providing employment opportunities in finance, accounting, and related fields.
- The region's strategic location and transportation infrastructure facilitate the growth of manufacturing and logistics companies, creating jobs in production, distribution, and supply chain management.
- Metro Phoenix is a popular destination for tourism and conventions, supporting jobs in hotels, restaurants, entertainment venues, and event planning.

MAJOR EMPLOYERS BY SECTOR



Technology and Innovation

- Boeing
- DoorDash
- General Dynamics
- Lockheed Martin
- Opendoor
- Robinhood



Healthcare and Bioscience

- Banner Health
- Dignity Health
- Honor Health
- Mayo Clinic
- Phoenix Children's Hospital



Financial Services

- Bank of America
- JP Morgan Chase
- State Farm
- USAA
- Wells Fargo



Manufacturing and Logistics

- Amazon
- Boeing
- Honeywell
- Intel
- TSMC

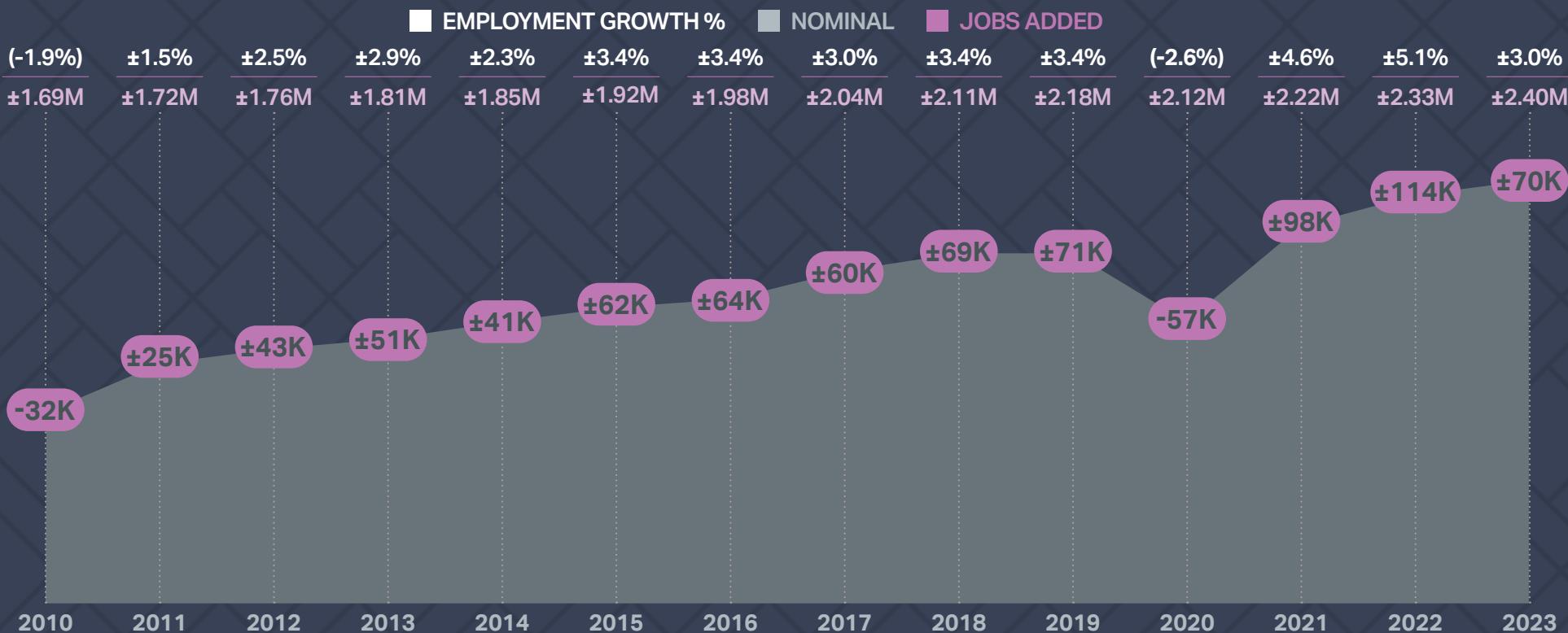


Tourism and Hospitality

- Arizona Biltmore, a Waldorf Astoria Resort
- Fairmount Scottsdale Princess
- The Global Ambassador
- The Phoenician
- Talking Stick Resort

NATION LEADING **JOB GROWTH**

Metro Phoenix has seen substantial job growth in recent years, positioning itself as a thriving economic hub in the southwest. This growth is driven by expansions in the technology and healthcare sectors, attracting a skilled workforce from across the nation. Additionally, significant investments in infrastructure and a growing startup ecosystem have further propelled the region's employment opportunities.

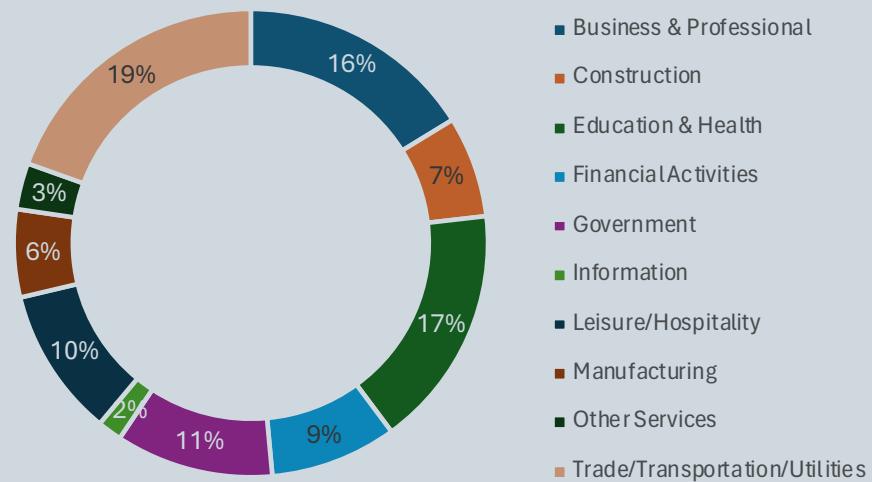


KEY INDUSTRIES

The Phoenix area boasts a diverse economy with key industries that include technology, healthcare, manufacturing, and tourism, contributing significantly to its robust economic landscape

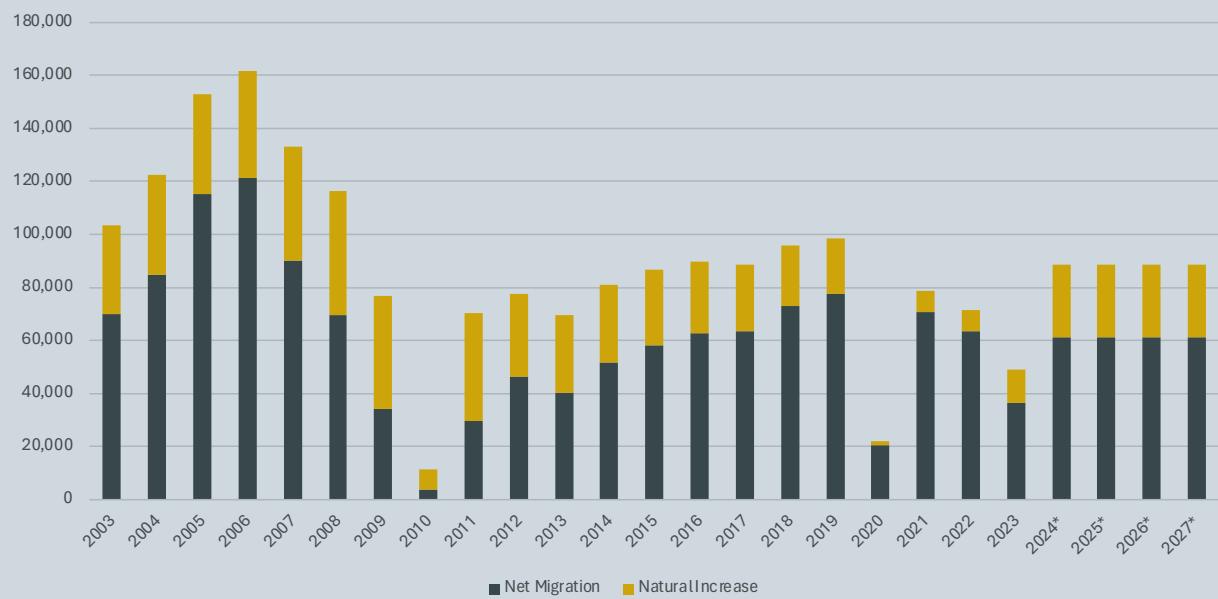
	# OF BUSINESSES	# OF EMPLOYEES
Healthcare	15,258	236,163
Financial Services	7,805	81,284
Production and Manufacturing	3,991	110,312
Warehouse/ Distribution	4,229	73,721
Information Technology	2,950	56,769
Aerospace & Aviation	588	45,370

EMPLOYMENT BY INDUSTRY	EMPLOYMENT
Business & Professional	394.9
Construction	170.5
Education & Health	408.7
Financial Activities	211.3
Government	263.1
Information	40.7
Leisure/Hospitality	250.8
Manufacturing	148.1
Other Services	78
Trade/Transportation/Utilities	475.5



POPULATION GROWTH

The Phoenix Metro area has witnessed a remarkable population surge, making it one of the most rapidly expanding urban areas in the United States over the past decade. This growth is attributed to its booming economy, attractive lifestyle opportunities, and its status as a major hub for technology and healthcare industries.



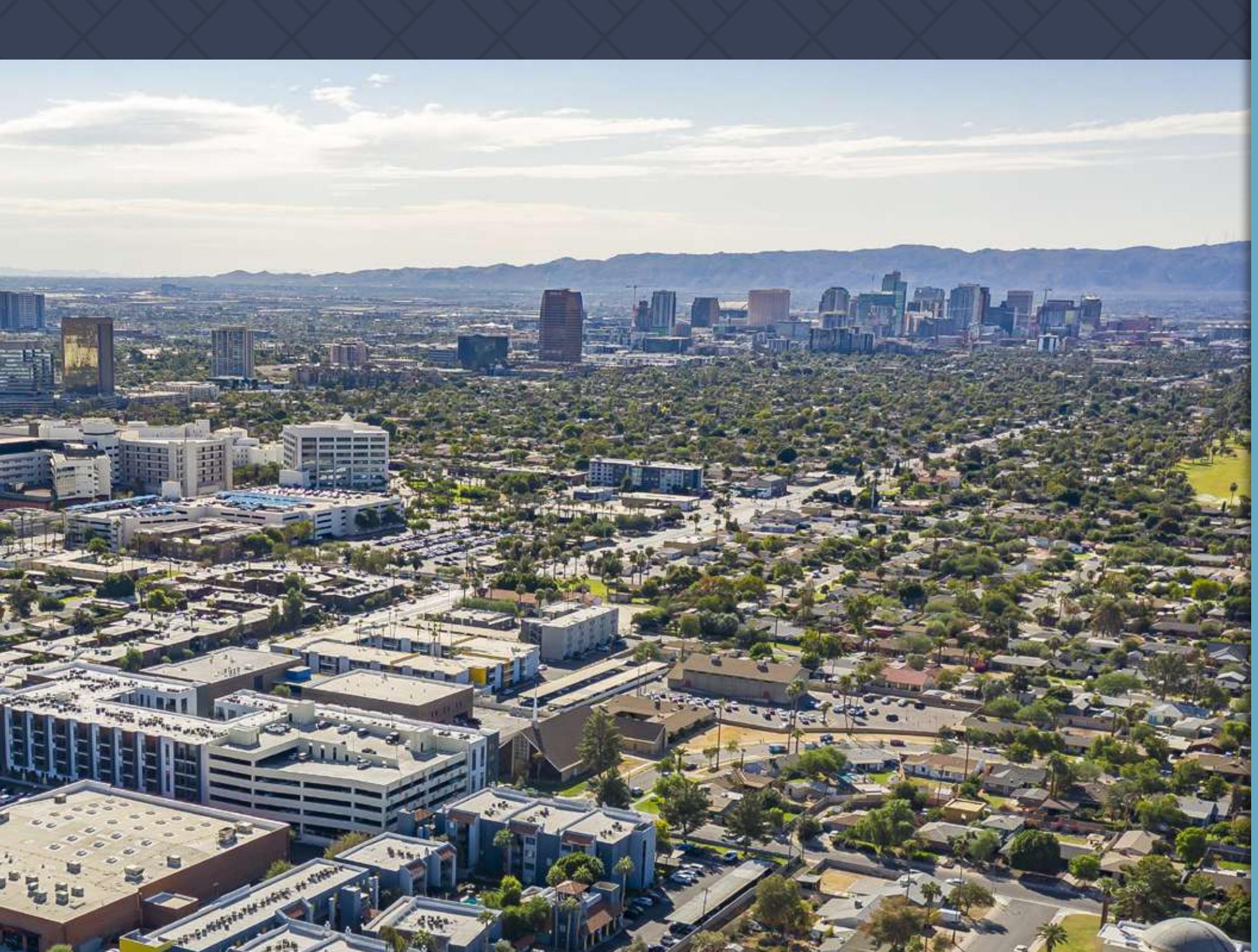
YEAR	NET MIGRATION	NATURAL INCREASE
2004	84,833	37,454
2005	115,189	37,616
2006	121,269	40,396
2007	90,230	43,044
2008	69,748	46,488
2009	34,274	42,539
2010	3,878	7,342
2011	29,778	40,513
2012	46,316	31,049
2013	40,451	29,279
2014	51,843	29,297
2015	58,222	28,576
2016	62,725	26,950
2017	63,359	25,216
2018	72,939	22,976
2019	77,664	20,937
2020	20,370	1,574
2021	70,890	7,638
2022	63,509	7,909
2023	36,448	12,753
2024	61,128	27,304
2025*	61,128	27,304
2026*	61,128	27,304
2027*	61,128	27,304

HIGH TECH EMPLOYMENT HUB

PHOENIX TALENT

General and Operation Managers	69,300
Software Developers and Software Quality Assurance Analysts and Testers	30,815
Management Analysts	13,383
Computer Systems Analysts	9,647
Computer and Information Systems Managers	9,044
Network and Computer Systems Administrators	4,871
Industrial Engineers	5,215
Construction Managers	7,128
Information Security Analysts	2,804
Computer Network Architects	2,934
Semiconductor Processing Technicians	2,189
Electrical Engineers	3,658
Electronics Engineers, Except Computer	3,632
Aerospace Engineers	968
Data Sciences and Mathematical Science Occupations, All Other	2,489





— FOUNTAIN —

VILLAS

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