



OVERVIEW

Offering Price	\$11,500,000
Per Unit	\$575,000
Per SF	\$331.60
# of Units	20
Avg SF/Unit	1,734 SF
Built	2023

PROPERTY HIGHLIGHTS

- 20 Townhome Units & Common Area (Complete Project), Built in 2023
- All 3-Bed / 3.5-Bath (100%) Unit Types (1,734 SF)
- Each Townhome is Individually Parcelled (10 Total Duplexes)
- All Units Have Two-Car Direct-Access Garages & Two Outdoor Patio Spaces
- Community Amenities Include Pool & Fitness Center
- East Phoenix Location Minutes From Camelback & 44th Street Business Corridor, Biltmore Entertainment District, & Sky Harbor International Airport
- Offered All Cash / New Loan



YEAR ONE - MARKET PROFORMA	# OF UNITS	% TOTAL	SIZE (SF)	TOTAL SF	RENT	RENT/SF
3 Bed / 3.5 Bath (Direct-Access Two-Car Garage)	20	100%	1,734	34,680	\$2,650	\$1.53
TOTALS / AVERAGES	20	100%	1,734	34,680	\$2,650	\$1.53

PHOENIX
LAS VEGAS
SAN DIEGO
TUCSON

PRIMARY LISTING ADVISORS - INSTITUTIONAL TEAM

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