

# FOR SALE - 12 UNITS MULTI-FAMILY PROPERTY

575 / 571 / 569 CAMPBELL STREET - (3) FOURPLEX BUILDINGS

 PRESCOTT, ARIZONA

**\$2,300,000.00**





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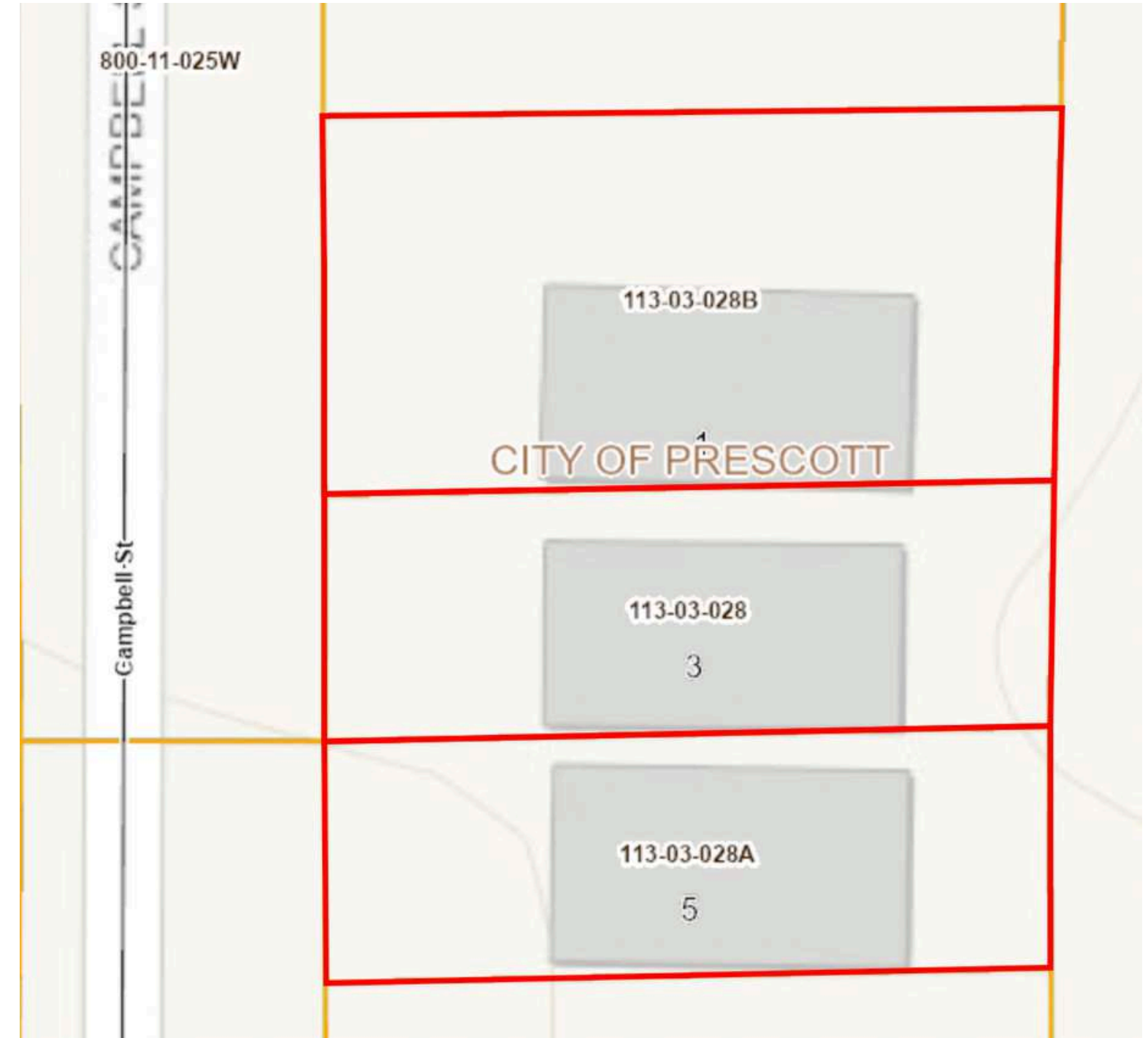


# Property Overview

**Located just minutes from Downtown Prescott, Arizona, there are three fourplexes on Campbell Street, comprising a total of 12 units. These appealing and functional multi-family properties feature three 2-bedroom, 1-bath units, as well as one 1-bedroom, 1-bath unit, all with ample parking to accommodate tenant needs. The combined square footage of the three buildings is 8,460, resulting in a price of \$271.86 per square foot. This property represents a profitable investment opportunity, particularly given the robust rental market in Prescott, Arizona. The estimated annual Net Operating Income (NOI) for this property is \$128,604.00, yielding an attractive 5.59% capitalization rate. Should rents be adjusted to align more closely with market values, the investment could see even greater returns, with an estimated annual NOI of \$162,036 and a pro forma CAP rate of 7.05%. This is a prime opportunity to acquire 12 units in Prescott, AZ.**

# BUILDING BREAKDOWN

Number of Units	<b>12</b>
Breakdown	<b>3 - Fourplex</b>
Fourplex Breakdown	<b>3 - 2B 1b plus 1B 1b</b>
Year Built	<b>1981</b>
Parcel	<b>113-03-028B / 028B / 028A</b>
Acres	<b>0.6</b>
Zoning	<b>MF - Multi Family</b>
Square Footage	<b>8,460</b>
Stories	
Purchase Price	<b>\$2,300,000.00</b>
Price Per Square Foot	<b>\$271.86</b>
Price Per Unit	<b>191,666.67</b>



# FINANCIAL OVERVIEW

Expenses		
Property Taxes	\$	4,284.00
Insurance	\$	5,424.12
Vacancy 5.00%	\$	9,142.80
Rental Tax 2.0%	\$	3,657.12
Landscaping	\$	2,400.00
APS	\$	1,686.84
City of Prescott - Water & Sewer	\$	9,000.00
Maintenance	\$	15,000.00
In house Management (2%)	\$	3,657.12
<b>Totals</b>	<b>\$</b>	<b>54,252.00</b>
ANNUAL NOI - Proforma	\$	162,036.00
ANNUAL NOI - Actual	\$	128,604.00

Income Statement - Campbell Multifamily		
	Monthly	Annually
569 Campbell - Unit A	\$ 1,358.50	\$ 16,302.00
569 Campbell - Unit B	\$ 1,403.50	\$ 16,842.00
569 Campbell - Unit C	\$ 1,413.50	\$ 16,962.00
569 Campbell - Unit D	\$ 1,537.50	\$ 18,450.00
571 Campbell - Unit A	\$ 1,112.50	\$ 13,350.00
571 Campbell - Unit B	\$ 1,056.50	\$ 12,678.00
571 Campbell - Unit C	\$ 1,363.50	\$ 16,362.00
571 Campbell - Unit D	\$ 1,056.50	\$ 12,678.00
575 Campbell - Unit A	\$ 995.50	\$ 11,946.00
575 Campbell - Unit B	\$ 1,250.00	\$ 15,000.00
575 Campbell - Unit C	\$ 1,238.50	\$ 14,862.00
575 Campbell - Unit D	\$ 1,452.00	\$ 17,424.00
		\$ -
<b>Totals</b>	<b>\$ 15,238.00</b>	<b>\$ 182,856.00</b>

Proforma Income Statement - Campbell Multifamily		
	Monthly	Annually
569 Campbell - Unit A	\$ 1,358.00	\$ 16,296.00
569 Campbell - Unit B	\$ 1,550.00	\$ 18,600.00
569 Campbell - Unit C	\$ 1,550.00	\$ 18,600.00
569 Campbell - Unit D	\$ 1,550.00	\$ 18,600.00
571 Campbell - Unit A	\$ 1,358.00	\$ 16,296.00
571 Campbell - Unit B	\$ 1,550.00	\$ 18,600.00
571 Campbell - Unit C	\$ 1,550.00	\$ 18,600.00
571 Campbell - Unit D	\$ 1,550.00	\$ 18,600.00
575 Campbell - Unit A	\$ 1,358.00	\$ 16,296.00
575 Campbell - Unit B	\$ 1,550.00	\$ 18,600.00
575 Campbell - Unit C	\$ 1,550.00	\$ 18,600.00
575 Campbell - Unit D	\$ 1,550.00	\$ 18,600.00
		\$ -
<b>Totals</b>	<b>\$ 18,024.00</b>	<b>\$ 216,288.00</b>



# Property Features

**Actual 5.59 CAP**  
**Proforma 7.05 CAP**



**12 Units**  
**Profit Producing**



**Unique Property**  
To purchase 3 - fourplexes



**Ample Parking**



**1.1 Miles From**  
**Downtown Prescott**



**9 - 2 Bedroom 1bath**  
**3 - 1 Bedroom 1bath**





# Prescott, Arizona

No matter your industry, the City of Prescott offers a wealth of diverse consumer demographics and financial landscapes to support your business model. With a robust existing workforce spanning more than 15 industry verticals. In Prescott, you'll find a dedicated City Council and Chamber of Commerce that truly want you to succeed and will do whatever it takes to help you grow your business.



## RESIDENT POPULATION IN PRESCOTT, AZ - MSA

242,253 people



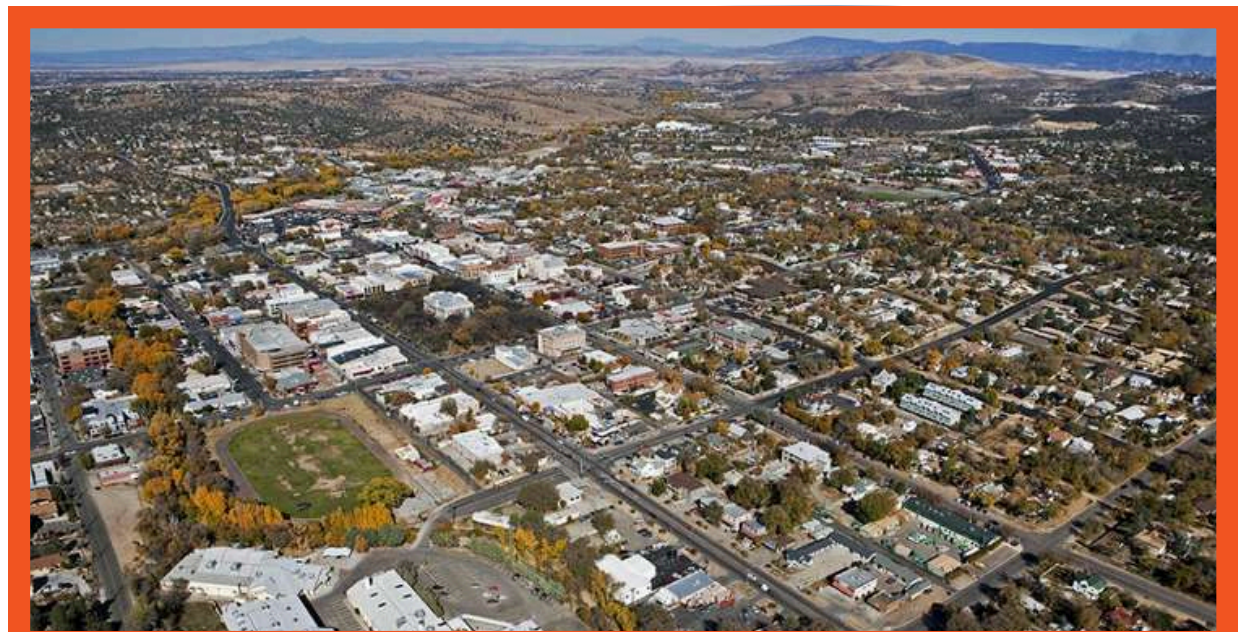
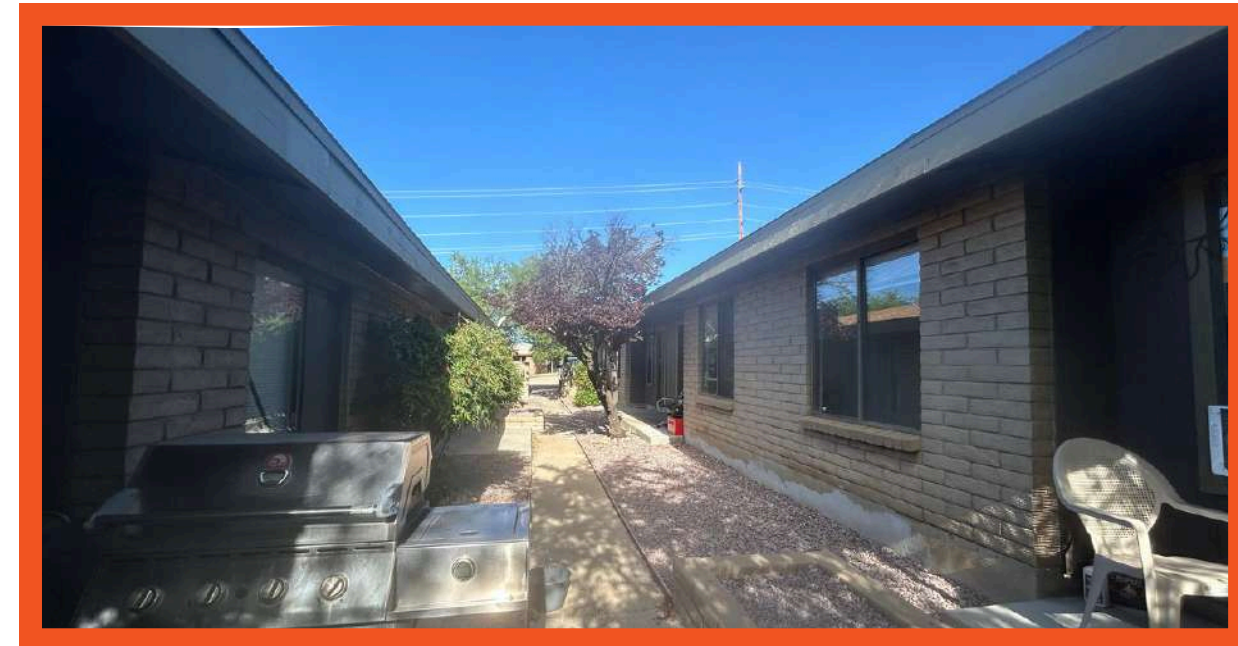
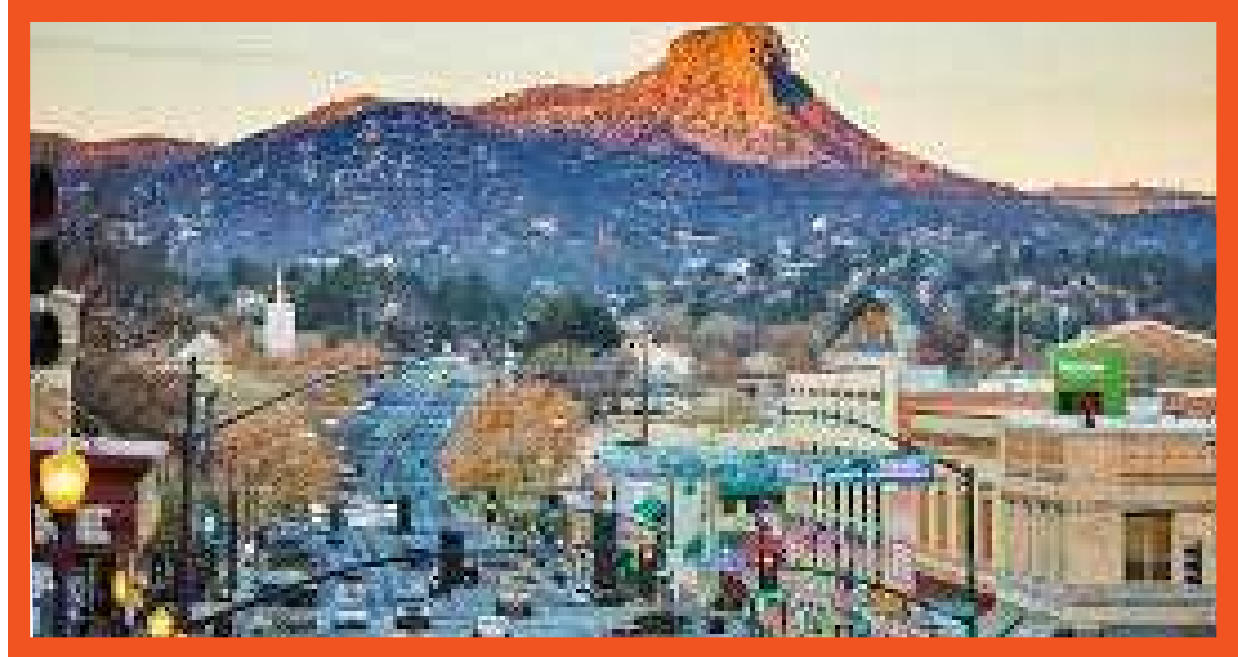
## AVERAGE INCOME

\$77,000 - \$100,000



## "THIRD IN THE COUNTRY FOR JOB GROWTH AND ECONOMIC VITALITY"

-Wall Street Journal





# Demographics

From personal quality of life to thriving economics, business development and more, the City of Prescott is a wonderful place to work, live, and play.

Prescott is currently growing at a rate of 2.19% annually and its population has increased by 19.07% since 2010.

Prescott has become a mecca for business vitality, quality of life and offers a diverse community with economic opportunity for all.

## BASIC INFORMATION

**Founded:** 1864      **Incorporated:** 1883  
**Elevation:** 5,410 ft.      **Location:** Yavapai County

### Distance to major cities:

**Phoenix:** 102 miles      **San Diego:** 373 miles  
**Tucson:** 213 miles      **Los Angeles:** 379 miles  
**Las Vegas:** 252 miles

## POPULATION

	2010	2021 (est.)
Prescott	39,771	44,311
Yavapai County	210,899	235,099
State of Arizona	6,401,569	7,520,103

*Office of Economic Opportunity*

## PROPERTY TAX

	2010	2019
Elementary / High School	2.64	3.09
City / Fire District	2.05	3.05
Yavapai County	3.47	4.95
Totals (Yavapai County)	8.16	11.09

*Arizona Dept. of Revenue & Arizona Tax Research Foundation*

## SALES TAX / TRANSACTION PRIVILEGE TAX

Prescott	2.75%
Yavapai County	0.75%
State	5.60%

*Arizona Dept. of Revenue & Arizona Tax Research Foundation*

\* azcommerce.com

## LABOR FORCE

	2010	2021
Civilian Labor Force	93,223	102,861
Unemployed	9,302	6,026
Unemployment Rate	10.1%	5.5%

*Office of Economic Opportunity*

## WORKFORCE EDUCATION ATTAINMENT

	Count	Share
Less than high school	1,882	5.9%
High school or equivalent, no college	5,354	16.7%
Some college or Associate degree	12,387	38.5%
Bachelor's degree or advanced degree	12,519	38.9%

*American Community Survey*

## INDUSTRY (RATED BY EMPLOYMENT)

	Count	Share
Education, health care & social assistance	4,537	31.2%
Arts, entertainment, food & recreation services	1,893	13.0%
Professional, scientific, & administrative services	1,751	12.1%
Retail trade	1,592	11.0%
Public administration	916	6.3%
Finance, insurance & real estate	739	5.1%
Construction	721	5.0%
Other services, except public administration	712	4.9%
Transportation, warehousing, & utilities	653	4.5%
Manufacturing	552	3.8%
Information	203	1.4%
Wholesale trade	200	1.4%
Agriculture, forestry, fishing, hunting, & mining	53	0.4%



# FOR SALE - MULTI FAMILY COMMERCIAL PROPERTY

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