



OVERVIEW

Offering Price	\$19,325,000
Per Unit	\$268,403
# of Units	72
Avg SF/Unit	718 SF
Built	1988
Electric Metering	Individual
Gas Metering	Individual

PROPERTY HIGHLIGHTS

- 72 Total Units, Completed in 1988
- Mix of One (50%) & Two-Bedroom (50%) Unit Types (~615 & 821 SF Respectively)
- Extensively Renovated Exterior, Interiors, & Common Areas (~\$2.15M or \$30,000 per Unit in Capital Expenditures)
- 96% of Units (69 of 72) Upgraded With New Appliance Packages, Flooring, & Hard Surface Quartz Countertops
- Individually Metered for Electricity, Gas, & Individual Hot Water Heaters
- Property Amenities Include Dedicated Leasing Office, Fitness Center, Large Enclosed Dog Park With Gazebo, Picnic Area, & Laundry Facility (Washers / Dryers Owned by Property)
- Located 1.5 Miles From the Prestigious Embry-Riddle Aeronautical University Prescott Campus
- 5.5% Cap Rate
- Offered All Cash / New Loan



YEAR ONE - MARKET PROFORMA	# OF UNITS	% TOTAL	SIZE (SF)	TOTAL SF	RENT	RENT/SF
1 Bed / 1 Bath (Plus)	1	1.4%	615	615	\$1,350	\$2.20
1 Bed / 1 Bath (Renovated)	17	23.6%	615	10,455	\$1,475	\$2.40
1 Bed / 1 Bath (Renovated)	18	25.0%	615	11,070	\$1,525	\$2.48
2 Bed / 1 Bath (Plus)	1	1.4%	821	821	\$1,525	\$1.86
2 Bed / 1 Bath (Plus)	1	1.4%	821	821	\$1,575	\$1.92
2 Bed / 1 Bath (Renovated)	17	23.6%	821	13,957	\$1,650	\$2.01
2 Bed / 1 Bath (Renovated)	17	23.6%	821	13,957	\$1,700	\$2.07
TOTALS / AVERAGES	72	100%	718	51,696	\$1,582	\$2.20

PHOENIX
LAS VEGAS
SAN DIEGO
TUCSON

PRIMARY LISTING ADVISOR - ABI INSTITUTIONAL

ALON SHNITZER
SENIOR MANAGING PARTNER | OWNER-AGENT
602.714.1283
alon.shnitzer@abimultifamily.com
Lic. # AZ: BR534786000

ADDITIONAL LISTING ADVISORS - ABI INSTITUTIONAL

RUE BAX
ASSOCIATE BROKER
602.714.1406
rue@abimultifamily.com
Lic # AZ: BR531213000

EDDIE CHANG
SENIOR PARTNER
602.714.1398
eddie@abimultifamily.com
Lic # AZ: SA545071000

DOUG LAZOVICK
SENIOR PARTNER
602.714.1388
doug@abimultifamily.com
Lic # AZ: BR552832000

TYLER BRUGGMAN
VICE PRESIDENT
602.714.1834
tyler.bruggman@abimultifamily.com
Lic # AZ: SA660057000