



PRICED AT \$1,225,000

8 Units • 6.45% Cap • ±2,552 SF

8 ON 9TH

ROOSEVELT ROW • DOWNTOWN
PHOENIX

FOR SALE

1001 N 9TH ST
PHOENIX, AZ 85006

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THE OFFERING

PRICE	\$1,225,000
CAP RATE	6.45%
PRICE / UNIT	\$153,125
PRICE / SF	\$480
UNIT MIX	(6) Studio · (2) 1BD/1BA

INVESTMENT HIGHLIGHTS

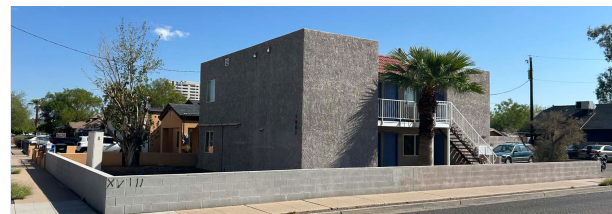
- **Walkable downtown infill** — steps from the Roosevelt Row Arts District, restaurants, galleries and major employment.
- **Turnkey, rents at market** — renovated studio and one-bedroom plans; all eight units leased.
- **Low-maintenance operations** — efficient floor plans, tenant-paid electricity, a 12.4% expense ratio.
- **Seller-managed pride of ownership** — cash, conventional or 1031 exchange; no carry.

PHYSICAL DATA

RENTABLE SF	±2,552 SF
LOT SIZE	136' × 50' · ±6,800 SF
UNITS / BUILDINGS	8 / 1
YEAR BUILT	1984
PARKING	9 uncovered · 1 / unit
ZONING	R-5, City of Phoenix
CONSTRUCTION	Wood frame · stucco
ROOF / FLOORS	Built-up, tile · tile, vinyl
HVAC	Individual heat pump
UTILITIES	APS · City water & sewer
TENANT PAYS	Electricity
OWNERSHIP / APN	Fee simple · 116-31-114

IN EVERY UNIT

Free-standing range, refrigerator and microwave; quartz-look counters, updated cabinetry, tile and vinyl plank floors, ceiling fans and a dedicated parking space.



RENOVATED INTERIORS



FINANCIAL SUMMARY

INCOME	ANNUAL
Gross Scheduled Income	\$93,060
Less Vacancy @ 3.0%	(\$2,792)
Other Income	\$0
Adjusted Gross Income	\$90,268

OPERATING EXPENSES	ANNUAL
Taxes (2025)	\$1,843
Insurance	\$3,084
Maintenance	\$3,000
Water, Sewer & Trash	\$3,300
Owner Association	\$0
Total Operating Expenses	\$11,227

Tenants pay electricity individually; owner pays water, sewer and trash. Property is seller-managed — no management fee is carried in the expenses above.

NET OPERATING INCOME	CAP RATE
\$79,041	6.45%
EXPENSE RATIO	GROSS RENT MULTIPLIER
12.4%	13.2

PRICING METRICS	VALUE
List Price	\$1,225,000
Price Per Unit	\$153,125
Price Per Rentable SF	\$480
Average Rent Per Unit	\$965 / mo
Monthly Scheduled Rent	\$7,720
Occupancy	8 of 8 leased
Terms	Cash · Conventional · 1031

Source of financial data: owner. All figures approximate — buyer to verify to their own satisfaction.

UNIT MIX & RENT ROLL

UNIT	TYPE	SF	BATH	PARKING	RENT / MO	RENT / SF	LEASE EXPIRES
1	Studio	319	1	1	\$910	\$2.85	3/27
2	Studio	272	1	1	\$850	\$3.13	5/27
3	Studio	272	1	1	\$865	\$3.18	3/27
4	Studio	319	1	1	\$1,235	\$3.87	10/26
5	1 Bed / 1 Bath	413	1	1	\$895	\$2.17	3/27
6	Studio	272	1	1	\$925	\$3.40	9/27
7	Studio	272	1	1	\$915	\$3.36	4/27
8	1 Bed / 1 Bath	413	1	1	\$1,125	\$2.72	3/27
TOTAL — 8 UNITS		2,552			\$7,720	\$3.02	

STUDIOS — 6 UNITS

\$950 avg / mo

ONE BEDROOMS — 2 UNITS

\$1,010 avg / mo

ANNUAL SCHEDULED RENT

\$93,060

Rent roll per owner as of September 2026. All facts and figures approximate — buyer to verify to their own satisfaction.

LOCATION OVERVIEW

ROOSEVELT ROW — Northeast corner of Roosevelt and 9th Street, steps from the arts district's galleries, restaurants and local boutiques.

DOWNTOWN EMPLOYMENT — Minutes from the central business district, ASU Downtown, sports venues and the I-10 / SR-51 interchange.

RENTER-DRIVEN DEMAND — Walkability and culture make the block highly desirable to the downtown renter base these efficient plans are built for.

INFILL CORRIDOR — New multifamily product is delivering directly adjacent, reinforcing values along one of Phoenix's most dynamic urban corridors.

DOWNTOWN PHOENIX



FOR MORE INFORMATION

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This report has been prepared based on information furnished by sources deemed reliable; however, no representation or warranty, either express or implied, is made as to its accuracy. References to square footage and land area are approximate. Buyer must verify all information and bear all risk for any inaccuracies. All quoted prices are subject to change without notice.

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