



## OVERVIEW

Offering Price	\$18,300,000
Per Unit	\$128,873
# of Units	142
Avg SF/Unit	745 SF
Built	1988
Renovated	2022 - 2024
Additional Land	±4.3 Acres
Planned Units	90 (2 & 3-Bed)

## PROPERTY HIGHLIGHTS

- 142 Total Units, Completed in 1988 & ±4.3 Acres of Adjacent Land
- Individual Unit Electric Meters & HVACs
- Existing 142 Units Comprised of Two-Bedroom (36.6%) & One-Bedroom (63.4%) Unit Types
- Renovated in 2022 - 2024 (Over \$3M in Capital Expenditures)
- Additional Value-Add Opportunity Through Further In-Unit Washer / Dryer Additions & Development of Land (90 Total Proposed Two & Three-Bedroom Units)
- Highly Amenitized: Sun Deck, Dog Park, Movie Theatre, Large Pool, Heated Spa, Fitness Center, Lush Open Greenspaces, Clubhouse, Event Space, Gas Barbeques, Picnic Areas, Dedicated Leasing Office, & Laundry Facilities
- Offered All Cash / New Loan



**YEAR ONE - PROFORMA**

	# OF UNITS	% TOTAL	SIZE (SF)	TOTAL SF	RENT	RENT/SF
1 Bed / 1 Bath	16	11.3%	500	8,000	\$888 - \$957	\$178 - \$1.91
1 Bed / 1 Bath	6	4.2%	647	3,882	\$1,020	\$1.58
1 Bed / 1 Bath (Washer / Dryer)	33	23.2%	647	21,351	\$1,202	\$1.86
1 Bed / 1 Bath	30	21.1%	666	19,990	\$1,111	\$1.67
1 Bed / 1 Bath	3	2.1%	667	2,001	\$995	\$1.49
1 Bed / 1 Bath	2	1.4%	783	1,565	\$1,450	\$1.85
2 Bed / 2 Bath	32	22.5%	937	29,984	\$1,223 - \$1,390	\$1.31 - \$1.48
2 Bed / 2 Bath	20	14.1%	953	19,060	\$1,172 - \$1,372	\$1.23 - \$1.44
<b>TOTALS / AVERAGES</b>	<b>142</b>	<b>100%</b>	<b>745</b>	<b>105,833</b>	<b>\$1,202</b>	<b>\$1.61</b>

PHOENIX  
LAS VEGAS  
SAN DIEGO  
TUCSON

**PRIMARY LISTING CONTACTS - INSTITUTIONAL TEAM**

**ALON SHNITZER**  
SENIOR MANAGING PARTNER  
602.714.1283  
alon.shnitzer@abimultifamily.com  
Lic. # AZ: BR534786000

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

**ADDITIONAL ADVISORS - INSTITUTIONAL TEAM**

**EDDIE CHANG**  
**DOUG LAZOVICK**  
**TYLER BRUGGMAN**

**ADDITIONAL LISTING ADVISORS - TUCSON**

**DESIREE PALMER**  
VICE PRESIDENT  
520.265.1993  
desiree.palmer@abimultifamily.com  
Lic # AZ: SA682872000

**RYAN KIPPES**  
VICE PRESIDENT  
520.265.1895  
ryan.kippes@abimultifamily.com  
Lic # AZ: SA660419000