

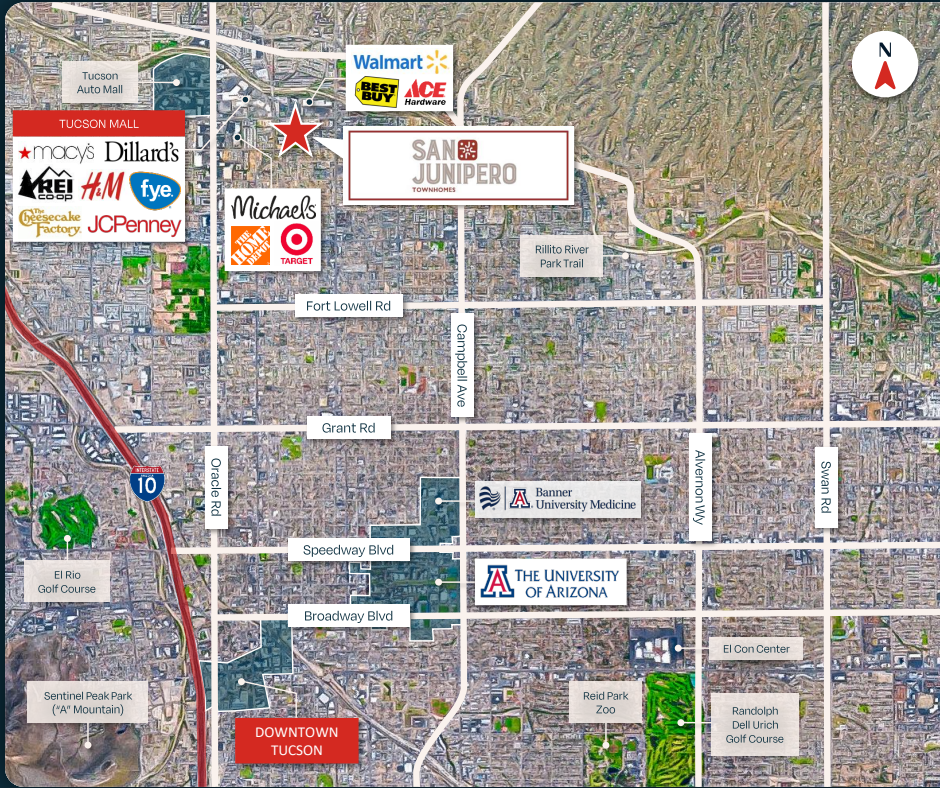


OVERVIEW

| | |
|----------------|--------------|
| Offering Price | \$13,500,000 |
| Per Unit | \$346,154 |
| Per SF | \$222.65 |
| # of Units | 39 |
| Avg SF/Unit | 1,555 SF |
| Built | 2024 |

PROPERTY HIGHLIGHTS

- 39 Dedicated Rental Townhomes, Office & Common Area, Completed in 2024
- All 3-Bed or 2-Bed / 2.5-Bath Unit Types (1,555 Average SF With a One-Car Direct-Access Garage)
- Low Density - 8 Total Rental Buildings (5 Townhomes in Each Building)
- Ease of Management With Only a Parking Lot, Dedicated Rental Office, BBQ / Gazebo Area, & Landscaped Areas to Maintain Outside of the Townhomes
- Located in Northeast Tucson Near Tucson Mall and Adjacent to Timberlost Family Public Park
- Original Developer Sale
- Offered All Cash / New Loan



| YEAR ONE - MARKET PROFORMA | # OF UNITS | % TOTAL | SIZE (SF) | TOTAL SF | RENT | RENT/SF |
|---|------------|-------------|--------------|---------------|----------------|---------------|
| 2 Bed / 2.5 Bath (Direct-Access One-Car Garage) | 1 | 2.6% | 1,458 | 1,458 | \$1,925 | \$1.32 |
| 3 Bed / 2.5 Bath (Direct-Access One-Car Garage) | 15 | 38.5% | 1,529 | 22,935 | \$2,025 | \$1.32 |
| 3 Bed / 2.5 Bath (Direct-Access One-Car Garage) | 8 | 20.5% | 1,543 | 12,344 | \$2,040 | \$1.32 |
| 3 Bed / 2.5 Bath (Direct-Access One-Car Garage) | 15 | 38.5% | 1,593 | 23,895 | \$2,065 | \$1.30 |
| TOTALS / AVERAGES | 39 | 100% | 1,555 | 60,632 | \$2,041 | \$1.31 |

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