



MULTIFAMILY PROPERTY FOR SALE

# 920 S KENWOOD CIR

Tempe, AZ 85281

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SECTION 1

# PROPERTY INFORMATION

920 S KENWOOD CIR

Tempe, AZ 85281

# PROPERTY SUMMARY



## LOCATION DESCRIPTION

Situated on a quiet cul-de-sac that backs up to a park, 920 S Kenwood Circle is ideally positioned near Arizona State University, the Tempe Streetcar and light rail system, the Loop 101 and 202 freeways, and Phoenix Sky Harbor International Airport. This location attracts steady rental demand from students, professionals, and long-term tenants alike.

Whether you're seeking a stable, low-maintenance investment or a value-add opportunity in one of the Valley's most dynamic rental submarkets, 920 S Kenwood delivers strong fundamentals with additional upside.

## OFFERING SUMMARY

Sale Price:	\$525,000
Number of Units:	2
Lot Size:	6,935 SF
Building Size:	1,344 SF
NOI:	\$25,380.00
Cap Rate:	4.83%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,904	4,081	10,095
Total Population	4,498	8,996	21,588
Average HH Income	\$61,255	\$58,973	\$64,390

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# PROPERTY DESCRIPTION



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Both units are currently rented below market rates, offering significant upside potential. Unit A is leased at \$1,305 per month through January 2026, while Unit B is on a month-to-month lease at \$1,090. The average rent across both units is \$1,197/month, with comparable market rents in the area suggesting potential increases with minor improvements or upon turnover.

A major value-add feature of this property is the rare utility structure—tenants pay all utilities, including water, sewer, trash, and electricity, minimizing owner operating expenses and maximizing net operating income.

Originally purchased in 2014, the property was fully remodeled and has been well maintained. Both units feature tile flooring throughout and include each washer/dryer. Unit A has been occupied since 2020, while the tenants in Unit B have been in place since acquisition.

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# ADDITIONAL PHOTOS



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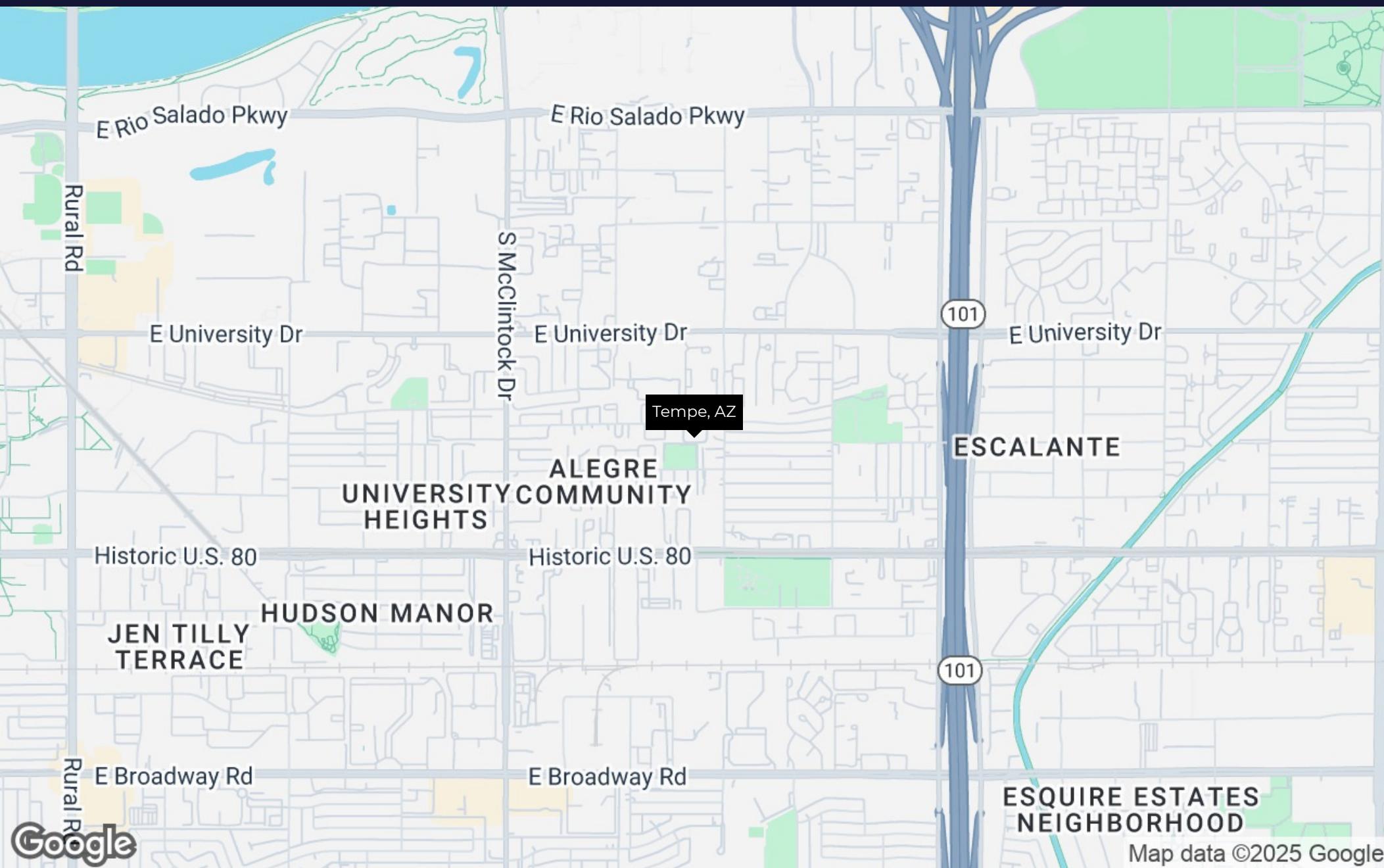
SECTION 2

# LOCATION INFORMATION

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# REGIONAL MAP



Map data ©2025 Google

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SECTION 3

# FINANCIAL ANALYSIS

920 S KENWOOD CIR

Tempe, AZ 85281

# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

Price	\$525,000
Price per SF	\$391
Price per Unit	\$262,500
CAP Rate	4.83%
Cash-on-Cash Return (yr 1)	4.83%
Total Return (yr 1)	\$25,380

## OPERATING DATA

Total Scheduled Income	\$28,740
Gross Income	\$28,740
Operating Expenses	\$3,360
Net Operating Income	\$25,380
Pre-Tax Cash Flow	\$25,380

## FINANCING DATA

Down Payment	\$525,000
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# INCOME & EXPENSES

## INCOME SUMMARY

Rental Income	\$28,740
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## GROSS INCOME

**\$28,740**

## EXPENSES SUMMARY

Utilities	\$0
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Pool/Yard Care	\$600
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Maintenance	\$100
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Insurance	\$1,646
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Property Taxes	\$1,014
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## OPERATING EXPENSES

**\$3,360**

## NET OPERATING INCOME

**\$25,380**

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# RENT ROLL

SUITE	BEDROOMS	BATHROOMS	RENT	SECURITY DEPOSIT	LEASE END
A	2	1	\$1,305	\$1,195	1/1/26
B	2	1	\$1,090	\$700	MTM
<b>TOTALS</b>			<b>\$2,395</b>	<b>\$1,895</b>	
<b>AVERAGES</b>			<b>\$1,198</b>	<b>\$948</b>	

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SECTION 4

# SALE COMPARABLES

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# SALE COMPS



It turns out, you don't have any Comps Selected!

(click ' **Edit Sale Comps**' in the Page Edit Bar)

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# SALE COMPS MAP & SUMMARY



It turns out, you don't have any Comps Selected!

(click ' **Edit Sale Comps**' in the Page Edit Bar)

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SECTION 5

# DEMOGRAPHICS

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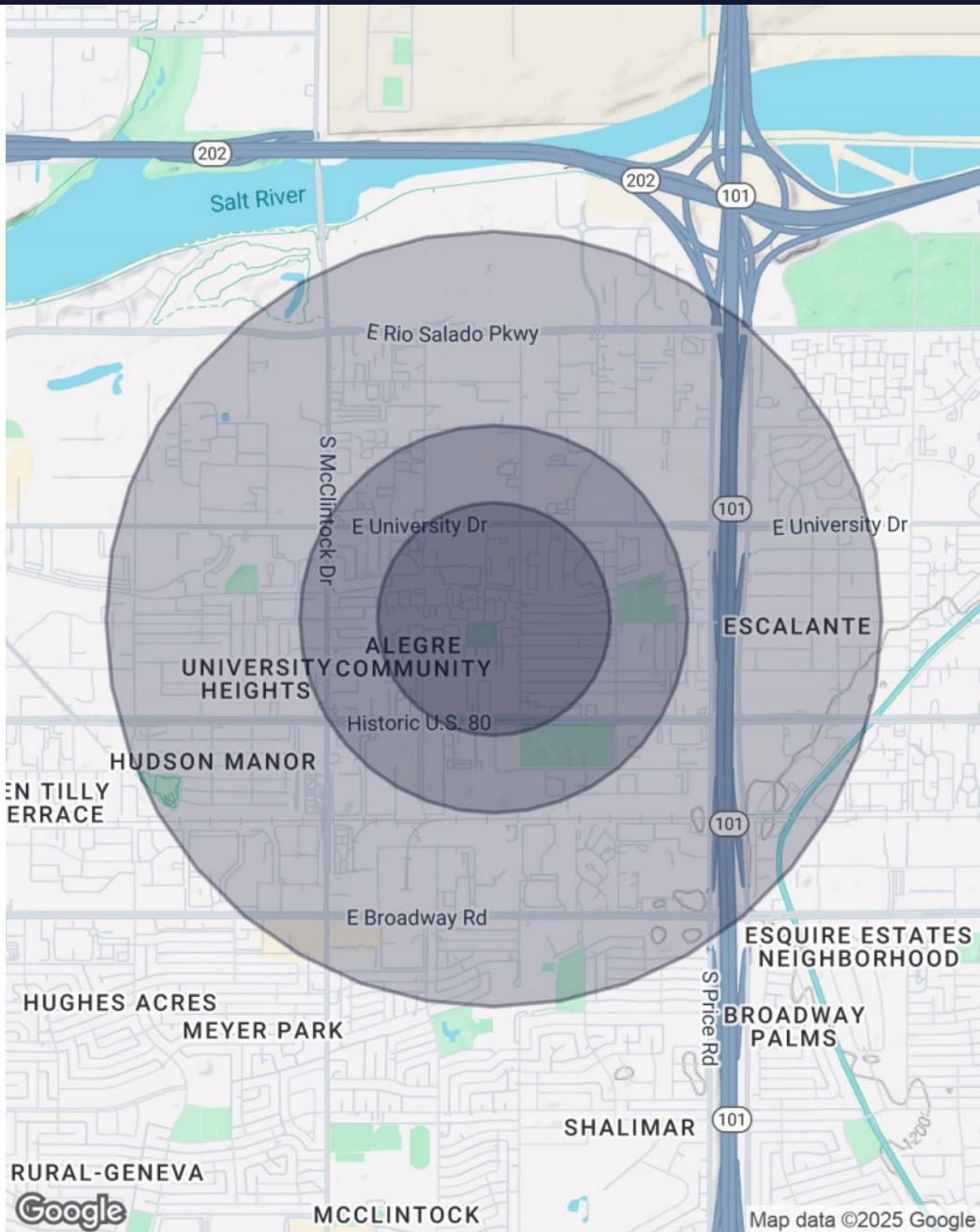
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# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,498	8,996	21,588
Average Age	29	30	31
Average Age (Male)	29	29	31
Average Age (Female)	30	30	31

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,904	4,081	10,095
# of Persons per HH	2.4	2.2	2.1
Average HH Income	\$61,255	\$58,973	\$64,390
Average House Value	\$223,403	\$201,668	\$265,161

Demographics data derived from AlphaMap



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SECTION 6

# ADVISOR BIOS

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# ADVISOR BIO 1



## SOPHIA WILLETS

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## PROFESSIONAL BACKGROUND

Sophia is owner and principal Grace Commercial Real Estate (Grace CRE), and proud to be the first faith-based, investment-focused brokerage firm in the nation. Her mission is simple: to bring integrity, excellence, and Grace to commercial real estate.

What sets Sophia apart?

In a crowded marketplace filled with large corporate names and traditional brokerages, Sophia leads with client-first values. Unlike many national firms that prioritize internal commissions and double-ended deals, Sophia is committed to full-market exposure and ethical representation. She believes every client deserves maximum value—not just another closed deal.

**Investor-Minded Representation:** With over 1,000 transactions and personal ownership in over 30 investments, she understands what matters most—ROI negotiated from an investor's perspective, always aiming to maximize your returns. Achieving over 1 billion dollars for her clients.

**Two Strategic Markets—One Trusted Brokerage:**

With offices in Southeast Florida and the West Coast of Arizona, our reach spans two of the fastest-growing real estate markets in the country. Whether you're considering a sale or a 1031 exchange, our multi-market advantage provides diverse reinvestment opportunities and flexible timing strategies tailored to your financial goals.

Sophia is honored to have you "Invest with Grace invest in confidence

### Grace CRE

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