



11 SINGLE FAMILY HOMES | BULK SALE

LATONA FONTAINE

105-141 WEST LATONA ROAD, PHOENIX, AZ 85041

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MULTIFAMILY PROPERTY | FOR SALE



OFFERING SUMMARY

Sale Price:	\$4,995,000
Number Of Units:	11
Year Built:	2024
Building Size:	17,827 SF
Price / SF:	\$280.19

PROPERTY OVERVIEW

Introducing a stunning collection of brand-new rental homes located in the rapidly growing South Phoenix submarket. These newly constructed residences blend modern design, quality finishes, and community convenience, making them ideal for families, professionals, and long-term renters seeking a turnkey lifestyle.

With a booming population and increasing demand for single-family rentals, this new development represents a strategic addition to any investor's portfolio. Modern homes, rising rental rates, and low vacancy trends in South Phoenix position these units for long-term value and stable cash flow.

PROPERTY HIGHLIGHTS

- 11 Residential Single Family Homes
- New Construction (2024) – Built with energy-efficient systems, contemporary layouts, and low-maintenance landscaping.
- Convenient Location – Minutes from Downtown Phoenix with the new Light Rail extension, Sky Harbor Airport, Loop 202 & I-10 Freeways, and major employment hubs.
- Strong Rental Demand – South Phoenix continues to attract renters due to its affordability, improving infrastructure, and proximity to schools, parks, and retail centers.

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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HOME ADDRESS	HOME SIZE (SQFT)	RENT P/MO	LEASE START	LEASE END
LOT 1 141 W. LATONA	1,457	\$2,530	1/20/25	1/1/27
LOT 2 137 W. LATONA	1,388	\$1,634 (8/1 Increase to \$2,453)	7/7/25	7/8/26 (EXT TO '27)
LOT 3 133 W. LATONA	2,126	\$2,350	3/6/26	9/5/27
LOT 4 129 W. LATONA	1,388	\$2,400	2/27/26	8/26/27
LOT 5 125 W. LATONA	2,126	\$2,800	4/22/26	10/22/27
LOT 6 121 W. LATONA	1,388	\$2,300	3/1/25	3/12/27
LOT 7 117 W. LATONA	2,126	\$2,500	6/12/25	7/1/27
LOT 8 109 W. LATONA	1,457	\$2,377	3/15/26	3/15/27
LOT 9 105 W. LATONA	1,457	\$2,400	2/20/26	8/31/27
LOT 10 136 W. LATONA	1,457	\$2,400	5/1/26	11/1/27
LOT 11 140 W. LATONA	1,457	\$2,200	7/7/25	7/14/27

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Proforma

UNIT MIX AND RENT SCHEDULE

Units	Type	SF	Total SF	\$/Sq. Ft.	Proforma Rents	Total
11	SFR	1,621	17,827	\$ 1.56	\$ 2,530	\$ 27,830
11		1,621	17,827	\$ 1.56	\$ 2,530	\$ 27,830

INCOME

Annual Gross Potential Rent		\$ 333,960
Physical Vacancy	0.00%	\$ -
Economic Vacancy	2.50%	\$ (8,349)
Total Vacancy Loss	2.50%	\$ (8,349)
Net Rental Income		\$ 325,611
Other Income	\$0 /Unit/Month	
Gross Operating Income		\$ 325,611

EXPENSES

Repairs & Maintenance	\$ 5,000
Utilities	\$ 720
Insurance	\$ 10,643
Property Taxes	\$ 12,100
Reserves	\$ 2,750
Total Operating Expenses (Ratio)	\$ 31,213
Expenses Per Unit	\$ 2,838
Expenses Per SF	\$ 1.75
Net Operating Income	\$ 294,398

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LISTING PRICE			
	←-----→		
Price	\$4,995,000	\$4,995,000	\$4,995,000
Price/Unit	\$454,091	\$454,091	\$454,091
Price/SF	\$280.19	\$280.19	\$280.19
Down Payment	30% \$1,498,500	35% \$1,748,250	40% \$1,998,000
Loan Amount	\$3,496,500	\$3,246,750	\$2,997,000
Interest Rate	6.00%	6.00%	6.00%
Amortization	30	30	30
Monthly P&I	\$20,963	\$19,466	\$17,969
Debt Service	\$251,559	\$233,591	\$215,622
	<i>Proforma</i>	<i>Proforma</i>	<i>Proforma</i>
Net Operating Income	\$294,398	\$294,398	\$294,398
Debt Coverage Ratio	1.17	1.26	1.37
Cash Flow	\$42,839	\$60,807	\$78,776
Cash on Cash Return	2.86%	3.48%	3.94%
CAP Rate	5.89%	5.89%	5.89%
GRM	14.96	14.96	14.96

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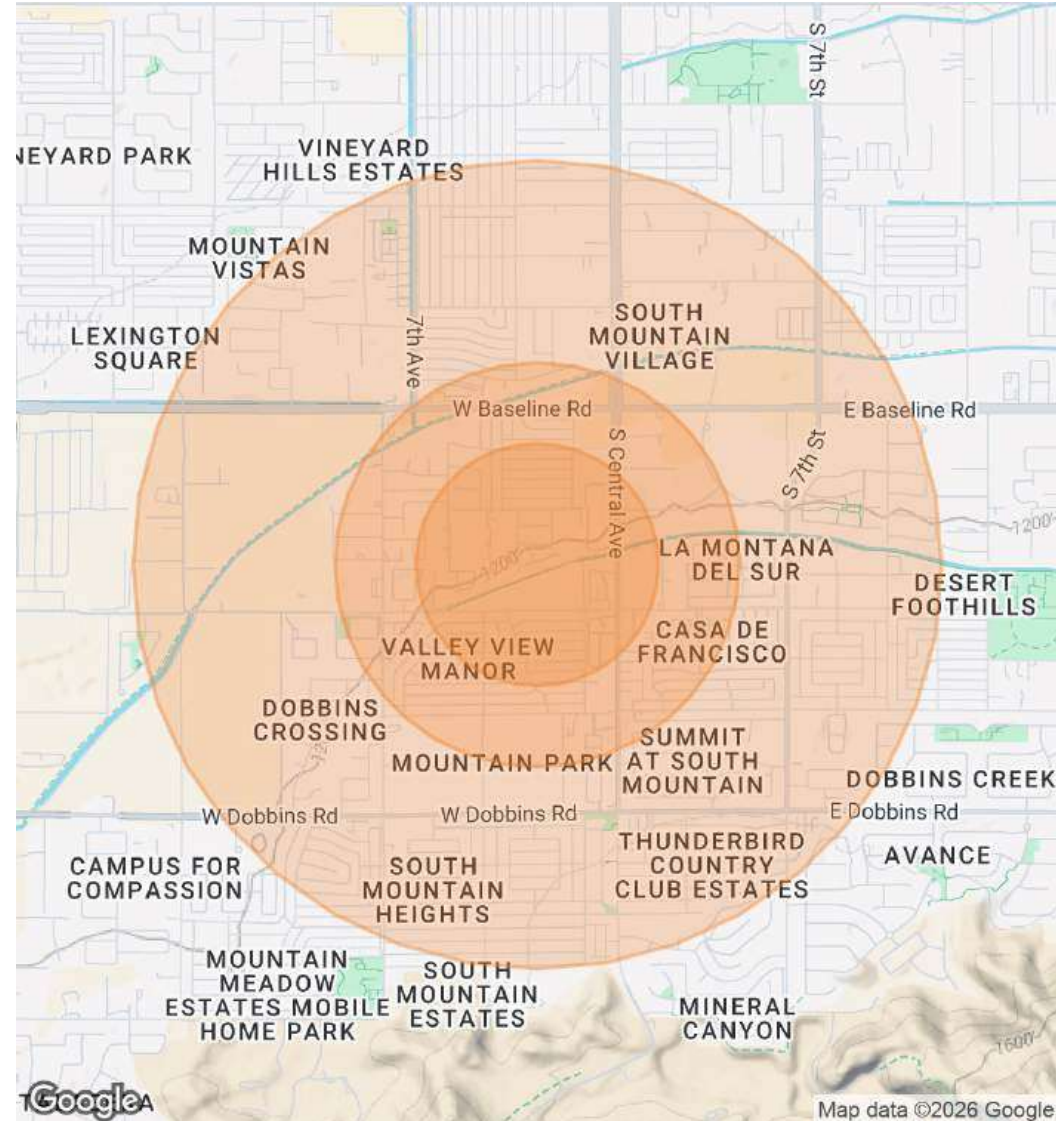
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,169	5,416	16,804
Average Age	36	36	36
Average Age (Male)	35	34	35
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	695	1,696	5,110
# of Persons per HH	3.1	3.2	3.3
Average HH Income	\$71,076	\$73,181	\$82,629
Average House Value	\$319,258	\$316,892	\$348,618

Demographics data derived from AlphaMap



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