

Century Duplex

OFFERING PRICE: \$324,900 – OWNER WILL CARRY

OFFERING MEMORANDUM



9938 W Century Dr
Arizona City, AZ 85123

Century Duplex

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General Demographics

Exclusively Marketed by:

Laura Good

SJ Fowler Real Estate
Realtor / Commercial / Multi-Family Specialist
(480) 406-1984
lauragoodaz@gmail.com
SA639563000

Daniela Rubio

SJ Fowler Real Estate
Realtor / Commercial / Multi-Family Specialist
(480) 334-7775
danielarubiosjf@gmail.com
SA662518000



CENTURY DUPLEX



01 Executive Summary

Investment Summary
Unit Mix Summary



OFFERING SUMMARY

ADDRESS	9938 W Century Dr Arizona City AZ 85123
COUNTY	Pinal
MARKET	Greater Tucson-Phoenix Corridor
SUBMARKET	Arizona City
BUILDING SF	1,642 SF
LAND SF	7,633 SF
LAND ACRES	0.175
NUMBER OF UNITS	2
YEAR BUILT	2002
APN	407-05-046
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$324,900
PRICE PSF	\$197.87
PRICE PER UNIT	\$162,450
OCCUPANCY	95.00%
NOI (CURRENT)	\$20,481
CAP RATE (CURRENT)	6.30%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	5,614	10,241	14,203
2025 Median HH Income	\$51,111	\$53,579	\$59,334
2025 Average HH Income	\$68,327	\$68,911	\$79,120



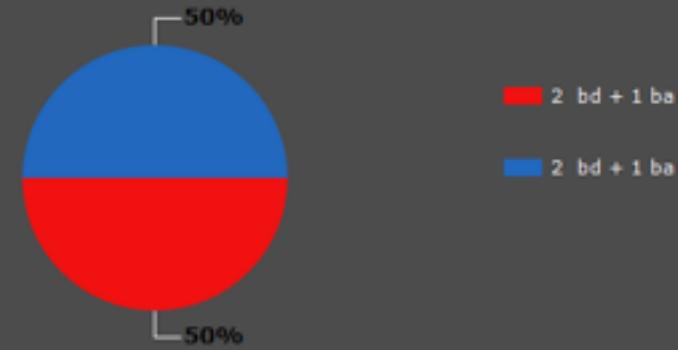
Investment Summary

- **Owner Will Carry with 25% Down, 4.00% Interest rate and a 3 Year Balloon** Discover a remarkable investment opportunity in the heart of Arizona City! This well-maintained duplex features two 2-bedroom, 1-bathroom units, each offering 820 square feet of living space, making it an appealing option for both tenants and investors.
- Unit 1 is currently occupied by a long-term Section 8 tenant who considers it their home, paying \$975 per month. The unit also features a brand-new \$5,000 air conditioning system, ensuring comfort and efficiency throughout the year.
- Unit 2 has recently been updated with fresh paint and new carpeting and is currently renting for \$1,000 per month. Both units offer strong rental income potential and ensure excellent tenant satisfaction. The air conditioning units are serviced regularly, guaranteeing reliable performance.
- Each unit has separate electricity and water meters, allowing tenants to manage their utility usage, while the owner covers sewer expenses. The property also provides ample parking and boasts low-maintenance landscaping, enhancing both functionality and convenience.

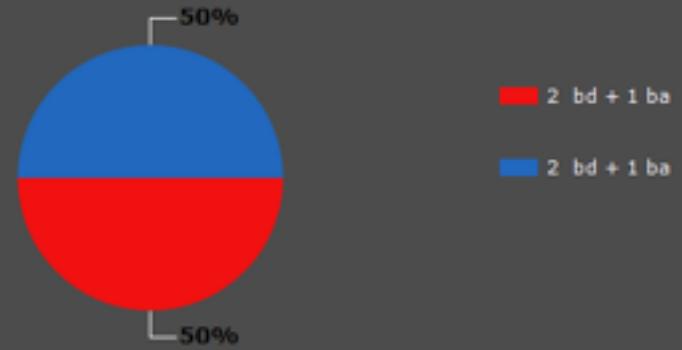


Unit Mix	# Units	Square Feet	Current Rent	Rent PSF	Monthly Income
2 bd + 1 ba	1	820	\$975	\$1.19	\$975
2 bd + 1 ba	1	820	\$1,000	\$1.22	\$1,000
Totals/Averages	2	820	\$988	\$1.21	\$1,975

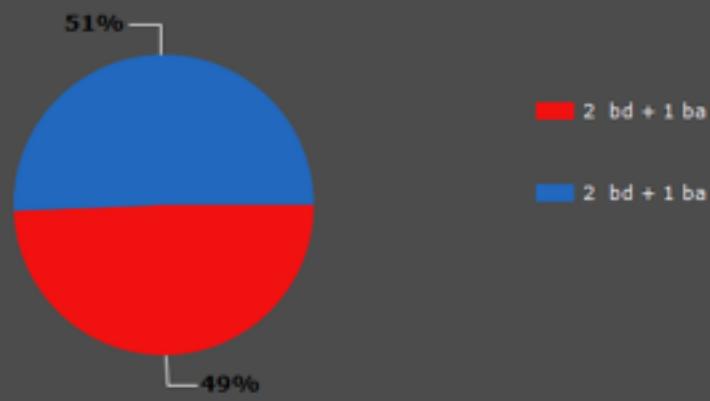
Unit Mix Summary



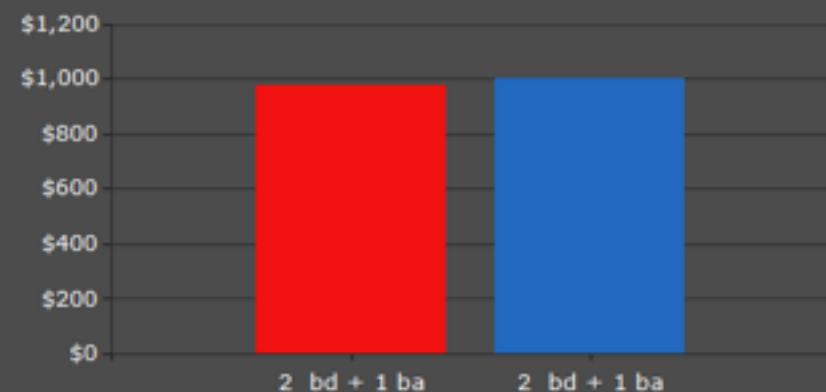
Unit Mix SF



Unit Mix Revenue

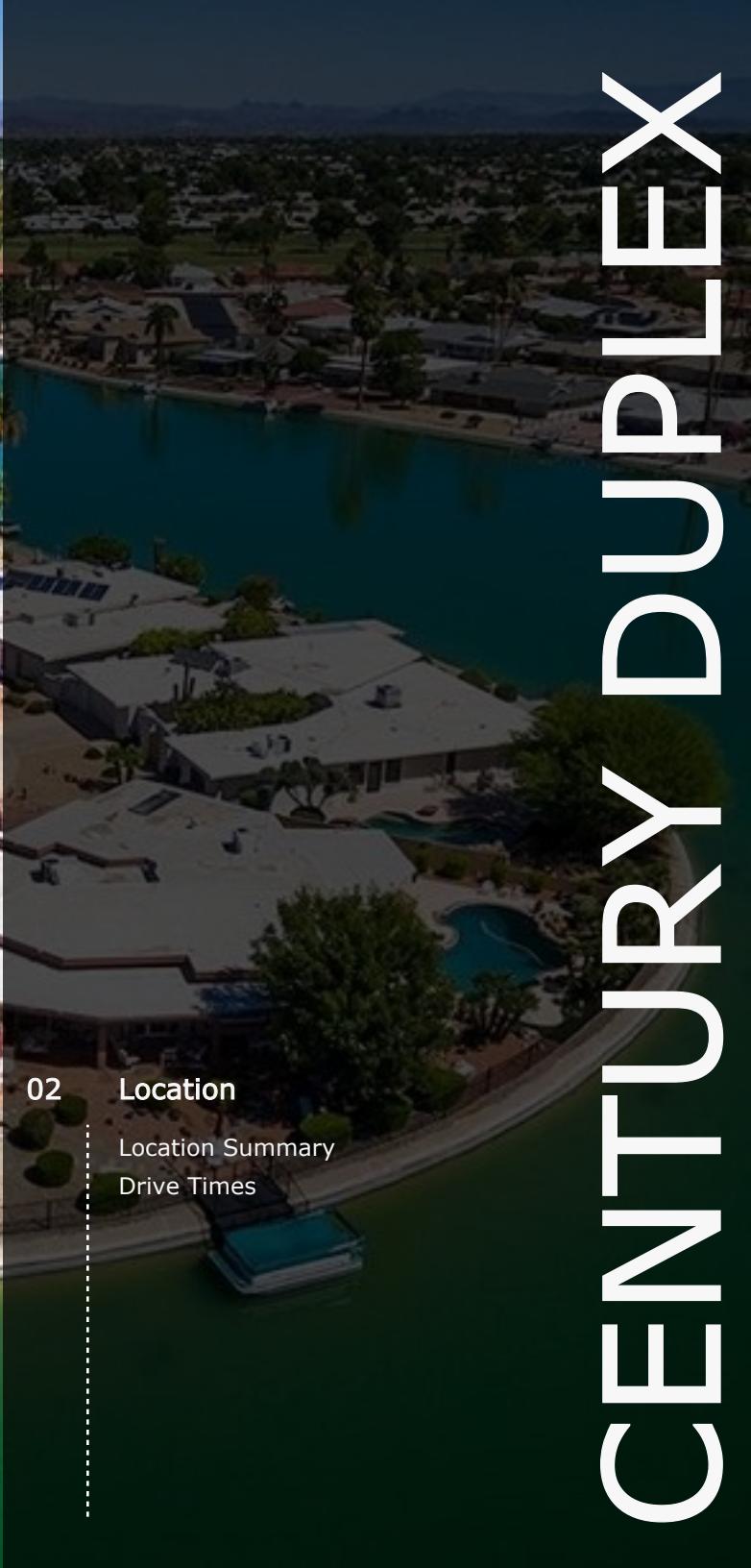


Rental Income



CENTURY DUPLEX

Century Duplex | Location

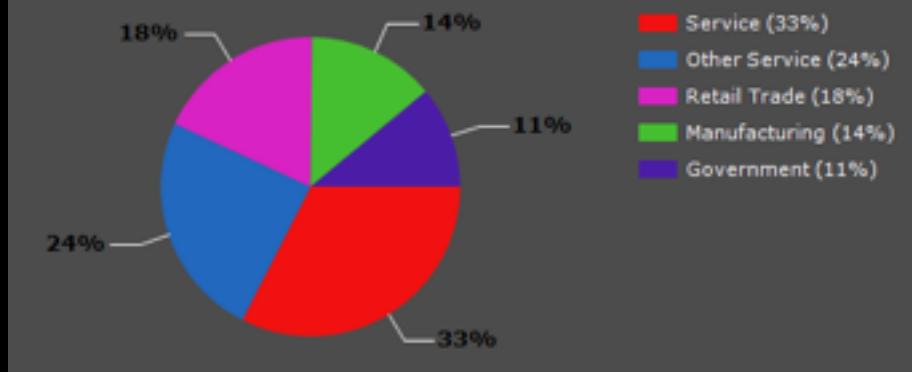


Location Summary

- Welcome to Arizona City, a vibrant and welcoming community nestled in the heart of the Sonoran Desert. Located conveniently between Phoenix and Tucson, Arizona City offers a unique blend of serene desert landscapes and modern amenities, making it an ideal place for families, retirees, and young professionals.
- Arizona City is known for its friendly and close-knit community, where neighbors are more like family. The area boasts a rich tapestry of cultural diversity and offers a laid-back lifestyle with a touch of Western charm. Community events and local gatherings are frequent, ensuring residents have plenty of opportunities to connect and engage.
- Nestled amidst breathtaking desert landscapes, Arizona City provides limitless opportunities for outdoor enthusiasts. Residents can venture along nearby hiking and biking trails, enjoy birdwatching in the area's natural wetlands, or play a round of golf at the local Arizona City Golf Course. The desert climate offers pleasant weather for most of the year, ideal for outdoor activities. Additionally, Sky Dive Arizona is only 15 minutes away, providing an exhilarating experience. For those who enjoy water activities and fishing, Picacho Peak State Park is just 20 minutes away and offers plenty of recreational options.
- Arizona City offers a variety of essential services and amenities, including easy access to schools, healthcare facilities, and shopping centers. For more extensive shopping, dining, and entertainment options, residents can conveniently travel to the nearby cities of Casa Grande, Phoenix, or Tucson. The Banner Casa Grande Medical Facility is just 15 minutes away.

- As part of Pinal County, Arizona City is experiencing steady growth and development, attracting new businesses and residents alike. This expansion has brought about improvements in infrastructure and an increase in housing options, making it a promising location for both investment and long-term residency.

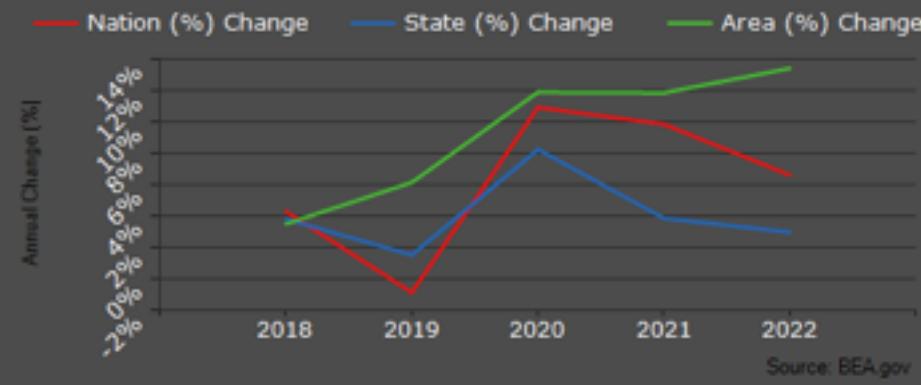
Major Industries by Employee Count

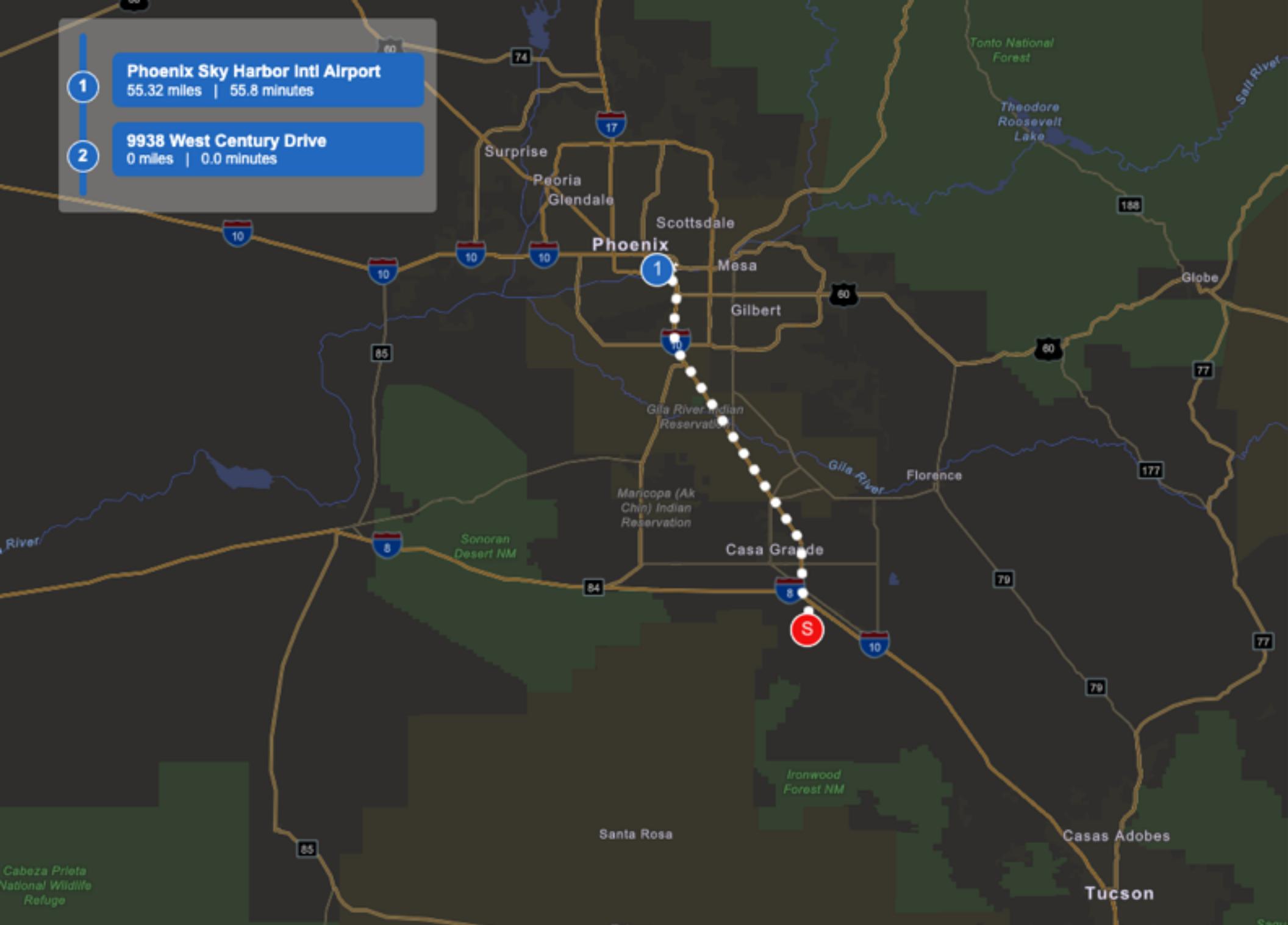


Largest Employers

Banner Health	47,000
State of Arizona	41,847
Arizona State University	35,730
Walmart Stores, Inc.	33,460
Fry's Food Stores	21,738
University of Arizona	20,462
Wells Fargo & Co.	17,217
City of Phoenix	14,858

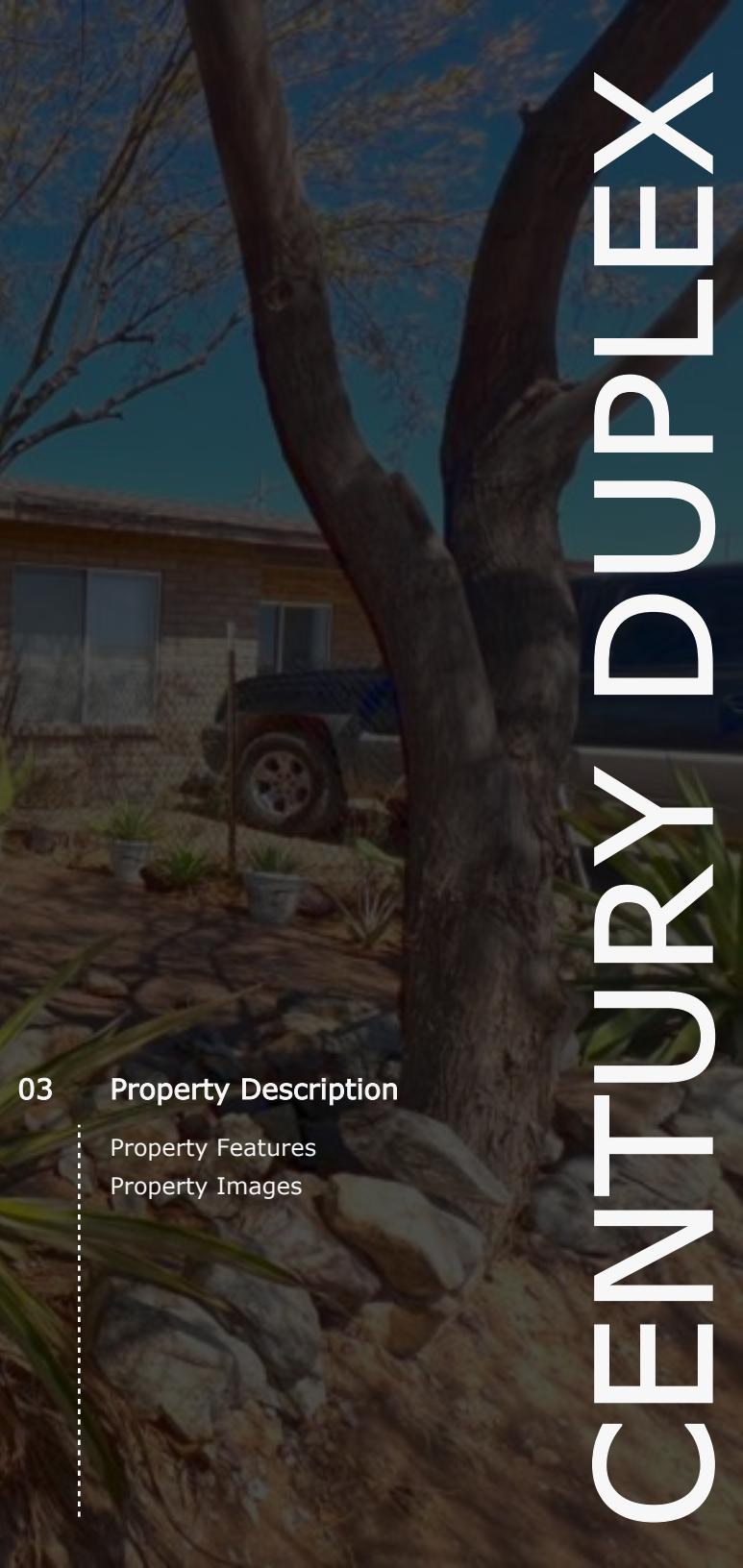
Pinal County GDP Trend





CENTURY DUPLEX

Century Duplex | Property Description



03

Property Description

Property Features
Property Images

PROPERTY FEATURES

NUMBER OF UNITS	2
BUILDING SF	1,642
LAND SF	7,633
LAND ACRES	0.175
YEAR BUILT	2002
# OF PARCELS	1
ZONING TYPE	Rental Residential
BUILDING CLASS	B
TOPOGRAPHY	Flat
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	70.92 x 107.80 x 71.09 x 107.79
NUMBER OF PARKING SPACES	4
WASHER/DRYER	Hookups

UTILITIES

WATER	Tenants
TRASH	Tenants
SEWER	Landlord
ELECTRIC	Tenants

CONSTRUCTION

FOUNDATION	Concrete
CONSTRUCTION	Masonry Tilt-Up Frame
FRAMING	Wood or Steel Stud
PARKING SURFACE	Concrete
ROOF	Composition
LANDSCAPING	Desert





Front of Property



Unit 1-Living Room



Unit 1-Kitchen



Unit 1-Bedroom/Office



Unit 1-Master Bedroom



Unit 1-Bathroom



Unit 1-Laundry Room



Unit 1-Back Yard



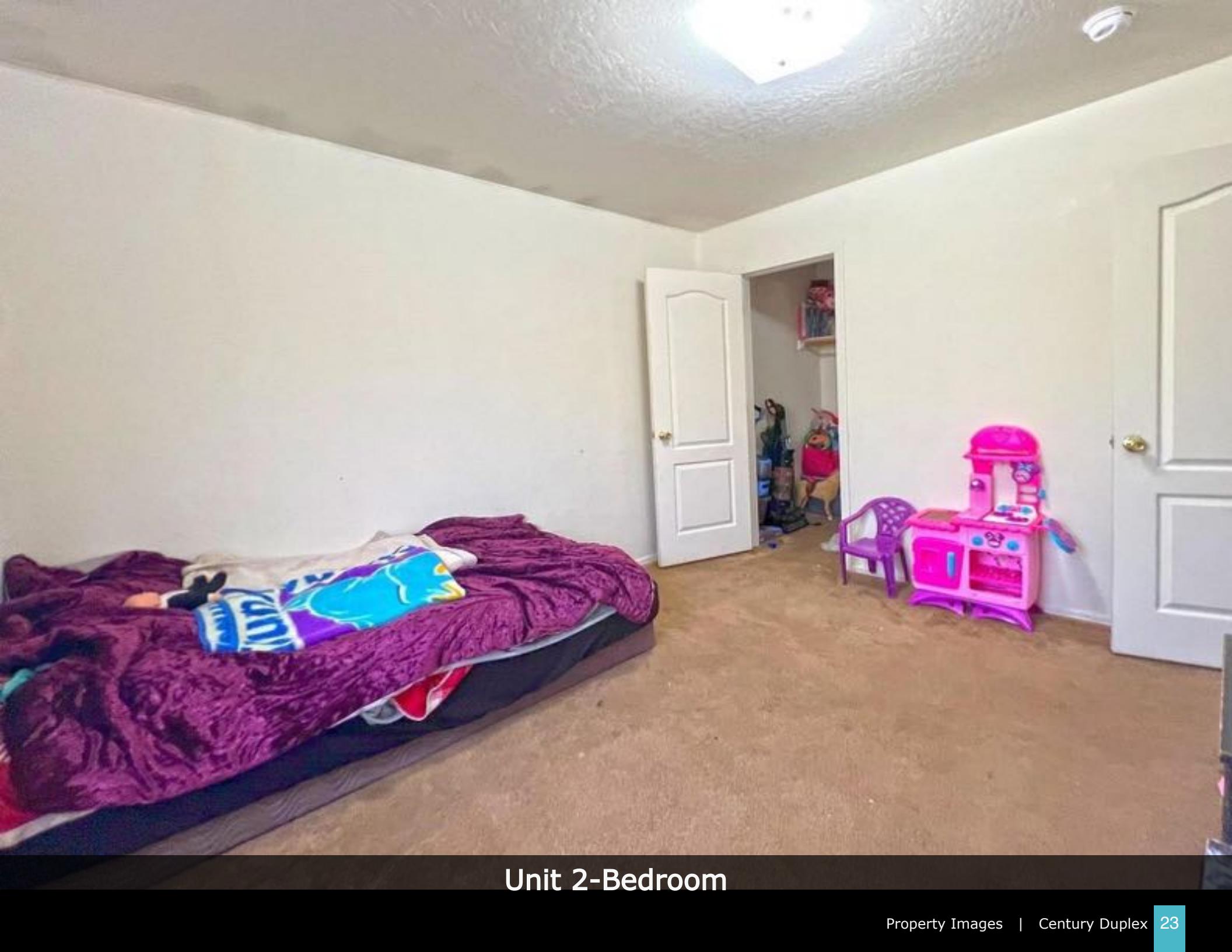
Unit 2-Living Room



Unit 2-Kitchen



Unit 2-Dining Room



Unit 2-Bedroom



Unit 2-Master Bedroom



Unit 2-Bathroom



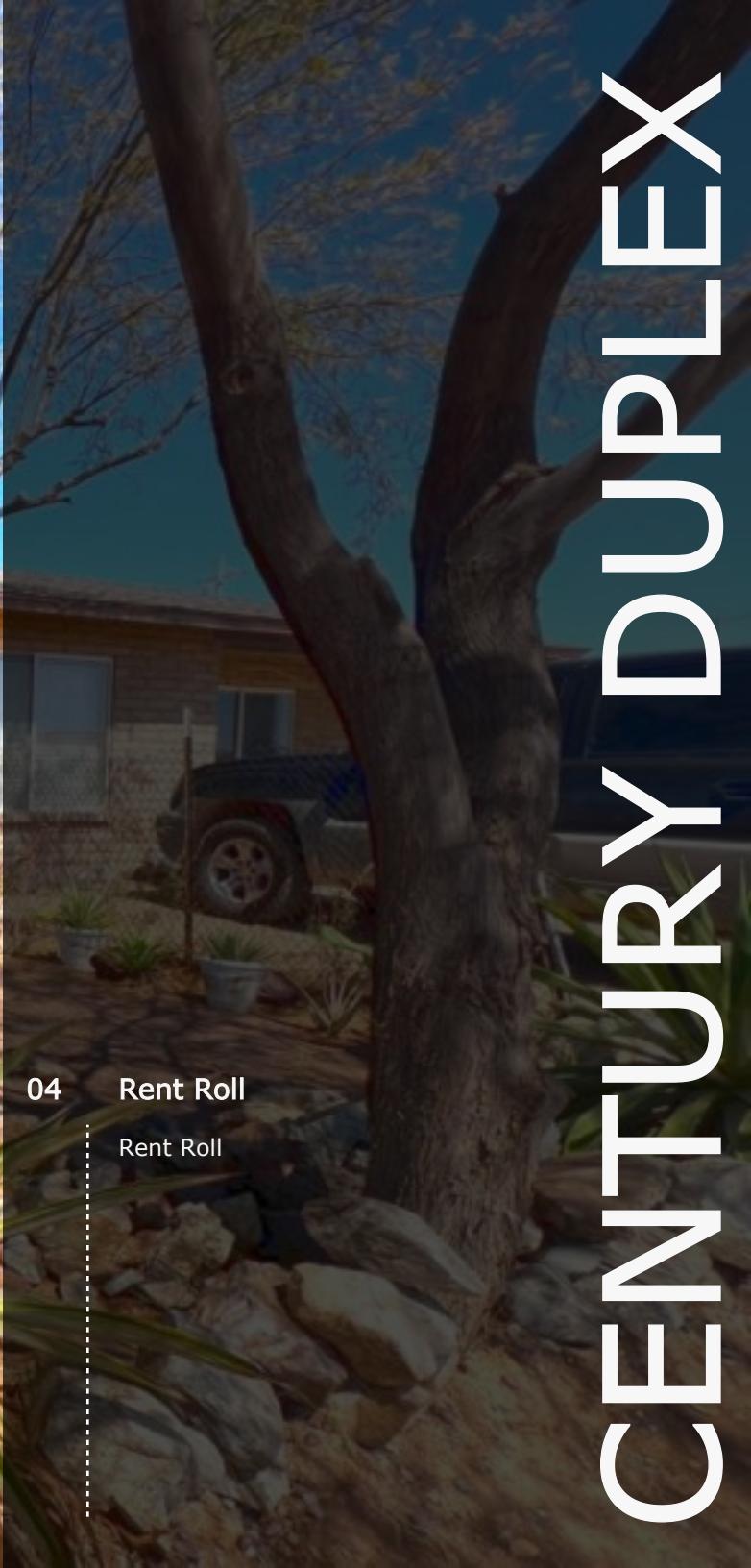
Unit 2-Laundry Room



Unit 2-Back Yard

CENTURY DUPLEX

Century Duplex | Rent Roll



04

Rent Roll

Rent Roll

Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Move-in Date	Lease End	Notes
1	2 bd + 1 ba	820	\$1.19	\$975.00	11/01/2017		Tammy - Section 8 Tenant. She's been here for 18 to 20 years. She continues to renew her leases. Her latest lease from 11/01/2017 has been renewed yearly and is extended to 09/30/2025.
1	2 bd + 1 ba	820	\$1.22	\$1,000.00	05/18/2024	04/30/2026	Roman - Tenant has extended his lease until 04/30/2026.
Totals / Averages		1,640	\$1.20	\$1,975.00			



CENTURY DUPLEX

05 Financial Analysis

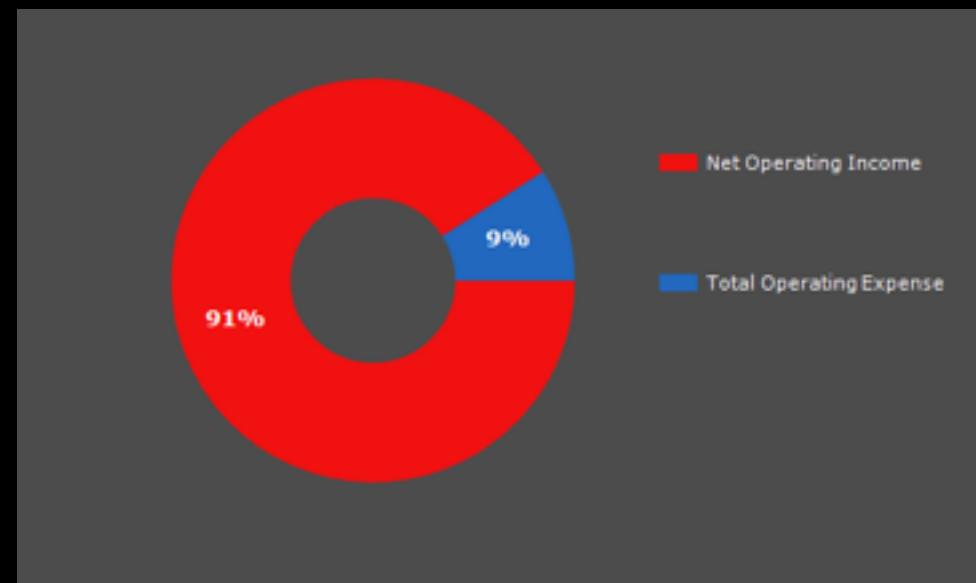
Income & Expense Analysis



REVENUE ALLOCATION

CURRENT

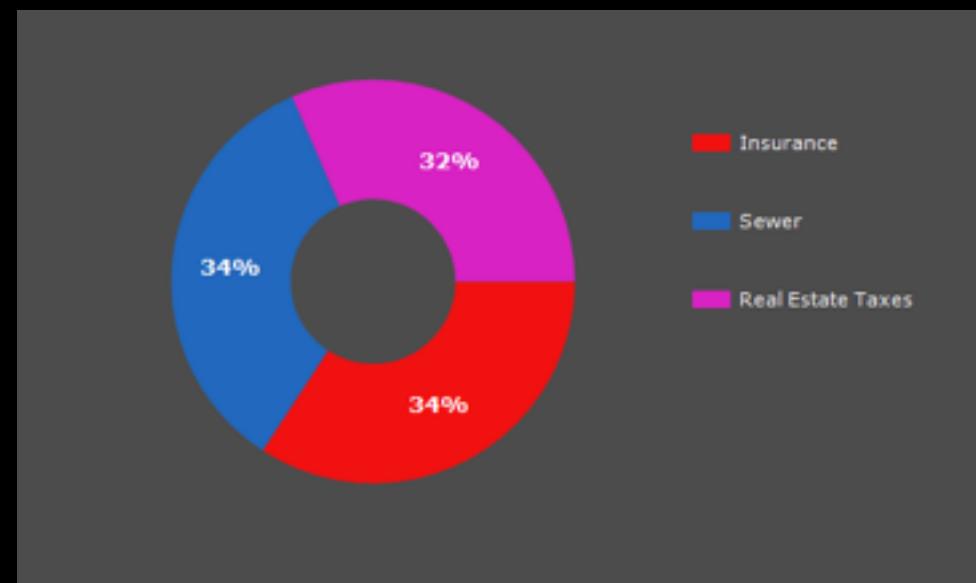
INCOME	CURRENT
Gross Scheduled Rent	\$23,700
Gross Potential Income	\$23,700
General Vacancy	-5.00%
Effective Gross Income	\$22,515
Less Expenses	\$2,034
Net Operating Income	\$20,481



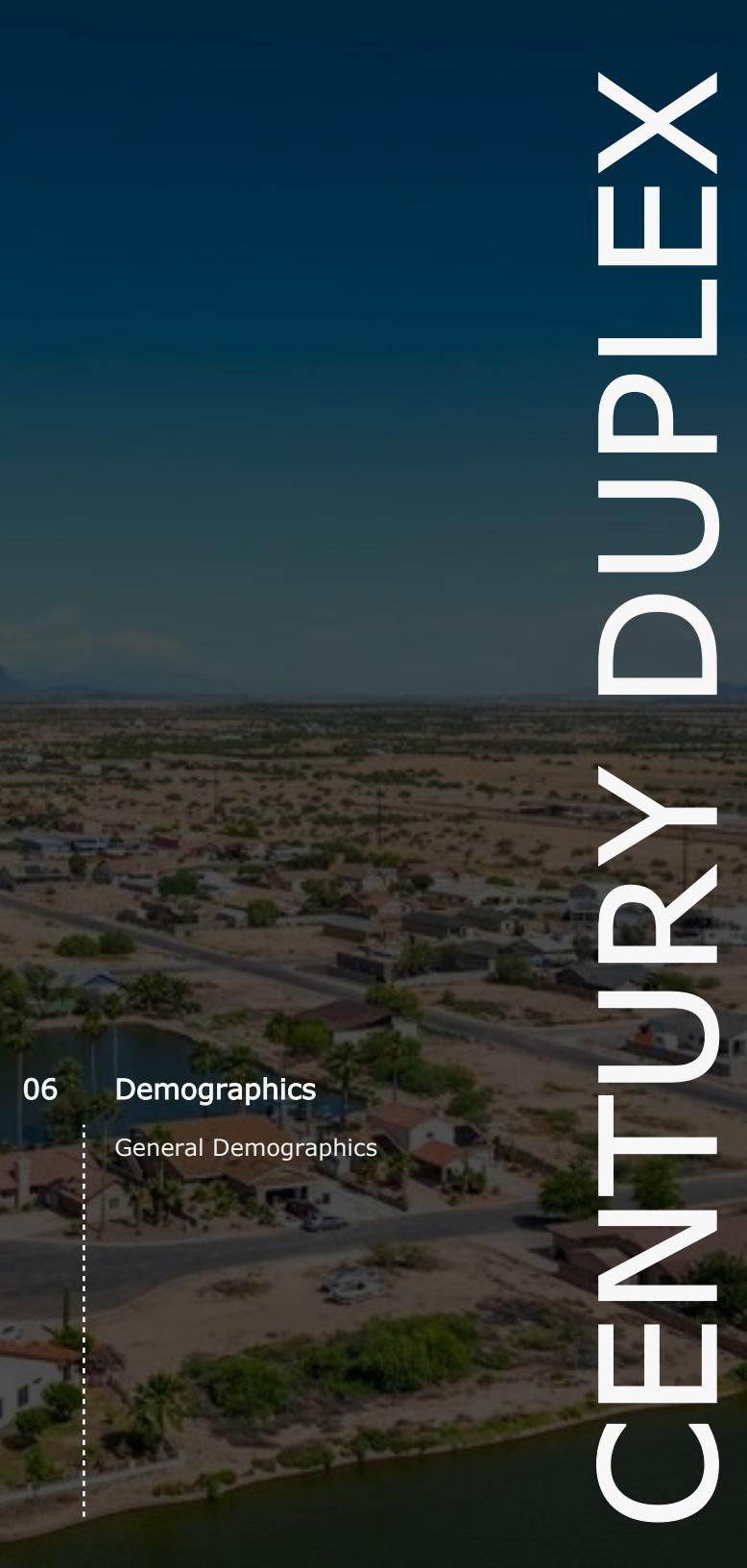
DISTRIBUTION OF EXPENSES

CURRENT

EXPENSES	CURRENT	Per Unit
Real Estate Taxes	\$642	\$321
Insurance	\$696	\$348
Sewer	\$696	\$348
Total Operating Expense	\$2,034	\$1,017
Expense / SF	\$1.24	
% of EGI	9.03%	



CENTURY DUPLEX



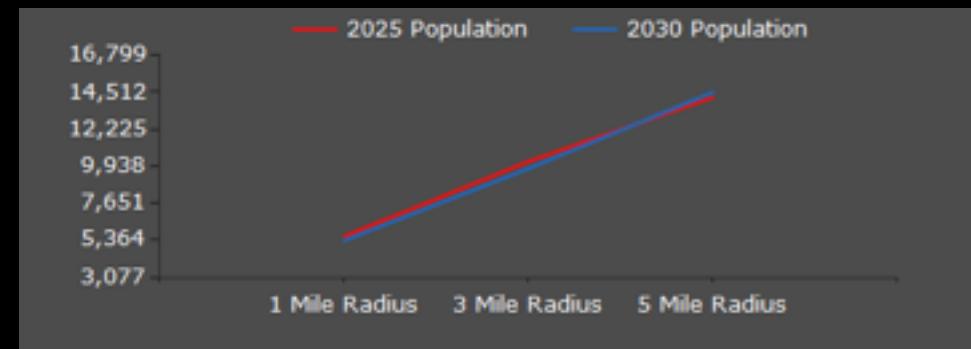
06

Demographics

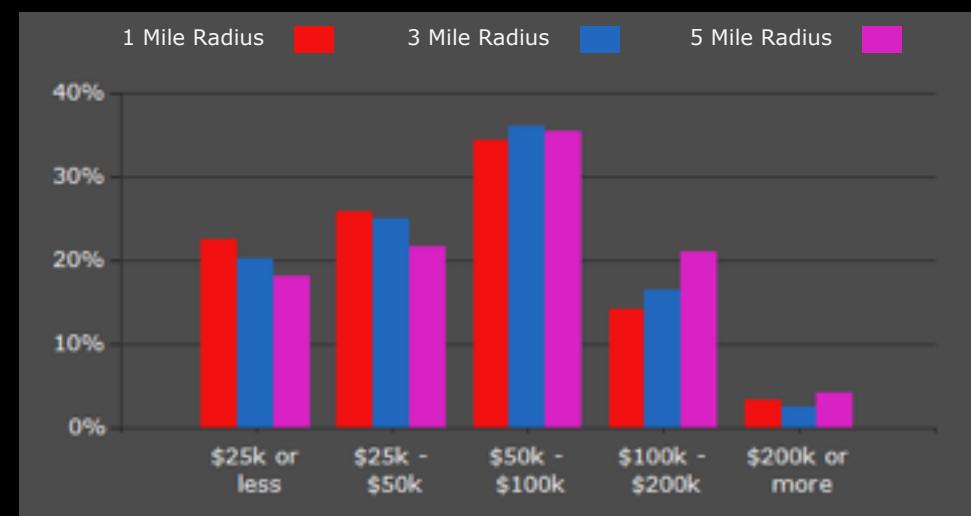
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,618	4,787	6,365
2010 Population	6,114	11,302	13,917
2025 Population	5,614	10,241	14,203
2030 Population	5,364	9,810	14,512
2025 African American	293	488	627
2025 American Indian	177	353	481
2025 Asian	48	93	133
2025 Hispanic	2,107	3,801	5,034
2025 Other Race	881	1,611	2,114
2025 White	3,284	6,027	8,719
2025 Multiracial	925	1,657	2,105
2025-2030: Population: Growth Rate	-4.55%	-4.30%	2.15%

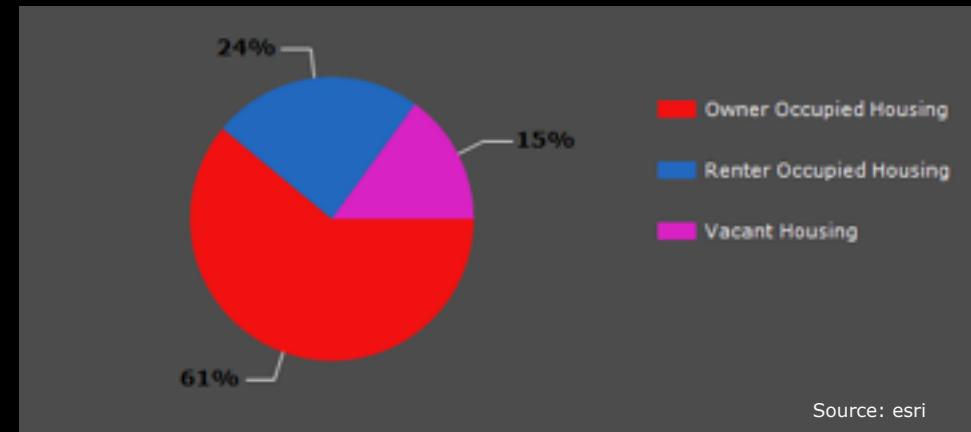
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	271	417	598
\$15,000-\$24,999	228	406	472
\$25,000-\$34,999	112	259	328
\$35,000-\$49,999	462	758	955
\$50,000-\$74,999	526	936	1,276
\$75,000-\$99,999	235	530	817
\$100,000-\$149,999	248	563	1,005
\$150,000-\$199,999	67	105	234
\$200,000 or greater	72	101	237
Median HH Income	\$51,111	\$53,579	\$59,334
Average HH Income	\$68,327	\$68,911	\$79,120



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

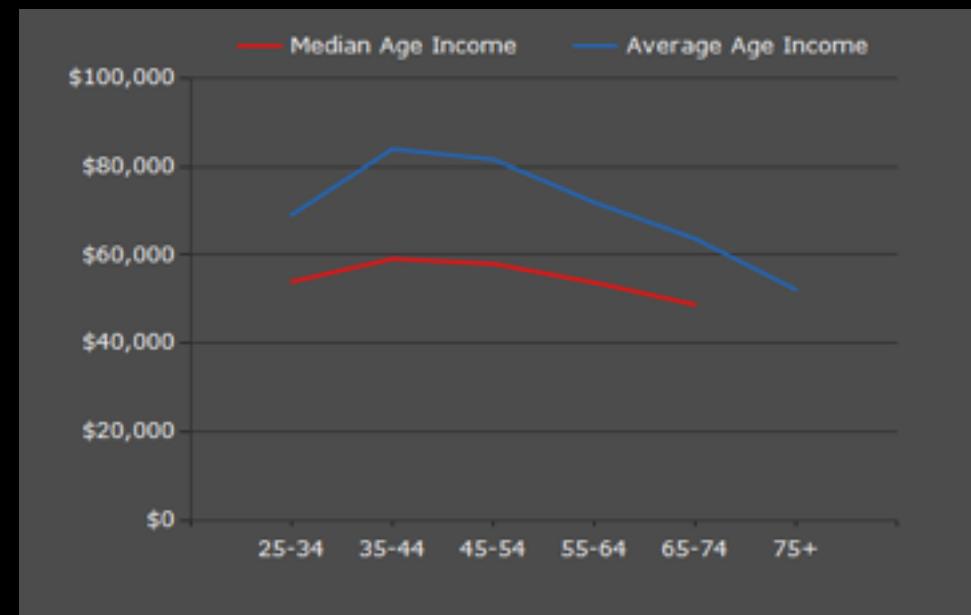
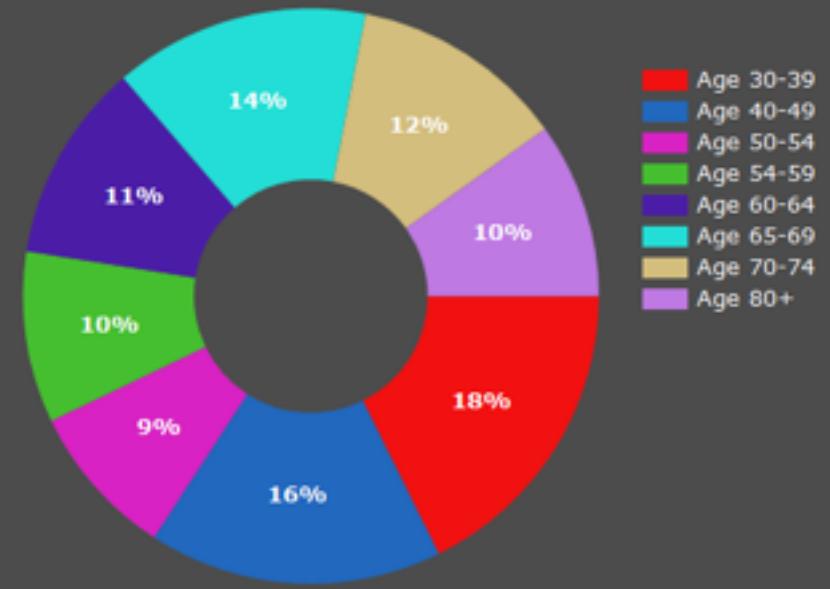


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	302	524	673
2025 Population Age 35-39	297	522	649
2025 Population Age 40-44	284	529	651
2025 Population Age 45-49	275	493	608
2025 Population Age 50-54	295	535	693
2025 Population Age 55-59	327	607	805
2025 Population Age 60-64	380	721	1,072
2025 Population Age 65-69	486	907	1,491
2025 Population Age 70-74	409	751	1,410
2025 Population Age 75-79	335	631	1,029
2025 Population Age 80-84	184	341	466
2025 Population Age 85+	111	202	280
2025 Population Age 18+	4,396	8,034	11,466
2025 Median Age	45	46	51
2030 Median Age	46	47	54

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$53,995	\$56,608	\$57,537
Average Household Income 25-34	\$69,118	\$69,221	\$73,683
Median Household Income 35-44	\$59,158	\$63,447	\$67,488
Average Household Income 35-44	\$84,057	\$82,005	\$87,757
Median Household Income 45-54	\$58,053	\$62,482	\$64,957
Average Household Income 45-54	\$81,727	\$81,999	\$86,022
Median Household Income 55-64	\$53,817	\$57,488	\$64,112
Average Household Income 55-64	\$71,975	\$73,538	\$85,555
Median Household Income 65-74	\$48,795	\$51,713	\$61,611
Average Household Income 65-74	\$63,743	\$64,902	\$80,754
Average Household Income 75+	\$52,186	\$53,871	\$67,687

Population By Age



Century Duplex

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Exclusively Marketed by:

Laura Good

SJ Fowler Real Estate

Realtor / Commercial / Multi-Family Specialist

(480) 406-1984

lauragoodaz@gmail.com

SA639563000

Daniela Rubio

SJ Fowler Real Estate

Realtor / Commercial / Multi-Family Specialist

(480) 334-7775

danielarubiosjf@gmail.com

SA662518000

