OFFERING MEMORANDUM

3830 E 2ND STREET

TUCSON, ARIZONA 85716 | 9-UNIT MULTIFAMILY CASITA COMMUNITY

9	8	1	6.9%
UNITS	1 BED / 1 BATH	2 BED / 1 BATH	STATED CAP RATE

FOR SALE

OFFERED AT $1,100,000

JOHN SMITH
520-250-7384

SMITH & BOLLINGER REAL ESTATE TEAM
REALTY EXECUTIVES ARIZONA TERRITORY

MATT BOLLINGER
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Investment Overview

A compact nine-unit multifamily opportunity in Tucson offered at $1,100,000, with a straightforward unit mix and additional monthly water-share income.

PROPERTY HIGHLIGHTS

- 9 total casita-style units
- 8 one-bedroom / one-bath units
- 1 two-bedroom / one-bath unit
- Approx. 575 SF per one-bedroom unit
- Approx. 825 SF for the two-bedroom unit
- Current rents: $950 / $1,050 per month
- Each tenant pays an additional $35/month water share
- Stated capitalization rate: 6.9%
- Terms: Cash or Conventional
- Property type: Multifamily

PROPERTY POSITIONING

The property offers a simple, predominantly one-bedroom unit mix with current monthly rental income plus a separately collected water-share charge. The interiors shown in the supplied photography feature hard-surface flooring, bright finishes, updated-looking kitchens and bathrooms, and individual mini-split HVAC equipment in photographed areas. Buyers should independently verify all physical conditions, unit improvements, systems, and dimensions.

Rent Roll & Pro Forma

Current scheduled rents based on information supplied by ownership/listing team.

Unit Type	Units	Approx. SF	Rent / Unit	Water / Unit	Monthly Total	Annual Total
1 BR / 1 BA	8	575	$950	$35	$7,880	$94,560
2 BR / 1 BA	1	825	$1,050	$35	$1,085	$13,020
TOTAL	**9**	**Approx. 5,425**	**$8,650 rent**	**$315 water**	**$8,965**	**$107,580**

PRO FORMA SNAPSHOT

Gross Scheduled Rent	$103,800
Water Share Income	$3,780
Gross Scheduled Income	$107,580
Vacancy / Credit Loss	$0
Other Income	$0
Operating Expenses	$31,154
Net Operating Income (NOI)	$76,426
Stated Cap Rate	6.9%
Offering Price	**$1,100,000**

Important: The property is offered at $1,100,000. Based on annual gross scheduled income of $107,580, vacancy/credit loss of $0, other income of $0, and operating expenses of $31,154, the stated NOI is $76,426, resulting in an approximate 6.9% capitalization rate. Prospective purchasers should independently verify all income and expense information.

Property Gallery

Representative exterior, living area and kitchen photography.


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Interior Details

Representative bedroom, closet and bathroom photography.

Offering Terms & Due Diligence

Investment information is provided for discussion and underwriting purposes.

Property	3830 E 2nd Street, Tucson, AZ 85716
Asset Type	Multifamily - 9-unit casita community
Unit Mix	8 x 1BR/1BA; 1 x 2BR/1BA
Current Monthly Base Rent	$8,650
Current Monthly Water Share	$315
Current Scheduled Monthly Income	$8,965
Current Scheduled Annual Income	$107,580
Stated Cap Rate	6.9%
Terms	Cash or Conventional
Offering Price	**$1,100,000**

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared solely for informational purposes from information supplied by the owner/listing team and photography provided for the property. No representation or warranty, express or implied, is made as to the accuracy or completeness of the information. Prospective purchasers should independently verify rents, lease terms, occupancy, square footage, utilities, expenses, taxes, insurance, physical condition, zoning, title, financing, and all other matters material to an investment decision. Financial projections and pro forma figures are estimates only and are not guarantees of future performance. Property is subject to prior sale, withdrawal, modification of terms, or other change without notice.

SMITH & BOLLINGER REAL ESTATE TEAM

Realty Executives Arizona Territory

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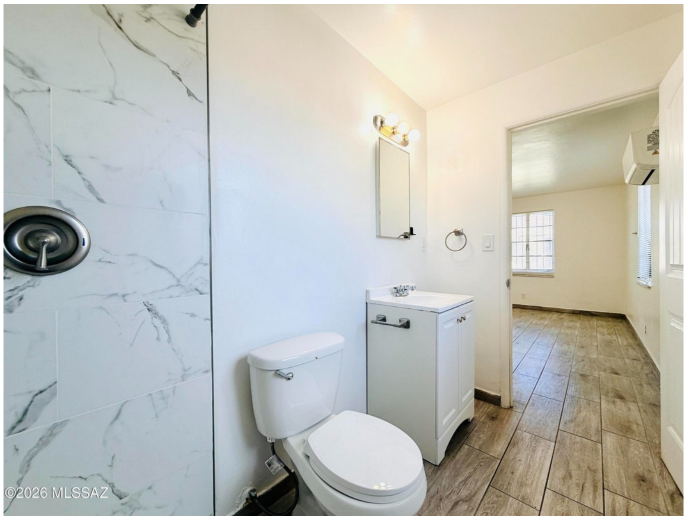
ADDITIONAL PROPERTY PHOTOS

3830 E 2nd Street | Tucson, Arizona



Interior and exterior photography shown for marketing purposes.