



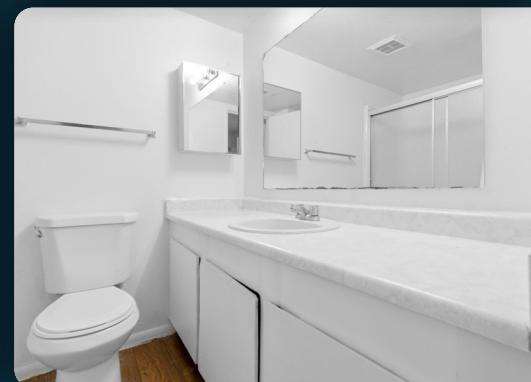
## OVERVIEW

Offering Price	\$11,400,000
Per Unit	\$95,000
# of Units	120
Avg SF/Unit	338 SF
Built	1974

## PROPERTY HIGHLIGHTS

- 120 Units, Originally Built in 1974
- Unit Mix Consists of Studio (46.7%), One-Bedroom (52.5%), & Two-Bedroom (0.8%) Unit Types
- Located Near Grand Canyon University & Easy Access to Major Transportation Corridors (I-17, I-10, & US-60 Freeways)
- Master Metered for Electricity, Heating, Cooling, & Domestic Hot Water
- Offered All Cash / New Loan
- Available Individually or With the Adjacent Radius Apartments, 72 Units





STABILIZED MARKET PROFORMA	# OF UNITS	% TOTAL	SIZE (SF)	TOTAL SF	RENT	RENT/SF
Studio	56	46.7%	315	17,640	\$950	\$3.02
1 Bed / 1 Bath	63	52.5%	450	28,350	\$1,175	\$2.61
2 Bed / 1 Bath	1	0.8%	620	620	\$1,375	\$2.22
<b>TOTALS / AVERAGES</b>	<b>120</b>	<b>100%</b>	<b>388</b>	<b>46,610</b>	<b>\$1,072</b>	<b>\$2.76</b>

PHOENIX  
LAS VEGAS  
SAN DIEGO  
TUCSON

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