



COTTAGES ON MARIANA

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GRACE CRE®

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Welcome to Four on Mariana, an exceptional all-block construction multifamily property ideally located just minutes from Arizona State University and Downtown Tempe. This beautifully upgraded fourplex offers investors a rare turnkey opportunity in one of the most in-demand rental markets in the Valley. Each of the four studio units has been fully renovated with a modern aesthetic and durable finishes designed for long-term performance. Interiors feature upgraded flooring, contemporary kitchens with sleek cabinetry, stainless steel appliances, and refreshed bathrooms with designer fixtures. The clean, open layouts maximize natural light and functionality—ideal for ASU students, professionals, or short-term rental guests.

The property's solid block construction ensures lasting durability and minimal maintenance, while the upgraded interiors and proximity to campus, light rail, and Tempe Town Lake create strong and steady rental demand.

Whether you're seeking a stable cash-flowing investment or a strategic short-term rental property, Four on Mariana offers both, combining timeless

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PURCHASE PRICE: \$730,000

NOI (PRO-FORMA) \$40,361

CAP (PRO-FORMA) 5.53%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,940	5,732	12,569
Total Population	6,647	14,228	33,084
Average HH Income	\$54,409	\$55,713	\$67,381

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SECTION 1

PROPERTY INFORMATION

COTTAGES ON MARIANA

1002 S Mariana St, Tempe, AZ 85281

PROPERTY DESCRIPTION



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The property's solid block construction ensures lasting durability and minimal maintenance, while the upgraded interiors and proximity to campus, light rail, and Tempe Town Lake create strong and steady rental demand.

Whether you're seeking a stable cash-flowing investment or a strategic short-term rental property, Four on Mariana offers both, combining timeless construction, modern design, and a location that never goes out of demand.

All facts and figures are approximate buyer verify MLS information

LOCATION DESCRIPTION

Discover the vibrant neighborhood surrounding Cottages on Mariana. Nestled in the heart of Tempe, AZ, this area boasts a thriving rental market and offers a mix of urban amenities and outdoor recreation. Residents are just steps away from the lively Mill Avenue District, known for its eclectic mix of shops, restaurants, and entertainment. Outdoor enthusiasts will appreciate the nearby proximity to Tempe Beach Park and the scenic trails around nearby Papago Park. With the excitement of downtown Tempe and the beauty of the surrounding natural landscape, this location offers the perfect blend of city living and outdoor leisure for multifamily and low-rise/garden investors.

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ADDITIONAL PHOTOS



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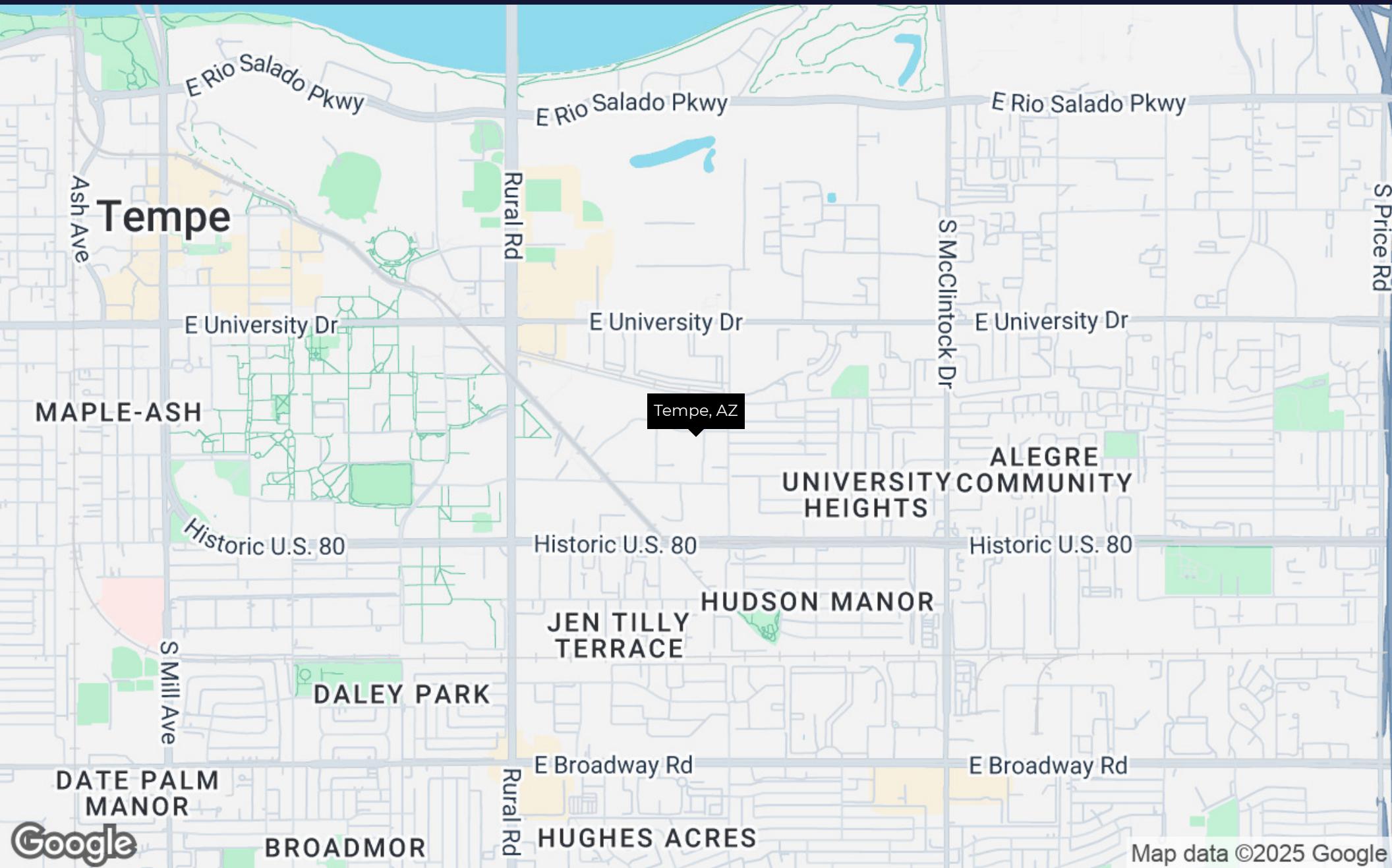
SECTION 2

LOCATION INFORMATION

COTTAGES ON MARIANA

1002 S Mariana St, Tempe, AZ 85281

REGIONAL MAP



Map data ©2025 Google

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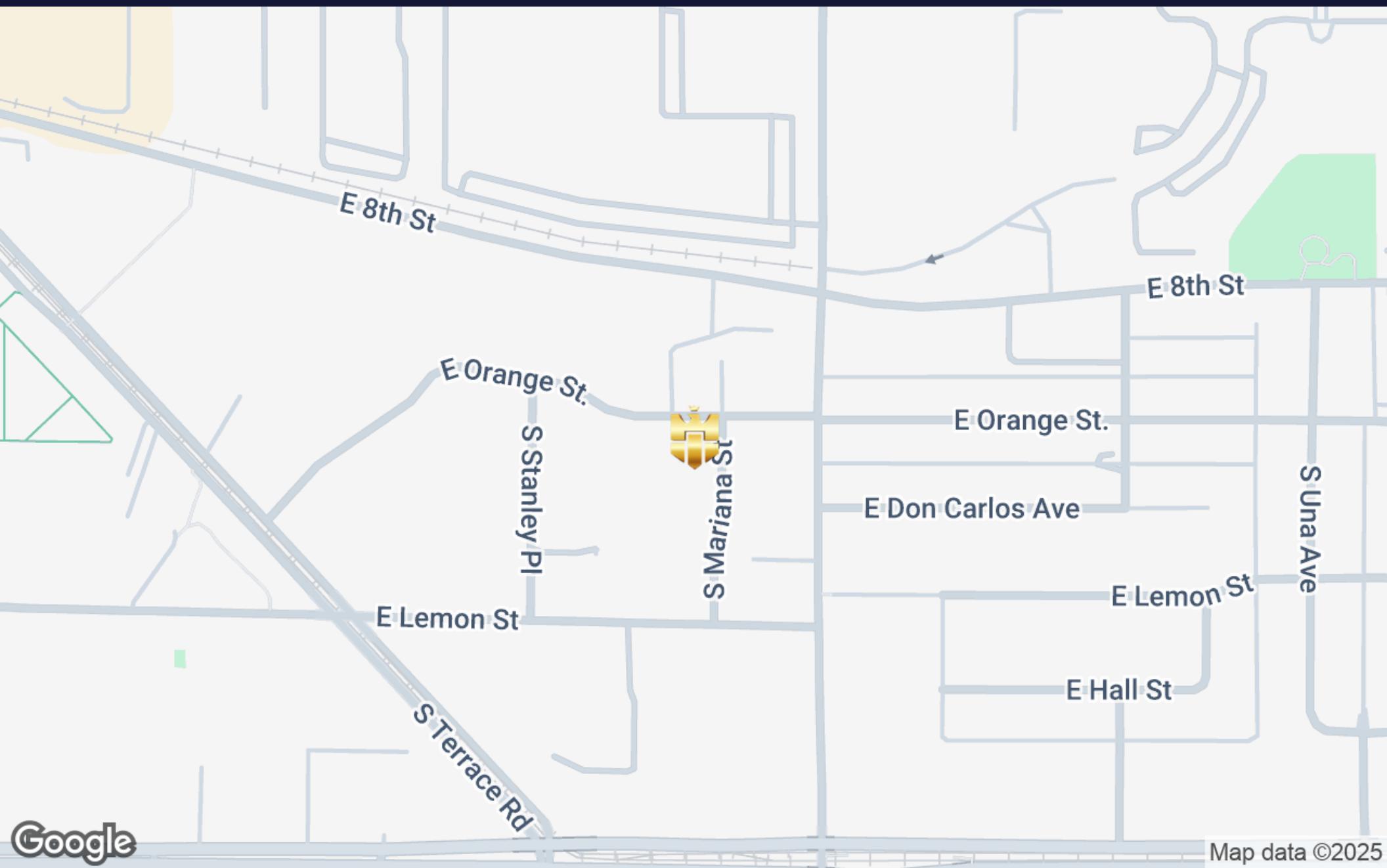
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LOCATION MAP



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SECTION 3

FINANCIAL ANALYSIS

COTTAGES ON MARIANA

1002 S Mariana St, Tempe, AZ 85281

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$730,000
Price per SF	\$451
Price per Unit	\$182,500
CAP Rate	5.53%

OPERATING DATA

Total Scheduled Income	\$48,000
Operating Expenses	\$7,639
Net Operating Income	\$40,361

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INCOME & EXPENSES

INCOME SUMMARY

Vacancy Cost	\$0
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GROSS INCOME	\$48,000
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EXPENSES SUMMARY

Total Operating Expenses	\$7,639
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OPERATING EXPENSES	\$7,639
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NET OPERATING INCOME	\$40,361
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RENT ROLL

SUITE	BEDROOMS	BATHROOMS	SIZE SF	MARKET RENT	MARKET RENT / SF
1	-	1	405 SF	\$1,000	\$2.47
2	-	1	405 SF	\$1,000	\$2.47
3	-	1	405 SF	\$1,000	\$2.47
4	-	1	405 SF	\$1,000	\$2.47
TOTALS			1,620 SF	\$4,000	\$9.88
AVERAGES			405 SF	\$1,000	\$2.47

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SECTION 4

SALE COMPARABLES

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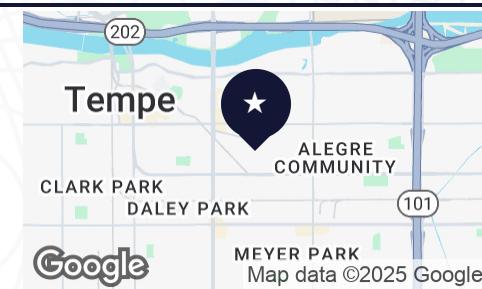
SALE COMPS



COTTAGES ON MARIANA

1002 S Mariana St, Tempe, AZ 85281

Price:	\$730,000	Bldg Size:	1,620 SF
Lot Size:	9,027 SF	No. Units:	4
Cap Rate:	5.53%	Year Built:	1962



906 S. MARIANA

Tempe, AZ 85281

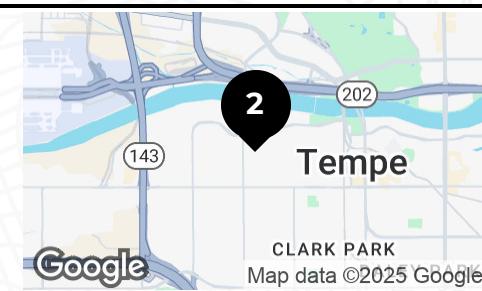
Price:	\$780,000	Bldg Size:	1,921 SF
No. Units:	4	Year Built:	1959



1301 W. 3RD STREET

Tempe, AZ 85281

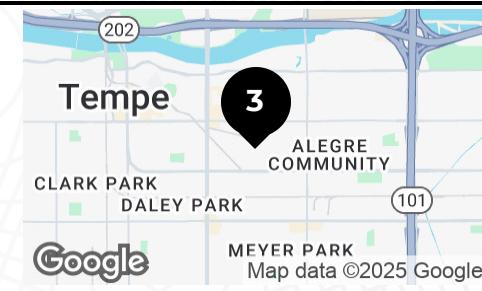
Price:	\$800,000	Bldg Size:	2,608 SF
No. Units:	4	Year Built:	1979



1006 S. DORSEY LANE

Tempe, AZ 85281

Price:	\$927,000	Bldg Size:	1,536 SF
No. Units:	4	Year Built:	1961



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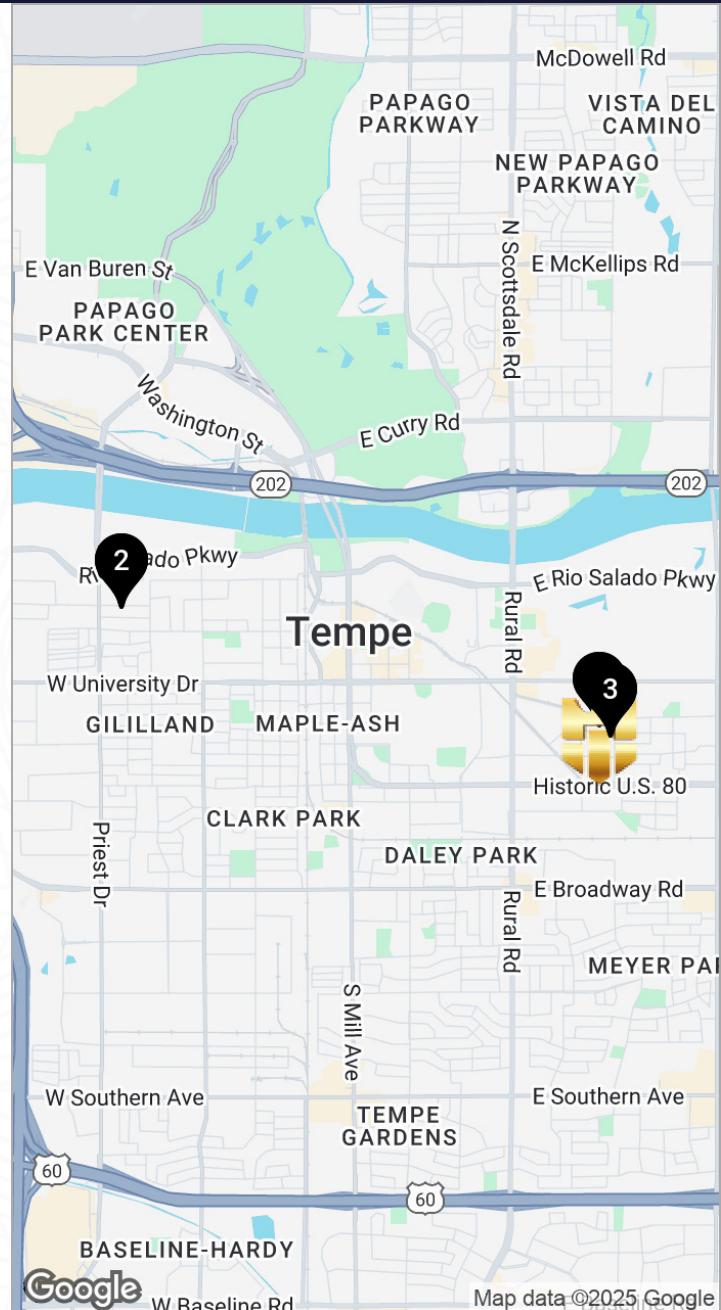


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SALE COMPS MAP & SUMMARY

NAME/ADDRESS		PRICE	BLDG SIZE	NO. UNITS	PRICE/UNIT
★ 1 Cottages on Mariana 1002 S Mariana St Tempe, AZ		\$730,000	1,620 SF	4	\$182,500
1 906 S. Mariana Tempe, AZ		\$780,000	1,921 SF	4	\$195,000
2 1301 W. 3rd Street Tempe, AZ		\$800,000	2,608 SF	4	\$200,000
3 1006 S. Dorsey Lane Tempe, AZ		\$927,000	1,536 SF	4	\$231,750
AVERAGES		\$835,667	2,022 SF	4	\$208,917



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SECTION 5

DEMOGRAPHICS

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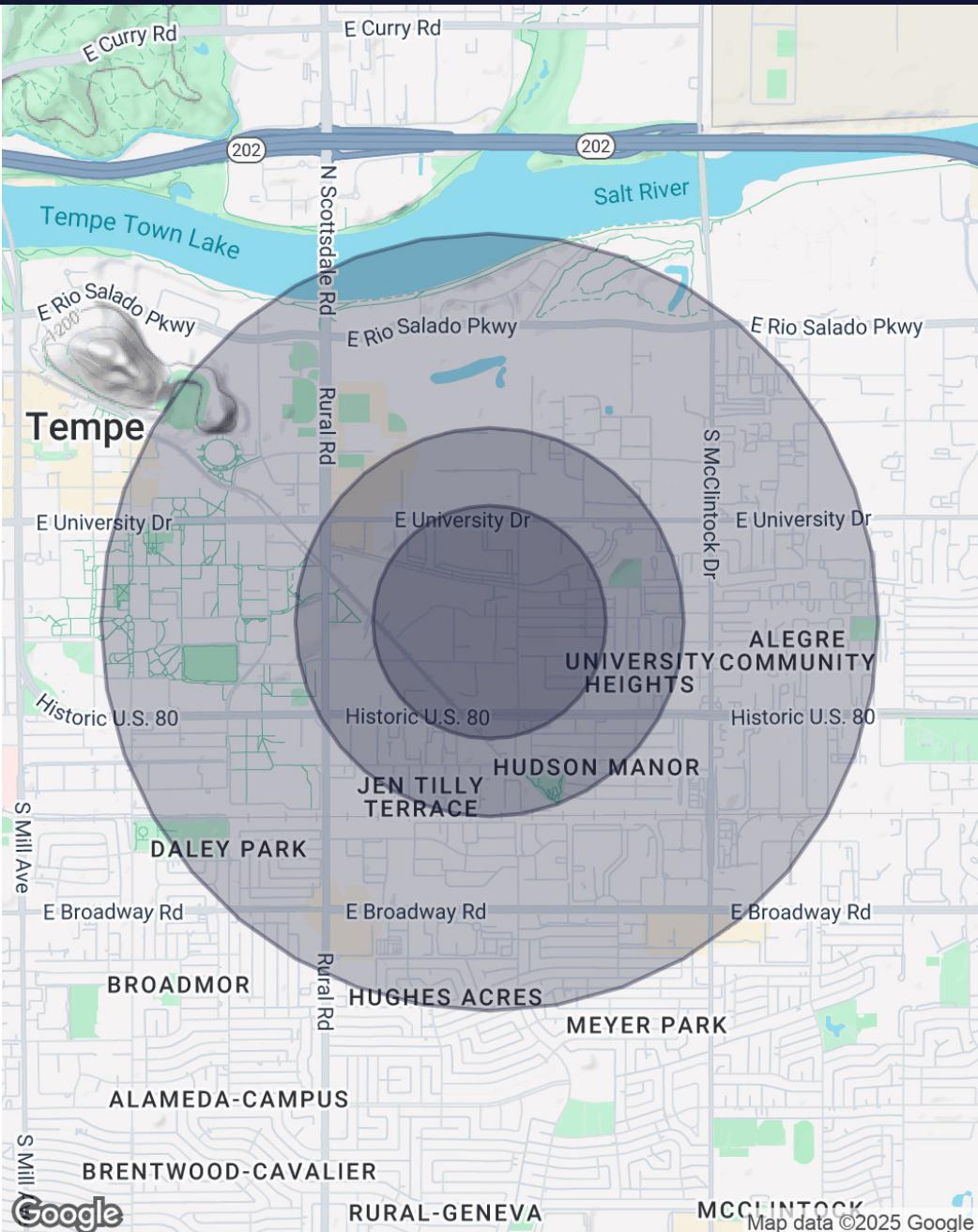
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	6,647	14,228	33,084
Average Age	26	26	27
Average Age (Male)	27	26	27
Average Age (Female)	26	25	27

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,940	5,732	12,569
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$54,409	\$55,713	\$67,381
Average House Value	\$184,785	\$266,462	\$369,908

Demographics data derived from AlphaMap



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SECTION 6

ADVISOR BIOS

COTTAGES ON MARIANA

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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

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