



OVERVIEW

Offering Price	\$21,000,000
Per Unit	\$114,130
Per SF	\$168.69
# of Units	184
Avg SF/Unit	677 SF
Built	1980
Electric	Individually Metered

PROPERTY HIGHLIGHTS

- 184 Garden-Style Units, Built in 1980
- Attractive Mix of One (57.6%) & Two-Bedroom (42.4%) Unit Types
- Under Current Ownership Since 2016
- Individually Metered for Electricity
- Value-Add Opportunity (Majority Classic Units - 81%)
- Exceptional East Tucson Location
- All Cash / New Loan



YEAR ONE - MARKET PROFORMA	# OF UNITS	% TOTAL	SIZE (SF)	TOTAL SF	RENT	RENT/SF
1 Bed / 1 Bath	21	11.4%	418	8,778	\$850	\$2.03
1 Bed / 1 Bath (Upgraded)	11	6.0%	418	4,598	\$900	\$2.15
1 Bed / 1 Bath	62	33.7%	591	36,642	\$900	\$1.52
1 Bed / 1 Bath (Upgraded)	10	5.4%	591	5,910	\$950	\$1.61
1 Bed + Den / 1.5 Bath	2	1.1%	857	1,714	\$1,110	\$1.30
2 Bed / 1.5 Bath	64	34.8%	857	54,848	\$1,125	\$1.31
2 Bed / 1.5 Bath (Upgraded)	14	7.6%	857	11,998	\$1,275	\$1.49
TOTALS / AVERAGES	184	100%	677	124,488	\$1,006	\$1.49

PHOENIX
LAS VEGAS
SAN DIEGO
TUCSON

PRIMARY LISTING ADVISOR - ABI INSTITUTIONAL

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