

320 E HATCHER ROAD • PHOENIX, AZ 85020

PROPERTY OVERVIEW

Shovel-ready, fully entitled 20-unit multifamily project with complete plans conveying at sale. Zoned **R-5 High Density Multi-Family** within the **Hatcher District Overlay**, allowing restaurants, office, and retail. 16,396 livable SF (18,596 total) across 2 stories with 10 garages and 20 surface spaces. 100% construction financing available through private lender. DSCR exit loan program in place.

\$5,306,818

MARKET VALUE

\$265,341

PRICE / UNIT

\$323.67

PRICE / SF

\$291,875

NOI

5.5%

CAP RATE

UNIT MIX & INCOME

UNIT TYPE	QTY	RENT	ANNUAL
Studio / 1 Bath	8	\$850	\$81,600
1 Bed / 1 Bath	2	\$1,200	\$28,800
2 Bed / 2 Bath	2	\$1,750	\$42,000
2 Bed+Bonus / 2 Ba	4	\$2,100	\$100,800
3 Bed / 2 Bath	4	\$2,200	\$105,600
Garages	10	\$200	\$24,000
TOTAL	20	\$1,595	\$382,800

OPERATING SUMMARY

Market Rent	\$382,800
Vacancy Loss (5%)	(\$19,140)
Utility RUBS	\$9,000
Net Rental Income	\$372,660
Management (6%)	\$21,785
Utilities	\$9,000
Real Estate Taxes	\$40,000
Insurance	\$8,000
Contract Services	\$2,000
Total Expenses	\$80,785
Net Operating Income	\$291,875

PROPERTY DETAILS

Type:	Land / Development
Zoning:	R-5 High Density MF
Overlay:	Hatcher District
Lot Size:	0.68 Ac (29,621 SF)
Dimensions:	218' x 137'
Topography:	Level
Livable SF:	16,396 SF
Total SF:	18,596 SF
Stories:	2
Total Units:	20
Garages:	10 (220 SF each)
Surface Parking:	20 spaces
Subdivision:	Tengen Place Addition
Parcel #:	159-45-092A
View:	Mountain Views

UTILITIES

Electric:	APS - Individual Meters
Sewer:	Public Sewer
Water:	City Franchise

FINANCING AVAILABLE

TOTAL PROJECT COST

Land Acquisition:	\$695,000
Construction:	\$3,200,000
Total:	\$3,895,000

CONSTRUCTION LOAN (PRIVATE LENDER)

Loan Amount:	\$3,200,000
LTC:	100% of Construction
Interest Rate:	10%
Origination Fee:	1% (\$32,000)

STABILIZED VALUE (5.5% CAP)

NOI:	\$291,875
Market Value:	\$5,306,818
Equity Created:	\$1,411,818

DSCR EXIT FINANCING

DSCR loan program available for permanent takeout financing. Qualify based on property rental income, not personal income.

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✓ FULLY ENTITLED

✓ PLANS INCLUDED

✓ MIXED-USE ELIGIBLE

✓ 100% CONST. FINANCING

Listing Terms: Cash | 1031 Exchange | Conventional

KEITH GRAYSON

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DSCR Loan Program