

914 S Kenwood

914 S KENWOOD CIR,, Tempe AZ 85281

OFFERING MEMORANDUM



Prepared By:

Michael Gordon

GRACE CRE®

mike@gracecre.com

858-774-6058

BR 688636000

3200 E. Camelback Rd, Suite 130,

Phoenix, AZ 85018

www.gracecre.com



GRACE CRE

914 S Kenwood

CONTENTS

- 01 **Executive Summary**
 - Investment Summary
 - Unit Mix Summary
- 02 **Property Description**
 - Property Features
 - Property Images
 - Amenities
- 03 **Financial Analysis**
 - Income & Expense Analysis
- 04 **Demographics**
 - General Demographics

Exclusively Marketed by:



Sophia Willets

GRACE CRE
Principal | Associate Broker
(480) 375-0227
sophia@gracecre.com
Lic: BR648866000



<https://www.gracecre.com/>

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Grace CRE and it should not be made available to any other person or entity without the written consent of Grace CRE. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information confidentially. The recipient shall not photocopy or duplicate any part of this offering memorandum. This offering memorandum has been prepared to only provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Grace CRE has not conducted an investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, the current zoning allowances, future development potential or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grace CRE has not verified, and will not verify, any of the information contained herein, nor has Grace CRE conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. Prospective buyers should consult their own legal counsel and other professional third party experts to confirm their own due diligence in their analysis of whether or not this investment is suitable for the prospective purchaser. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. Prospective buyers should consult their own legal counsel and other professional third party experts to confirm their own due diligence in their analysis of whether or not this investment is suitable for the prospective purchaser.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE LISTING AGENT FOR MORE DETAILS



01

Executive Summary

Investment Summary

Unit Mix Summary

OFFERING SUMMARY

ADDRESS	914 S KENWOOD CIR, Tempe AZ 85281
COUNTY	Maricopa
MARKET	Tempe
BUILDING SF	2,373 SF
LAND SF	7,797 SF
NUMBER OF UNITS	4
YEAR BUILT	1962
YEAR RENOVATED	2022
APN	132-64-027

FINANCIAL SUMMARY

PRICE	\$1,200,000
PRICE PSF	\$505.69
PRICE PER UNIT	\$300,000
NOI (Market)	\$64,847
CAP RATE (Market)	5.40%
CASH ON CASH (CURRENT)	-27.68%
CASH ON CASH (Market)	-6.07%
GRM (CURRENT)	0.00
GRM (Market)	15.48

PROPOSED FINANCING

LOAN TYPE	Amortized
DOWN PAYMENT	\$300,000
LOAN AMOUNT	\$900,000
INTEREST RATE	8.50%
ANNUAL DEBT SERVICE	\$83,044
LOAN TO VALUE	75%
AMORTIZATION PERIOD	30 Years

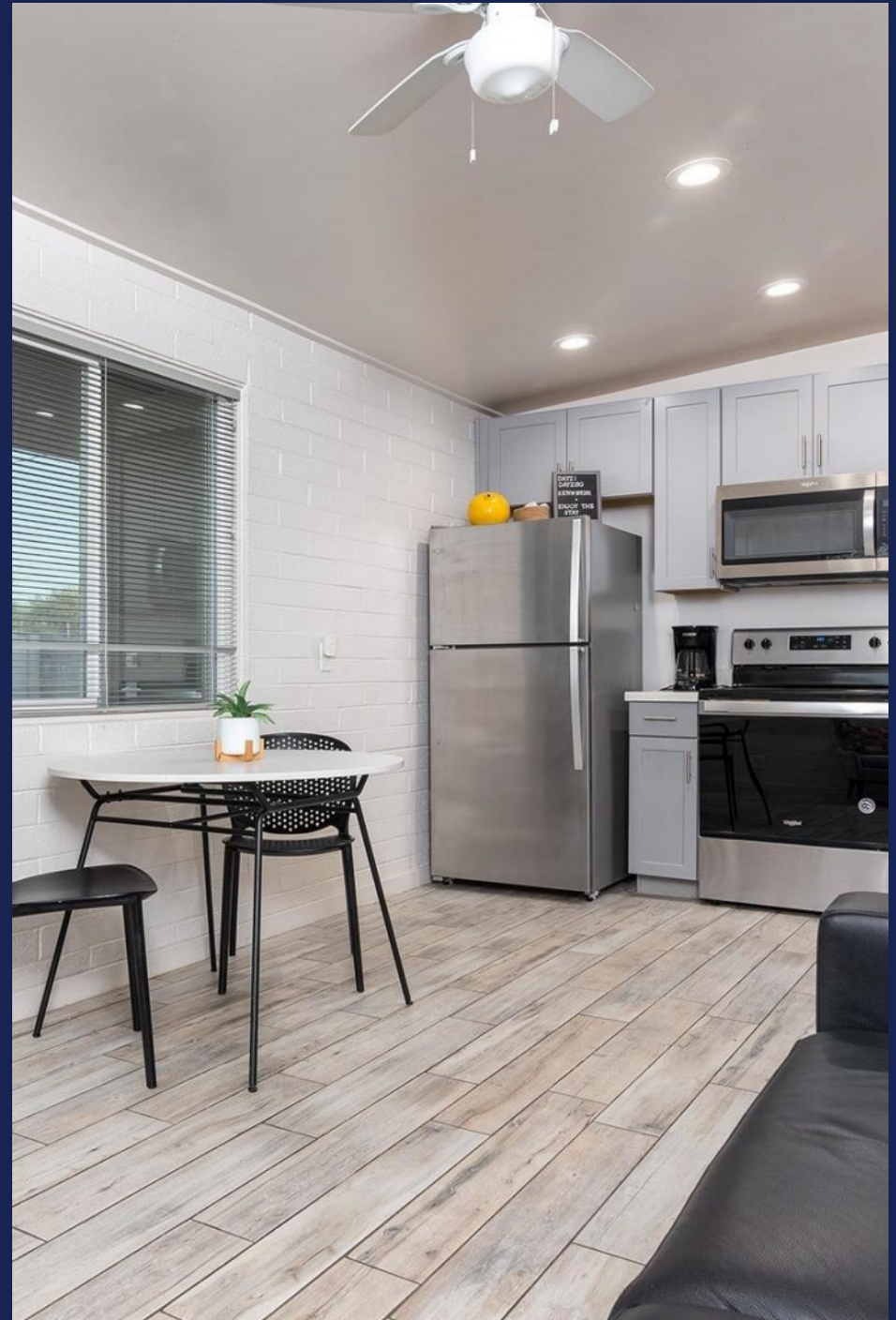


DEMOGRAPHICS

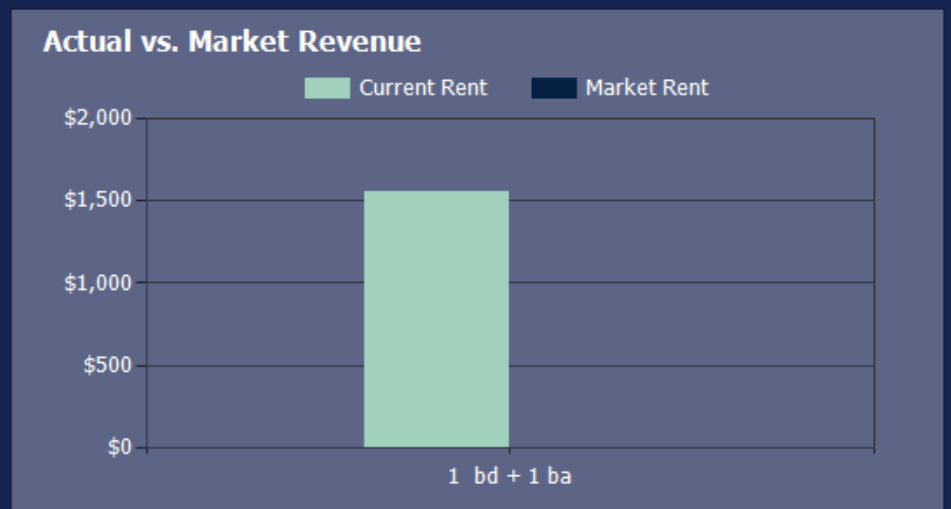
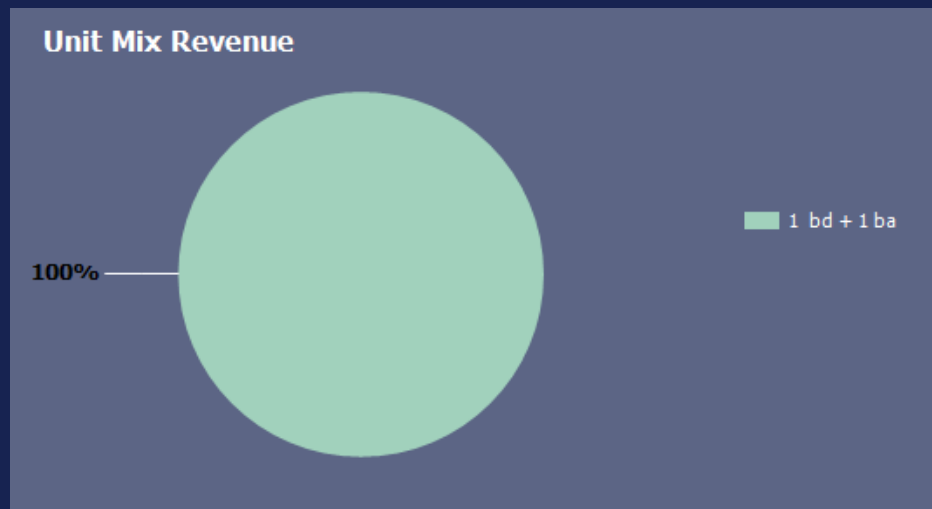
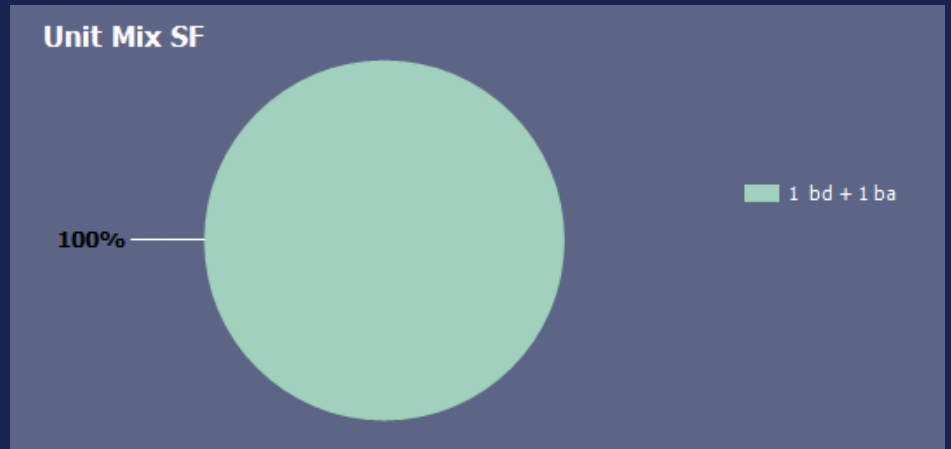
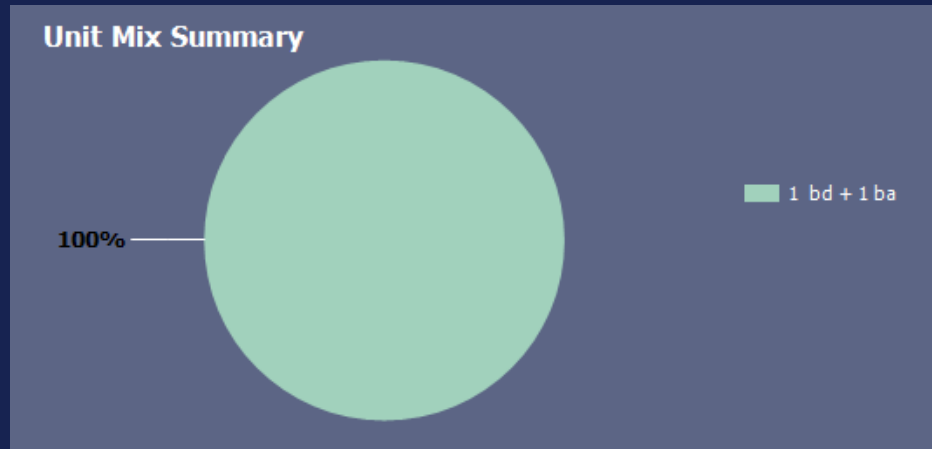
	1 MILE	3 MILE	5 MILE
2023 Population	21,794	151,516	359,642
2023 Median HH Income	\$45,162	\$55,330	\$61,317
2023 Average HH Income	\$59,580	\$77,851	\$85,570



- ❖ A short bike ride from the Tempe ASU campus, 914 S Kenwood is a perfect Air BNB, mid term / executive rental, or just an easy long term rental property. This fully furnished 4 plex has been EXTENSIVELY renovated. EVERYTHING has been redone. The roof, AC units, underground plumbing, electrical, framing, drywall, all interior finishes, landscape, there isn't an inch of this property that hasn't been updated. All four units have 1 bedroom and 1 bathroom, as well as in unit laundry, quartz counters, modern cabinetry, dishwasher, all stainless steel appliances, wood plank style tile flooring, exterior storage closets for each unit, and are completely furnished and ready for guests. All you need to do is list them and collect income. Tempe is in extremely high demand for both long & short term rentals throughout the year. Situated at the back of a cul-de-sac, this property includes a large covered parking area in the rear with plenty of parking in the front as well. The front yard and side yards all have turf, making this an extremely low maintenance investment. This property is almost completely new construction and is turn key ready to operate.



Unit Mix	# Units	Square Feet	Current Rent	Rent PSF	Monthly Income
1 bd + 1 ba	4	543	\$1,550	\$2.85	\$6,200
Totals/Averages	4	543	\$1,550	\$2.86	\$6,200





02

Property Description

Property Features

Property Images

Amenities

914 S KENWOOD

PROPERTY FEATURES

NUMBER OF UNITS	4
BUILDING SF	2,373
LAND SF	7,797
YEAR BUILT	1962
YEAR RENOVATED	2022
# OF PARCELS	1
ZONING TYPE	Multi-family
TOPOGRAPHY	level
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	4
WASHER/DRYER	yes

MECHANICAL

HVAC	central
------	---------

UTILITIES

WATER	owner
TRASH	owner
ELECTRIC	owner
SEPARATE METERS	Yes

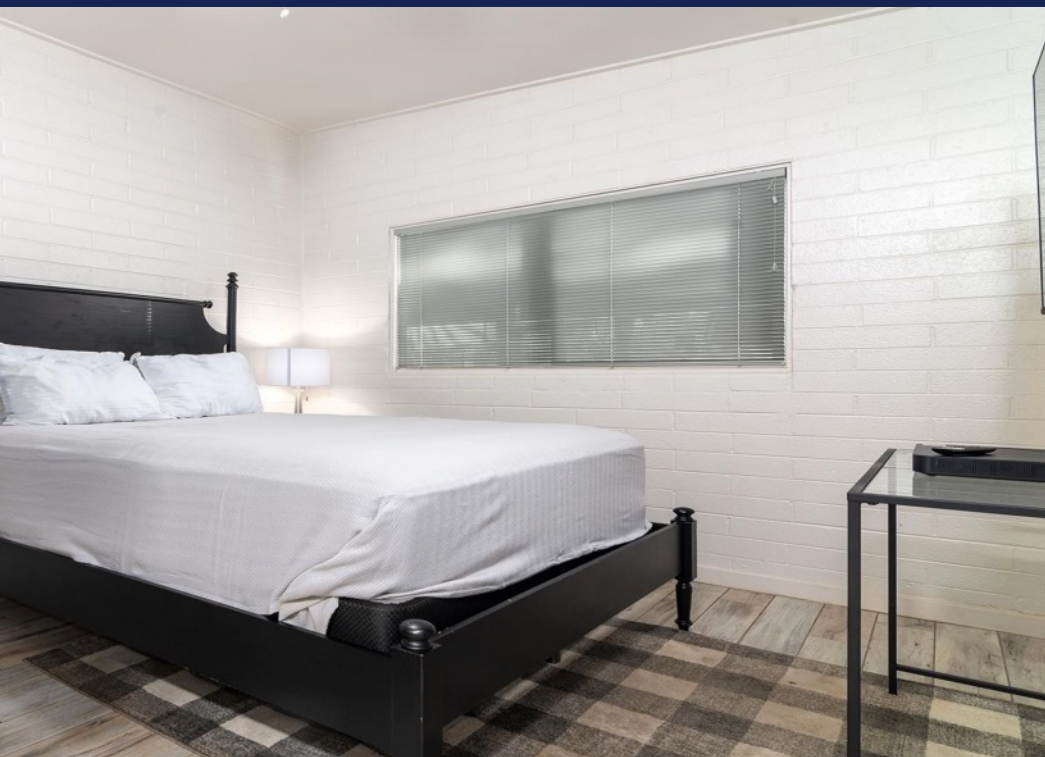
CONSTRUCTION

FOUNDATION	slab
FRAMING	block
EXTERIOR	paint
PARKING SURFACE	asphalt
ROOF	Built-up
STYLE	garden
LANDSCAPING	Artificial Turf









Amenities

- ❖ Inside Laundry
- ❖ Easy care Turf

- ❖ Covered Parking
- ❖ Central Tempe Location

STATEMENT

OPERATING ACTIVITIES

	Q4	Q3	Q2	Q1
on	2,322,599	1,184,122	1,126,919	1,113,811
d advances	290,832	252,712	207,944	201,538
n of voluntary retirement scheme (VRS)	17,758	4,731	4,674	4,004
ities	130,542	102,536	97,584	95,172
(gain), net	(186,365)	(23,205)	(23,586)	(23,769)
	572	(116)	(159)	(159)
	(67,512)	(136,592)	(141,238)	(141,246)
	(25,207)	(25,585)	(25,916)	(26,010)
	(143,683)	(59,030)	(59,417)	(60,378)
	(31,425)	(14,655)	(15,120)	(16,004)
	64,046	54,183	53,796	12,941
	2,372,157	1,319,101	1,225,482	1,159,900
and loans and advances	(865,900)	(734)	(1,159,900)	(1,159,900)
provisions	(194,000)	(194,000)	(194,000)	(194,000)
benefit	(6,000)	(6,000)	(6,000)	(6,000)
et of refund	(6,000)	(6,000)	(6,000)	(6,000)

03

Financial Analysis

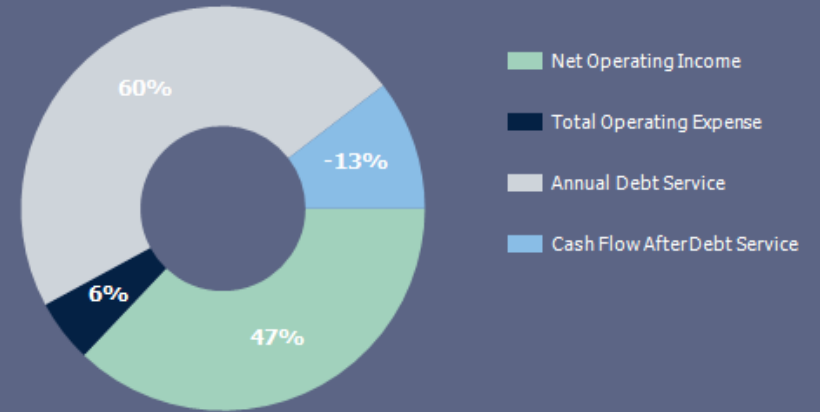
Income & Expense Analysis

914 S KENWOOD

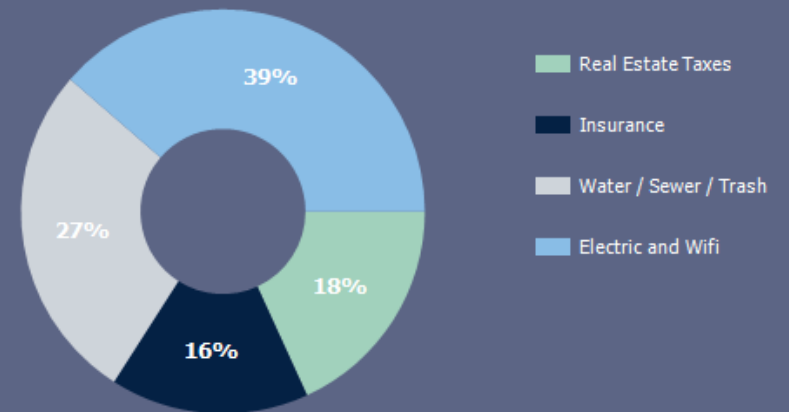
REVENUE ALLOCATION

MARKET

INCOME		MARKET
Gross Scheduled Rent		\$77,520
Gross Potential Income		\$77,520
General Vacancy		-5.00%
Effective Gross Income		\$73,644
Less Expenses		\$8,797 11.94%
Net Operating Income		\$64,847
Annual Debt Service	\$83,044	\$83,044
Cash flow	(\$83,044)	(\$18,197)
Debt Coverage Ratio		0.78



EXPENSES	MARKET	Per Unit
Real Estate Taxes	\$1,597	\$399
Insurance	\$1,400	\$350
Water / Sewer / Trash	\$2,400	\$600
Electric and Wifi	\$3,400	\$850
Total Operating Expense	\$8,797	\$2,199
Annual Debt Service	\$83,044	
Expense / SF	\$3.71	
% of EGI	11.94%	

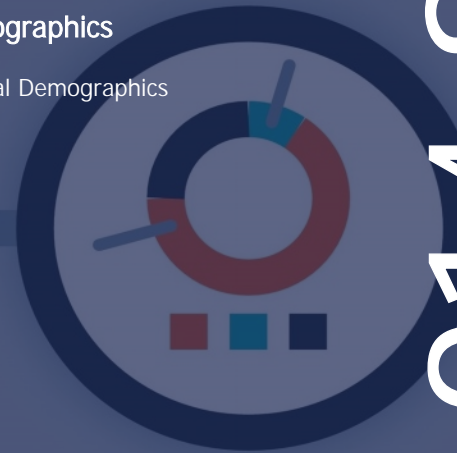




04

Demographics

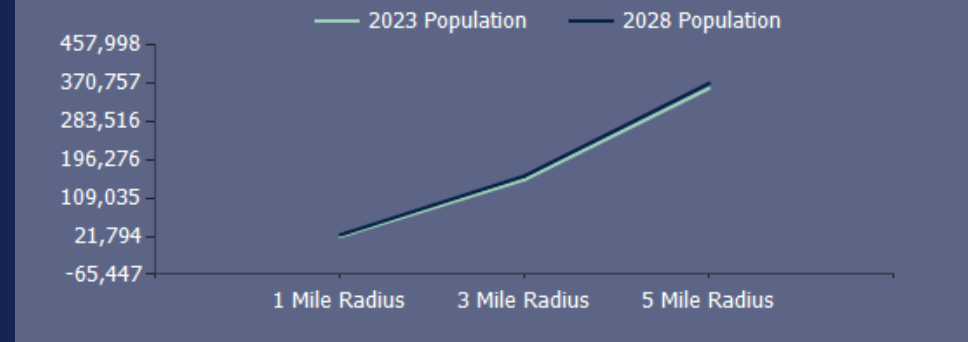
General Demographics



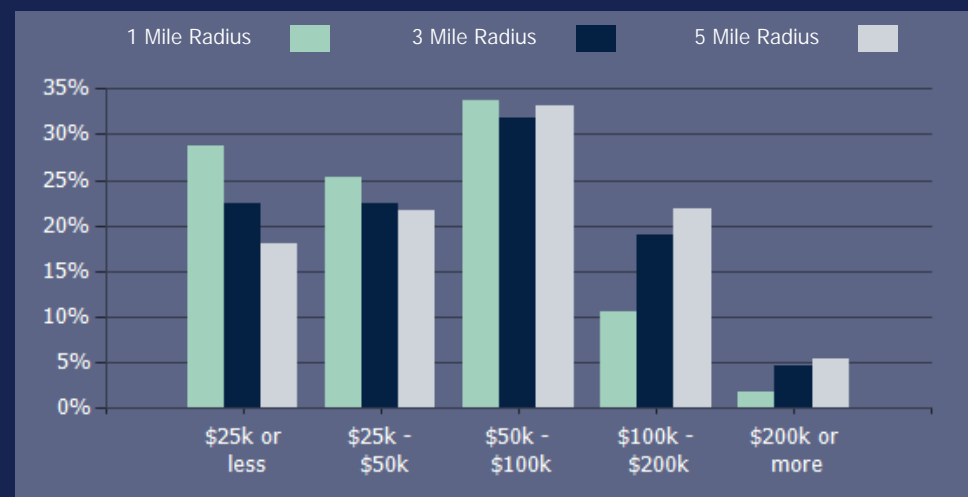
914 S KENWOOD

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	18,061	128,942	330,609
2010 Population	17,287	130,593	321,261
2023 Population	21,794	151,516	359,642
2028 Population	25,088	159,804	370,757
2023 African American	2,242	10,962	25,134
2023 American Indian	807	5,948	15,829
2023 Asian	2,588	13,657	21,790
2023 Hispanic	6,464	40,405	108,326
2023 Other Race	2,993	17,371	47,961
2023 White	10,096	83,881	198,740
2023 Multiracial	2,959	18,986	48,491
2023-2028: Population: Growth Rate	14.30%	5.35%	3.05%

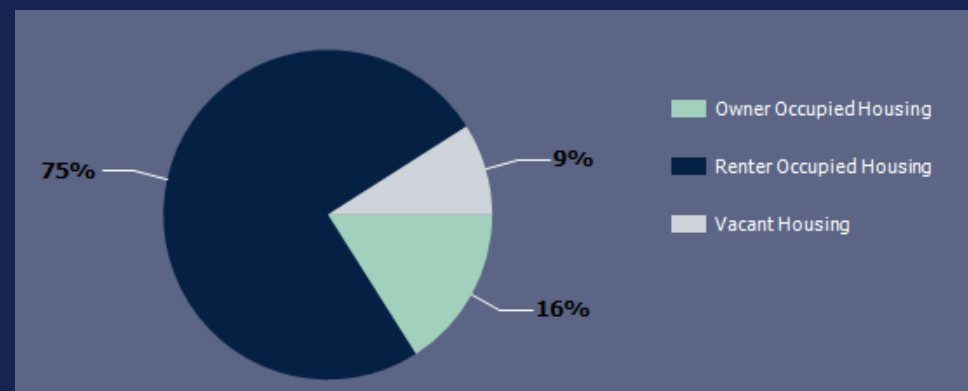
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,069	9,514	16,478
\$15,000-\$24,999	885	4,971	11,020
\$25,000-\$34,999	960	5,685	12,635
\$35,000-\$49,999	1,633	8,801	20,452
\$50,000-\$74,999	1,846	11,756	28,741
\$75,000-\$99,999	1,603	8,767	21,782
\$100,000-\$149,999	867	9,182	24,181
\$150,000-\$199,999	217	3,072	9,142
\$200,000 or greater	179	2,973	8,340
Median HH Income	\$45,162	\$55,330	\$61,317
Average HH Income	\$59,580	\$77,851	\$85,570



2023 Household Income



2023 Own vs. Rent - 1 Mile Radius

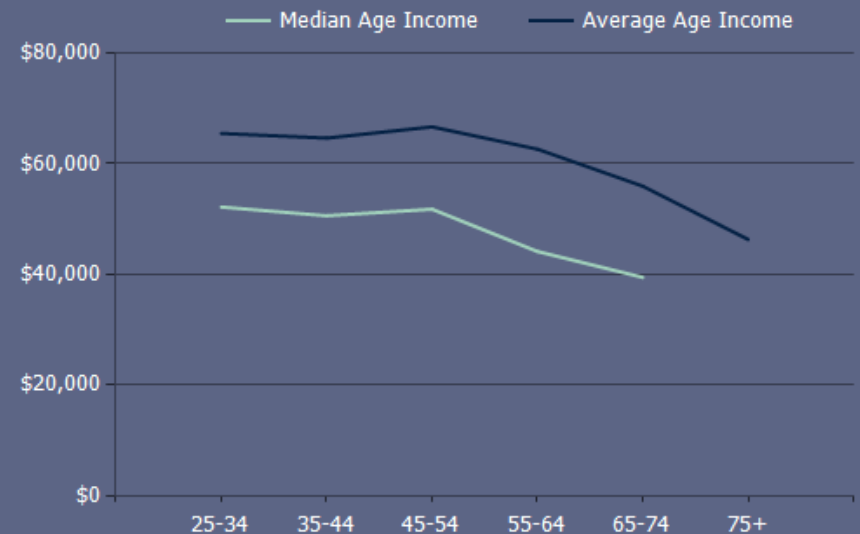
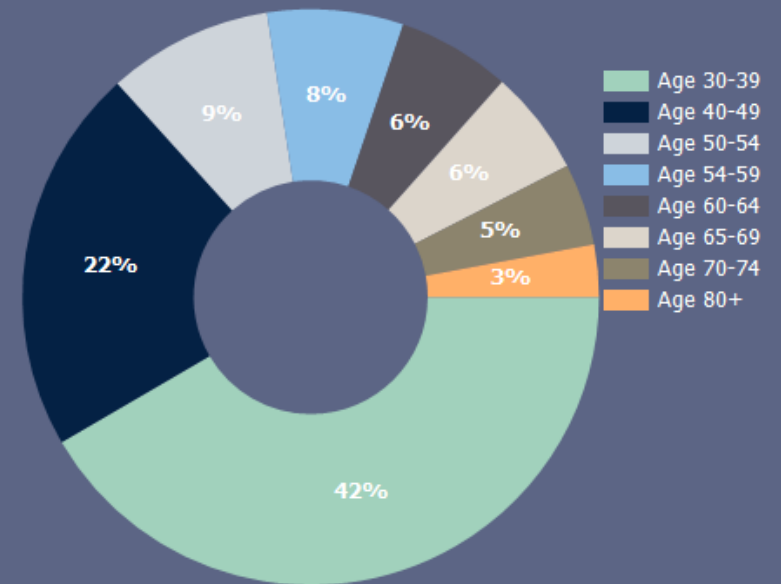


Source: esri

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	2,242	13,730	33,427
2023 Population Age 35-39	1,422	9,202	25,453
2023 Population Age 40-44	1,050	7,431	20,675
2023 Population Age 45-49	862	6,047	17,110
2023 Population Age 50-54	816	6,075	16,801
2023 Population Age 55-59	672	5,962	16,736
2023 Population Age 60-64	560	5,591	16,240
2023 Population Age 65-69	520	5,196	14,859
2023 Population Age 70-74	405	4,465	12,257
2023 Population Age 75-79	259	3,380	8,730
2023 Population Age 80-84	180	2,354	5,731
2023 Population Age 85+	108	2,486	6,276
2023 Population Age 18+	17,943	127,435	291,461
2023 Median Age	27	29	32
2028 Median Age	27	29	33

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$52,186	\$59,064	\$62,883
Average Household Income 25-34	\$65,505	\$78,680	\$82,914
Median Household Income 35-44	\$50,601	\$65,989	\$74,916
Average Household Income 35-44	\$64,663	\$92,113	\$100,702
Median Household Income 45-54	\$51,801	\$71,543	\$77,577
Average Household Income 45-54	\$66,692	\$94,947	\$101,667
Median Household Income 55-64	\$44,144	\$65,721	\$72,069
Average Household Income 55-64	\$62,661	\$91,611	\$98,085
Median Household Income 65-74	\$39,444	\$53,969	\$58,639
Average Household Income 65-74	\$55,962	\$78,872	\$84,143
Average Household Income 75+	\$46,321	\$65,154	\$66,022

Population By Age



914 S Kenwood



Exclusively Marketed by:



Prepared By:

Michael Gordon

GRACE CRE®

mike@gracecre.com

858-774-6058

BR 688636000

3200 E. Camelback Rd, Suite 130,

Phoenix, AZ 85018

www.gracecre.com



<https://www.gracecre.com/>