

PORTFOLIO SALE
44 Phoenix Single-Family Properties
August 2024

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|----------------------|---------------------|
| Selling Price | \$14,000,000 |
| Avg. Price | \$322,248 |
| Avg. Size SF | 1505 |
| Avg. \$/SF | \$214 |

This portfolio of 44 single-family dwellings in the Phoenix area has an excellent rental history and has been managed by a Phoenix RE Agency who holds a complete rental record of all properties going back 8 years. The portfolio has enjoyed a very low vacancy rate. The agent would be prepared to continue with a new owner under the same terms and conditions.

The properties are typical houses in each suburb with the newer ones concentrated in Maricopa. The owner has held all 44 properties for over 13 years, having been bought as an investment from Fannie Mae foreclosures. All properties have been refurbished to good rental standards.

There has been strong rental growth in Phoenix over the past several years, and that is likely to continue.

This portfolio is an ideal low-risk investment which can be readily liquidated one house at a time to meet any future financial commitments. It would suit any 1031 exchange.

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