

HATCHER & 2ND

102 E Hatcher & 9404 E 2nd Pl
Phoenix, AZ 85020

**NEWLY RENOVATED
(2) BUILDING, (8) UNIT
APARTMENT COMPLEX**
IN PRIME PHOENIX LOCATION



\$1,500,000

Sale Price

\$312.50

Price Per SF

\$187,500

Price Per Unit

6.21%

CAP Rate

4,800 SF

Total Building Size

**INVESTMENT
OPPORTUNITY**

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

June 5, 2026 10:46 AM

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Investment Overview

Hatcher & 2nd presents a premier opportunity for investors to acquire a newly renovated, eight-unit apartment complex situated in a prime Phoenix location. Located seamlessly across two parcels at 102 E Hatcher and 9404 E 2nd Pl, this ±4,800 SF community features an attractive, balanced unit mix comprising (4) 1-bed, 1-bath units and (4) 2-bed, 1-bath units.

Originally constructed in 1947/1948, the property underwent extensive modern renovations in 2022, resulting in significant aesthetic upgrades and lower deferred maintenance. The community strongly enhances the tenant experience by offering highly desirable amenities, including on-site parking and refrigerated air on all units.

The asset delivers strong cash flow potential while offering a compelling value-add opportunity to stabilize rents and achieve a strong 6.21% proforma CAP rate.



Property Summary

Address	102 E Hatcher & 9404 E 2nd Pl Phoenix, AZ 85020
Units	8 (4: 1 Beds, 1 Bath; 4: 2 Beds, 1 Bath)
Project Size	±4,800 SF
Year Built	1947/1948 (Renovated 2022)
Parcel	159-44-040 & 041
Parcel Size	±0.36 Acres (±15,912 SF)
Zoning	R-5, R1-6



On-Site Parking
for All Units



Refrigerated Air
on All Units



Healthcare Proximity
Adjacent to Honor Health Med. Center

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Area Overview

Strategically positioned in a dynamic Phoenix neighborhood just off E Hatcher Rd and N 2nd St, **Hatcher & 2nd** offers tenants unparalleled connectivity and convenience. Residents benefit from immediate access to major transportation corridors, with Interstate 17 to the west and State Route 51 to the east, seamlessly connecting them to premier employment and transit hubs.

The property boasts exceptional healthcare proximity, situated immediately adjacent to the HonorHealth John C. Lincoln Medical Center. Furthermore, the surrounding neighborhood is rich in lifestyle amenities and highly-rated local dining destinations, including OHSO and Little Miss BBQ.

Nearby recreational hotspots such as North Mountain Park, Dreamy Draw Park, and the Phoenix Mountain Preserve provide abundant outdoor activities, perfectly complementing the modern lifestyle afforded by the community.



PHOENIX MOUNTAIN PRESERVE



MARKETPLACE @ CENTRAL



HONORHEALTH
JOHN C. LINCOLN MEDICAL CENTER

PHOENIX PLASTIC SURGERY



FRANKLIN PHONETIC SCHOOL

HATCHER & 2ND

E Hatcher Rd

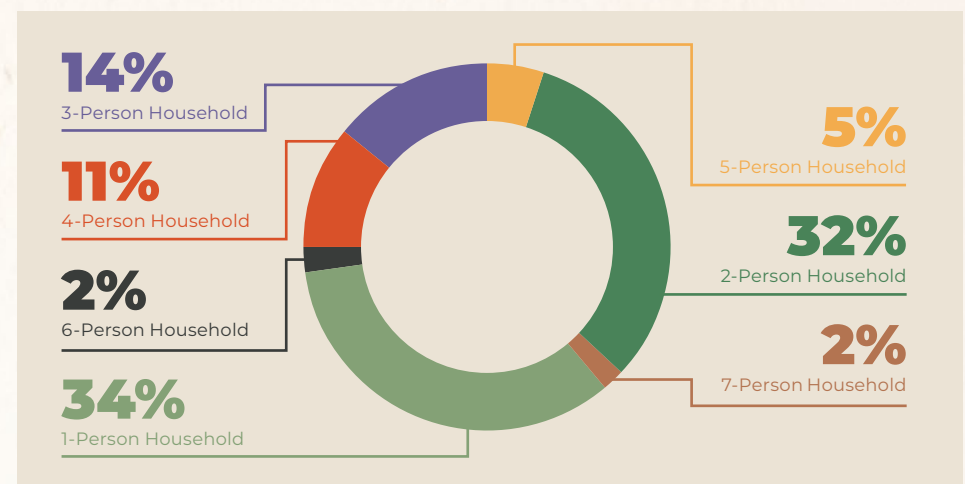
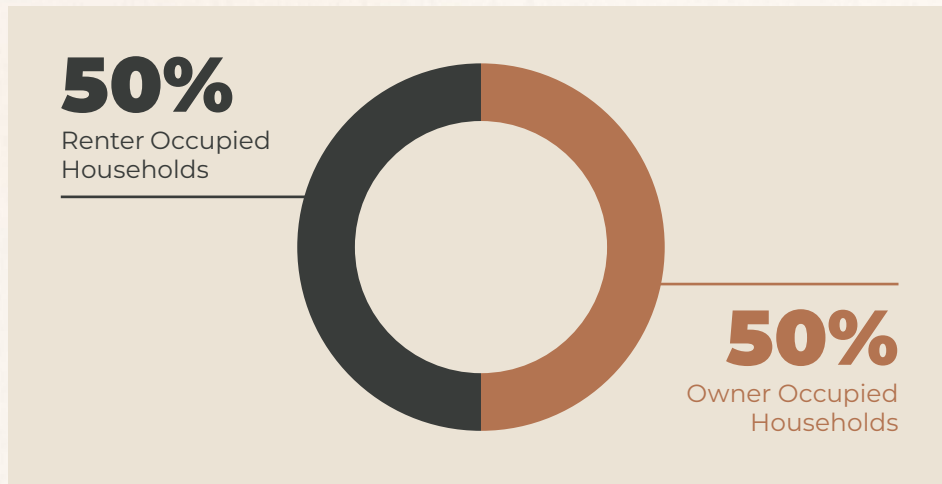
N 2nd Pl

N 2nd St

Demographics (5-Mile Radius)



The surrounding area features a dense, growing population supported by a market evenly split by renter-occupied and owner-occupied households. This healthy demographic, characterized by smaller household sizes and strong incomes, perfectly aligns with the primary tenant base actively seeking the newly renovated units offered by **Hatcher & 2nd**.



385K
2025 Population

+0.7%
Annual Growth 2020-2025

38.3
Median Age

31%
Bachelor's Degree or Higher

\$72K
Median Household Income

2.4
Average Household Size

Loan Quote



	CREDIT UNION	BANK	BANK
Listing Price	\$1,500,000	\$1,500,000	\$1,500,000
Loan To Value	60%	60%	60%
Loan Amount	\$900,000	\$900,000	\$900,000
Loan Program	3/30 10-Years Maturity	5/30 10-Years Maturity	10/25 10-Years Maturity
Interest Rate	6.21%	6.42%	6.59%
Monthly Payment	\$5,518	\$5,641	\$6,125
Recourse	Yes	Yes	Yes

Provided By:



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Sales Comps



	Property	Year Built	# of Units	Unit Type	Avg Unit SF	Sale Price	Price Per Unit	Price Per SF	CAP Rate	Sale Date
★	102 E Hatcher Rd & 9404 N 2nd Pl	1947/1948	8	(4) 1/1, (4) 2/1	600	\$1,500,000	\$187,500	\$312.50	6.21%	N/A
1	25 E Eva St Phoenix, AZ 85020	1960	22	(4) Studio, (9) 1/1, (9) 2/1	825	\$2,825,000	\$128,409	\$155.65	-	Mar 26
2	9810 N 14th St Phoenix, AZ 85020	1980	4	(4) 1/1	-	\$510,000	\$127,500	-	-	Mar 26
3	801 E Dunlap Ave Phoenix, AZ 85020	1980	8	(8) 2/1	968	\$1,495,000	\$186,875	\$193.05	-	May 25
4	9215 N 13th Pl Phoenix, AZ 85020	1959	5	(2) 1/1, (3) 2/1	770	\$720,000	\$144,000	\$187.01	6.31%	May 25
5	1404 E Mountain View Rd Phoenix, AZ 85020	1980	5	(3) 1/1, (2) 2/1	710	\$770,000	\$154,000	\$216.90	6.25%	Apr 25
6	8939 N 8th St Phoenix, AZ 85020	1946	8	(6) 1/1, (2) 2/1	556	\$1,625,000	\$203,125	\$365.33	8.09%	Deal Pending
Average					766	\$1,324,167	\$157,318	\$223.59	6.88%	-

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This Offering is provided for the sole purpose of allowing a potential investor to evaluate whether there is interest in proceeding with further discussions regarding a possible purchase of or investment in the subject property (the "Property").

The potential investor is urged to perform its own examination and inspection of the Property and information relating to same, and shall rely solely on such examination and investigation and not on this Offering or any materials, statements or information contained herein or otherwise provided.

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**For More Information, Please Contact
an Exclusive Listing Agent:**

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