



# THREE ON TAYLOR

2142 E. Taylor Street, Phoenix, AZ 85006

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**Sophia Willets** | 480.375.0227 | [sophia@gracecre.com](mailto:sophia@gracecre.com)  
**Garrett Pedicini** | 602.791.9497 | [garrett@gracecre.com](mailto:garrett@gracecre.com)



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Grace CRE in compliance with all applicable fair housing and equal opportunity laws.

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## SECTION 1

# PROPERTY INFORMATION

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## THREE ON TAYLOR

2142 E. Taylor Street, Phoenix, AZ 85006



## Three on Taylor

Located in the heart of the rapidly revitalizing Phoenix, this well-positioned triplex offers an exceptional opportunity for both investors and owner-occupants seeking strong rental demand and long-term appreciation. Situated in the desirable Garfield Historic District area, the property benefits from its proximity to downtown employment hubs, dining, arts, and entertainment.

The property features one 2 bedroom and two 1 bedroom units , providing diversified income potential in one of Phoenix's most active rental corridors. Tenants enjoy convenient access to Arizona State University's downtown campus, major medical centers including Banner – University Medical Center Phoenix, and cultural attractions such as the Phoenix Art Museum.

Commuting is seamless with nearby access to the Valley Metro Light Rail, connecting residents throughout the metro area.

Currently rented below markets at \$925, \$950 & \$795

Market rents are \$1,050 to \$1,250

Each unit offers functional layouts with comfortable living spaces, making the property attractive for long-term tenants or potential short-term rental strategies where permitted. The central location places residents minutes from downtown Phoenix restaurants, nightlife, and employment centers while maintaining the neighborhood charm of one of the city's most established districts.

Whether you're expanding a rental portfolio or seeking a property with strong income potential in a high-growth urban market, this triplex presents a compelling opportunity in one of Phoenix's most desirable investment corridors.

All facts and figures are approximate buyer verify MLS information



# ADDITIONAL PHOTOS



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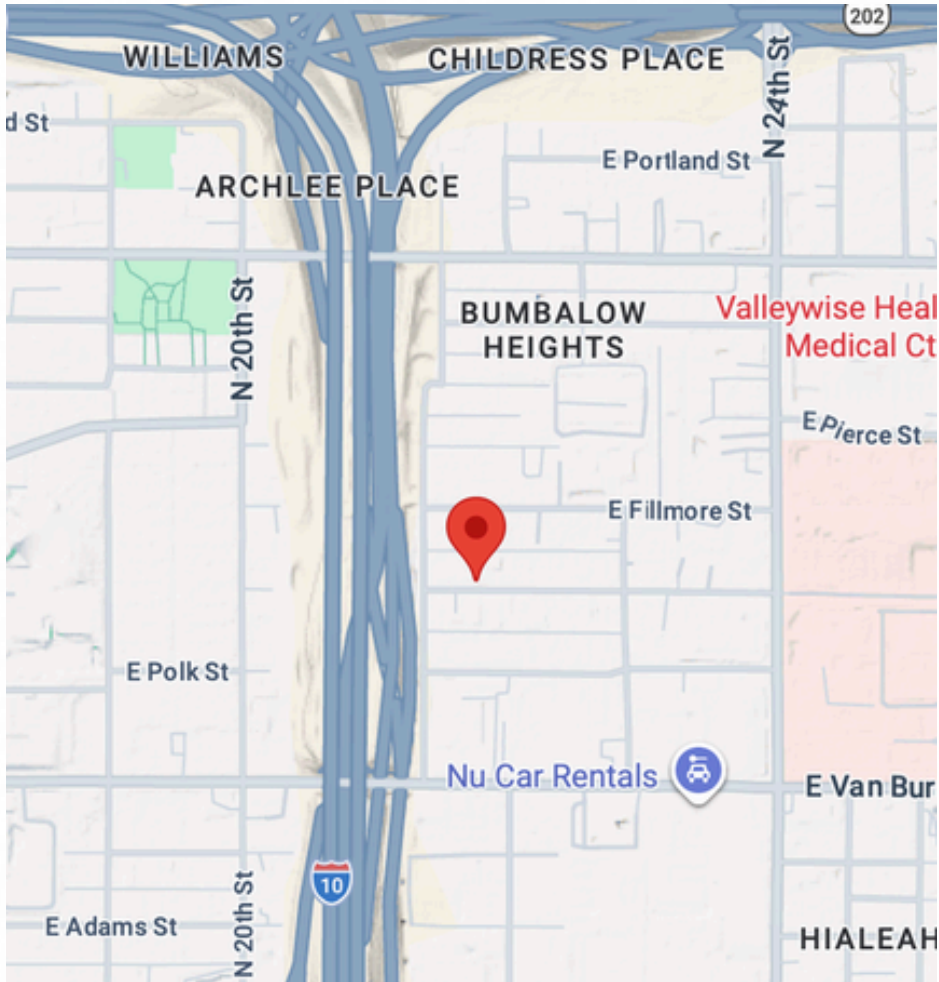
## SECTION 2

# LOCATION INFORMATION

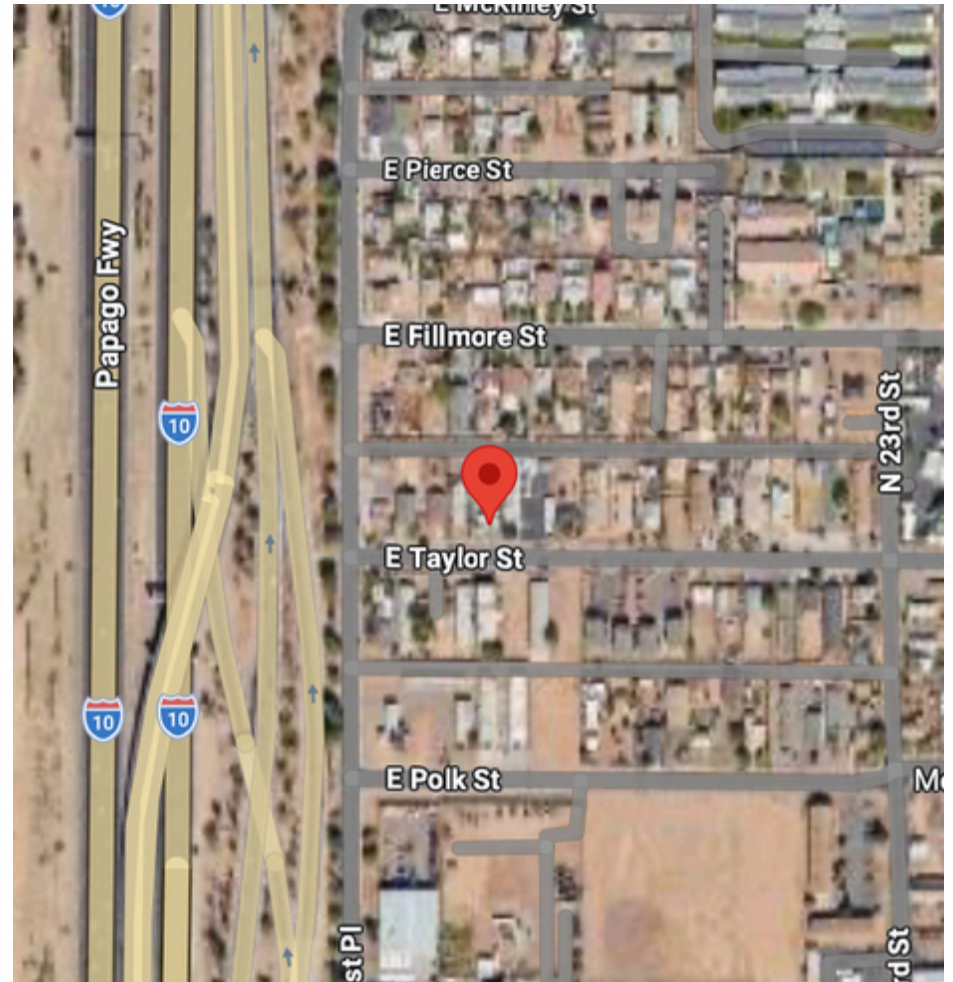
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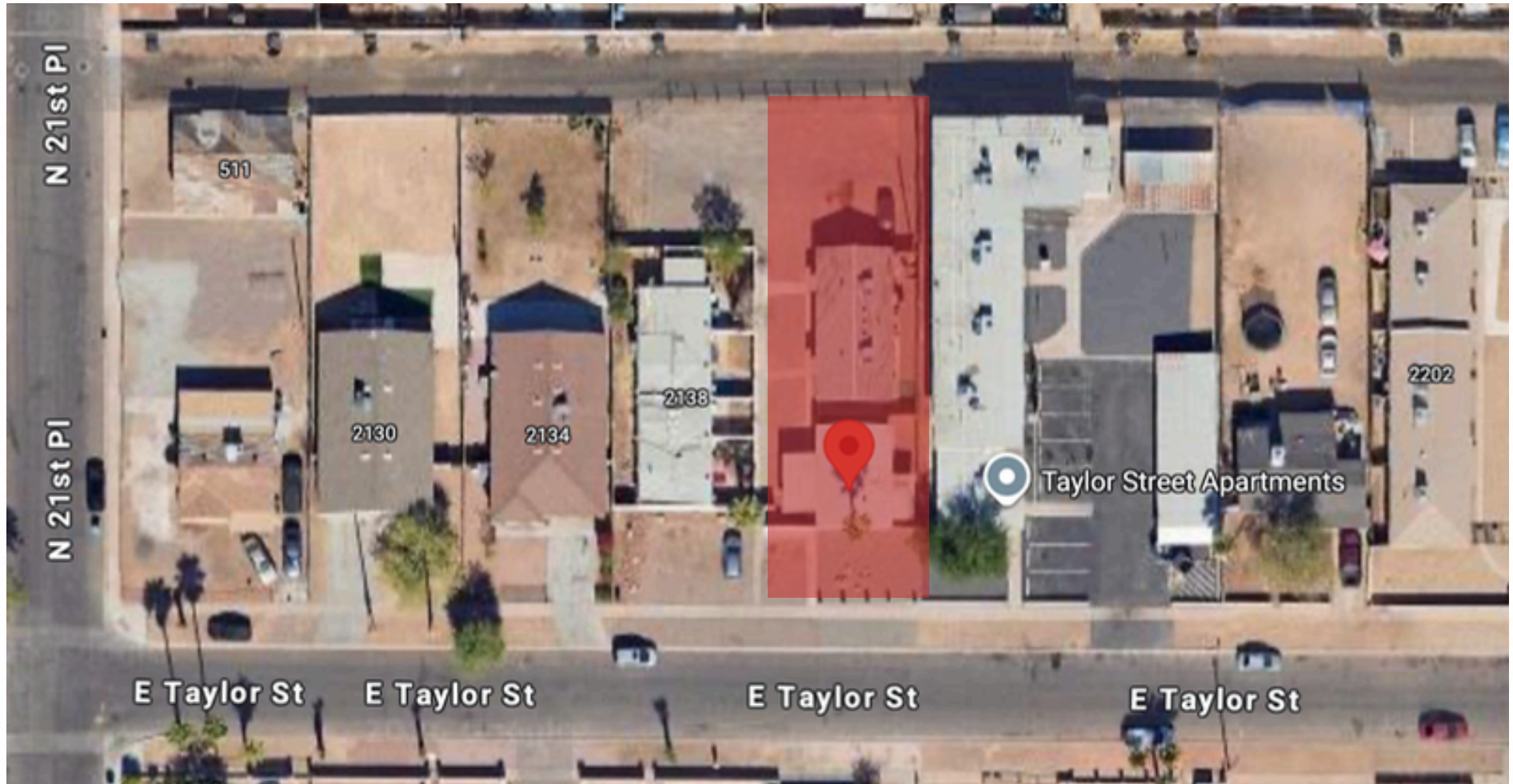


**TERRAIN VIEW**



**SATELLITE VIEW**

# LOCATION MAP



## SATELLITE VIEW

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## SECTION 3

# FINANCIAL ANALYSIS

## THREE ON TAYLOR

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# FINANCIAL SUMMARY



INVESTMENT OVERVIEW	
Price	\$450,000
Price per SF	\$252.66
Price per Unit	\$158,333
Pro-Forma CAP Rate	7.12%

OPERATING DATA	
Pro-Forma Scheduled Income	\$38,400
Less: Operating Expenses	\$4,432
Less: Vacancy Factor (5%)	\$1,920
<b>Net Operating Income</b>	<b>\$32,048</b>

# INCOME EXPENSES



INCOME SUMMARY	ANNUAL
Pro-Forma Rental Income	\$38,400
Vacancy Factor (5%)	(\$1,920)
<b>GROSS INCOME</b>	<b>\$36,480</b>

EXPENSES SUMMARY	ANNUAL
Utilities	\$1,500
Maintenance	\$1,000
Insurance	\$1,800
Taxes	\$1,632
<b>OPERATING EXPENSES</b>	<b>\$4,432</b>
<b>NET OPERATING INCOME</b>	<b>\$32,048</b>

# RENT ROLL



SUITE	BEDROOMS	BATHROOMS	SIZE SF	MARKET RENT	ANNUAL MKT RENT	ACTUAL RENT
5	2	1	752 SF	\$1,200	\$14,400	\$925
6	1	1	564 SF	\$1,000	\$12,000	\$950
7	1	1	564 SF	\$1,000	\$12,000	\$795
<b>TOTALS</b>			1,880	<b>\$3,200</b>	<b>\$38,400</b>	<b>\$2,670</b>
<b>AVERAGES</b>			<b>626 SF</b>	<b>\$1,067</b>	<b>\$12,800</b>	<b>\$890</b>

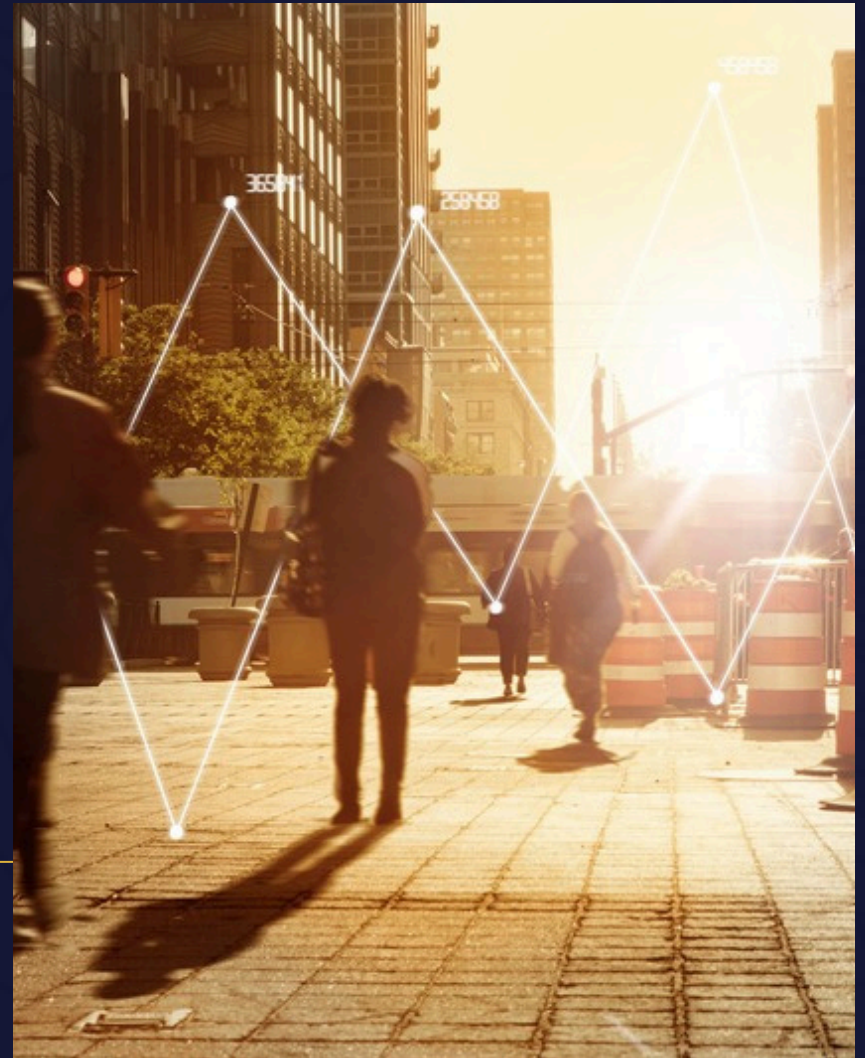
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## SECTION 4

# DEMOGRAPHICS

## THREE ON TAYLOR

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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 Mile	2 Miles
Total Population	15,863	56,715
Average Age	33.4	33.8
Total Projected Population (2029)	16,477	61,944

HOUSEHOLDS & INCOME	1 Mile	2 Miles
Total Households	4,928	20,856
# of Persons per HH	2.8	2.7
Average HH Income	\$55,066	\$76,528
Average House Value	\$364,300	\$396,626

Demographics data derived from CoStar

## 2142 E TAYLOR ST, PHOENIX, AZ 85006

### AREA REPORT

**VERY CONVENIENT**  
This home is in a **very convenient** area. Some errands in this location require a car and most major services are within 1 mile.

GROCERIES 0.2 Mi	GAS 0.4 Mi	MEDICAL 0.4 Mi
ATM 0.5 Mi	CLEANERS 0.7 Mi	COFFEE 0.7 Mi
PHARMACY 1.2 Mi	GYM 1.5 Mi	MOVIE THEATER 2 Mi

**MOST SERVICES WITHIN 1 MILE**

### SCHOOL REPORT

**SCHOOLS IN YOUR AREA**  
The assigned schools are **average** for the area. There are also **21** private schools and **48** charter schools within 5 miles.

<b>PK-3 WILSON PRIMARY SCHOOL ASSIGNED</b>	<b>4-8 WILSON ELEMENTARY SCHOOL ASSIGNED</b>
<b>9-12 NORTH HIGH SCHOOL ASSIGNED</b>	

**1 MILE** **1.1 MILES** **2.1 MILES**

### OUTDOOR REPORT

**THE GREAT OUTDOORS**  
This home is located near a variety of outdoor activities.

**POPULAR**

PARK HERITAGE SQUARE (1.8 MILES)	GOLF COURSE PHOENIX COUNTRY CLUB (2.5 MILES)
DOG PARK HANCE DOG PARK (2.6 MILES)	HIKING SOUTH MOUNTAIN PARK - PIMA CANYON TRAILHEAD (6.9 MILES)

**1 HIKING** **4 DOG PARKS** **11 PARKS** **35 GOLF COURSES** **WITHIN 10 MILES**

### FOOD REPORT

**NEIGHBORHOOD EATS**  
This home is located near **169** moderately priced restaurants and has an **above average** variety of cuisines.

**BY CATEGORY**

AMERICAN _____ 58	DELIS _____ 11
FAST FOOD _____ 24	BARNS _____ 11
MEXICAN _____ 14	INTERNATIONAL _____ 6
CAFES, COFFEE AND TEA ... 12	STEAKHOUSES _____ 6
ASIAN _____ 11	OTHER _____ 18

**200** **★★★★+** **WITHIN 5 MILES**

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**SECTION 5**

# THE TEAM

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**THREE ON TAYLOR**

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## GARRETT PEDICINI

Garrett is a dynamic commercial real estate professional with a proven track record in acquisitions, sales, and business development. While earning his degree in Economics from Arizona State University, he joined LevRose Commercial Real Estate as a Junior Agent but earned a permanent place on the team after graduation. He continues to leverage his market knowledge to deliver results-driven solutions. Garrett's expertise spans over \$80 million in commercial property sales and leases. As a commercial agent, he advised clients on site selection, property valuations, market analysis, and enhancing client portfolios. As a member of NAIOP and ICSC, Garrett continues to refine his industry knowledge. Recognized as an Emerging Professional by Commercial Executive Magazine, Garrett embodies innovation, leadership, and a commitment to excellence in commercial real estate.

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O: (602) 223-1721 | C: (602) 791-9497 | [garrett@gracecre.com](mailto:garrett@gracecre.com) | LIC: SA687268000



## SOPHIA WILLETS

Sophia Willets, the owner and lead broker of Grace CRE, is a seasoned professional with a deep passion for commercial real estate. She leads the company with a client-first mentality bring maximum returns to her investors. Unlike larger, more traditional brokerages, she is committed to full-market exposure and ethical representation to every deal. Since starting her career in 2013, Sophia has completed over 1,000 transactions and over 30 personal investments, achieving over One Billion dollars in returns for her clients. With offices in Southeast Florida and Arizona, two of the fastest growing real estate market, she can provide a variety of unique investments opportunities to meet your financial goals.

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O: (561) 269-9525 | C: (480) 375-0227 | [sophia@gracecre.com](mailto:sophia@gracecre.com) | LIC: BR648866000 (AZ) / BK3595388 (FL)



## VISION. STRATEGY. RESULTS.



## FOR MORE INFORMATION CONTACT

**Sophia Willets** | (480) 375-0227 | [sophia@gracecre.com](mailto:sophia@gracecre.com)

**Garrett Pedicini** | (602) 791-9497 | [garrett@gracecre.com](mailto:garrett@gracecre.com)

Fort Lauderdale, FL Office  
200 East Las Olas Boulevard, Floor 14  
(561) 269-9525

Scottsdale, AZ Office  
15051 N Kierland Blv, Floor 2 & 3  
(602) 975-5516

[gracecre.com](https://www.gracecre.com)