

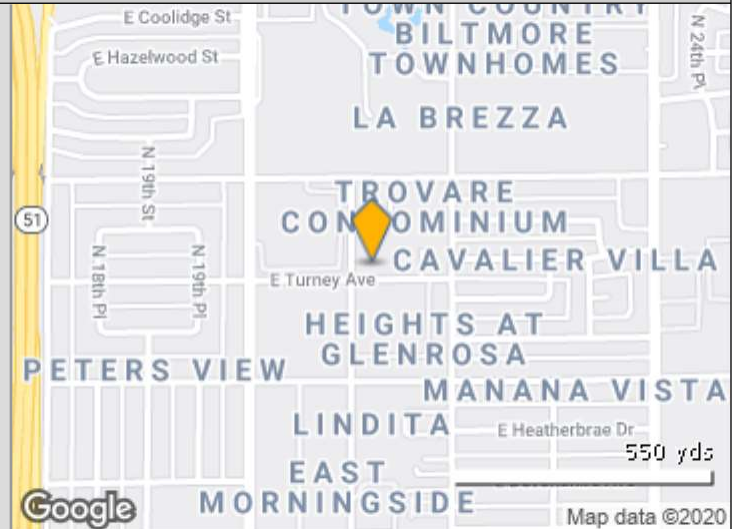
4401 N 21st St - Mode at 21st Street

SOLD

1

Phoenix, AZ 85016

Sale on 5/1/2019 for \$3,000,000 (\$240.04/SF; \$200,000/Unit) - Research Complete
15 Unit, 12,498 SF Class B Apartments Building Built in 1950



Transaction Details

ID: 4750119

Sale Date:	05/01/2019 (44 days on market)	Sale Type:	Investment
Escrow Length:	30 days	Bldg Type:	Apartments
Sale Price:	\$3,000,000-Confirmed	Year Built/Age:	Built in 1950 Age: 69
Asking Price:	\$3,000,000	RBA:	12,498 SF
Price/SF:	\$240.04	Land Area:	1.10 AC (47,916 SF)
Price/AC Land Gross:	\$2,727,272.73		
Percent Leased:	100.0%	Percent Improved:	80.0%
GRM/GIM:	-/-	Total Value Assessed:	\$1,159,100 in 2018
Actual Cap Rate:	6.00%	Improved Value Assessed:	\$927,400
Sale Conditions:	1031 Exchange	Land Value Assessed:	\$231,700
		Land Assessed/AC:	\$210,636
No. of Tenants:	1		
Tenants at time of sale:	Mode Apartment Living - Mode at 21st Street		
Financing:	Down payment of \$3,000,000.00 (100.0%)		
Legal Desc:	Pors lot 4 blk 1, Homeside Acres, bk 20 pg 18.		
Parcel No:	163-31-012, 163-31-015		
Document No:	0313438		
Sale History:	Sold for \$3,000,000 (\$240.04/SF; \$200,000/Unit) on 5/1/2019 Sold for \$1,025,000 (\$82.01/SF; \$68,333/Unit) on 7/31/2017		
# Units:	15	Price/Unit:	\$200,000
Avg Unit Size:	822 SF	Avg Rent/Unit/Mo:	\$1,291
SF of all Units:	12,330	Avg Rent/SF/Mo:	\$1.57



4401 N 21st St - Mode at 21st Street**SOLD**

15 Unit, 12,498 SF Class B Apartments Building Built in 1950 (con't)

UNIT MIX AT TIME OF SALE

Units					Asking Rent				Effective Rent				Concessions
Bed/Bath	#	%	Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	%
1/1.0	2	13.3	588	-	\$1,050	\$1,100	\$1.79	\$1.87	-	-	-	-	-
2/1.0	0	0.0	838	-	\$1,200	\$1,250	\$1.43	\$1.49	-	-	-	-	-
2/1.0	12	80.0	813	-	\$1,250	\$1,350	\$1.54	\$1.66	-	-	-	-	-
2/2.0	1	6.7	1,413	-	\$1,600	\$1,650	\$1.13	\$1.17	-	-	-	-	-

Transaction Notes

On May 1, this 16 unit complex sold for \$3 million, or, \$200,000 per unit.

The buyer purchased this property based upon location and ease of transaction as this property does not require many renovations. The buyer's broker described it as "turnkey"

Escrow closed after 30 days at roughly a 6% cap rate.

Brian Smuckler, Jeff Seaman, Derek Smigiel, and Bryson Fricke of CBRE represented the seller while Victoria Miachika represented the buyer.

Current Building Information

ID: 10368186

Bldg Type:	Apartments	Bldg Status:	Built in 1950
# Units:	15	Bldg Size:	12,498 SF
Avg Unit Size:	822 SF	Stories:	1
Bldg Vacant:	0 SF	Typical Floor Size:	12,498 SF
Owner Type:	Trust	Rent/SF/Yr:	-
Zoning:	R-3	Elevators:	0
Land Area:	1.10 AC		

Expenses: **2018 Tax @ \$162.97/Unit**

Location Information

Metro Market:	Phoenix
Submarket:	Camelback MF/Biltmore MF
County:	Maricopa
CBSA:	Phoenix-Mesa-Scottsdale, AZ
DMA:	Phoenix, AZ



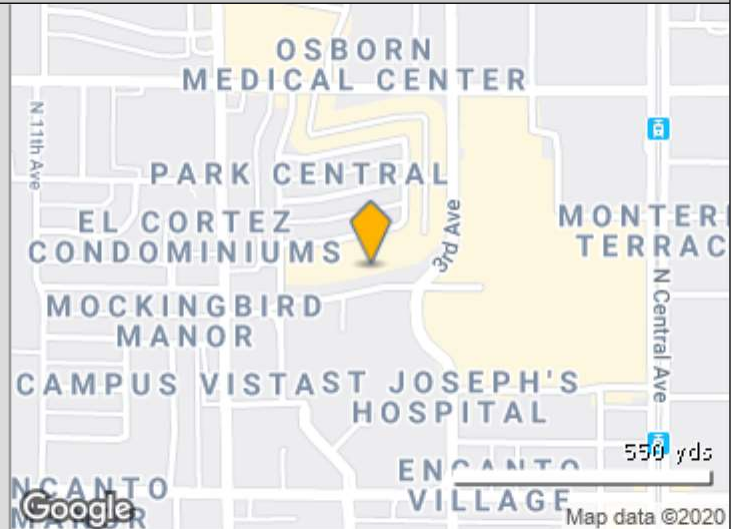
2

320 W Earll Dr

SOLD

Phoenix, AZ 85013

Sale on 12/27/2019 for \$1,535,000 (\$225.74/SF; \$191,875/Unit) - Research Complete
8 Unit, 6,800 SF Class C Apartments Condominium in a 6,800 SF building Built in 1955



Transaction Details

ID: 4997264

Sale Date:	12/27/2019	Sale Type:	Investment
Escrow Length:	30 days	Bldg Type:	Apartments
Sale Price:	\$1,535,000-Confirmed	Year Built/Age:	Built in 1955 Age: 64
Asking Price:	-	RBA:	6,800 SF
Price/SF:	\$225.74	Land Area:	0.29 AC (12,672 SF)
Price/AC Land Gross:	\$5,276,727.40		

Percent Leased:	100.0%	Percent Improved:	80.0%
GRM/GIM:	-/-	Total Value Assessed:	\$589,500 in 2019
Actual Cap Rate:	5.30%	Improved Value Assessed:	\$471,600
		Land Value Assessed:	\$117,900
		Land Assessed/AC:	\$405,293

Financing: **Down payment of \$1,535,000.00 (100.0%)**

Parcel No: **118-38-113**
 Document No: **1050211**
 Sale History: **Sold for \$1,535,000 (\$225.74/SF; \$191,875/Unit) on 12/27/2019**
Sold for \$800,000 (\$117.65/SF; \$100,000/Unit) on 5/21/2018

# Units:	8	Price/Unit:	\$191,875
Avg Unit Size:	698 SF		
SF of all Units:	5,584		

UNIT MIX AT TIME OF SALE

Units		Asking Rent				Effective Rent				Concessions		
Bed/Bath	# %	Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	%
1/1.0	8 100.0	698	-	-	-	-	-	-	-	-	-	-



320 W Earll Dr**SOLD**

8 Unit, 6,800 SF Class C Apartments Condominium in a 6,800 SF building Built in 1955 (con't)

Transaction Notes

On December 27th 2019, the 8 unit multifamily property at 320 W Earll Dr sold for \$1,535,000 or \$191,875 per unit. It had a 5.3% cap rate and was 100% leased at the time of sale. Brian Smuckler, Jeff Seaman, Derek Smigiel and Bryson Fricke of CBRE represented both parties in the transaction.

Income Expense Data

Net Income	Net Operating Income	\$81,355
	- Debt Service	
	- Capital Expenditure	
	Cash Flow	

Current Building Information

ID: 10583328

Bldg Type:	Apartments	Bldg Status:	Built in 1955
# Units:	8	Bldg Size:	6,800 SF
Avg Unit Size:	698 SF	Stories:	2
Bldg Vacant:	0 SF	Typical Floor Size:	3,400 SF
Owner Type:	Corporate/User	Rent/SF/Yr:	-
Zoning:	R-4	Elevators:	0
Land Area:	0.29 AC		

Expenses: **2018 Tax @ \$506.65/Unit****Location Information**

Metro Market:	Phoenix
Submarket:	Downtown Phoenix MF/Encanto MF
County:	Maricopa
CBSA:	Phoenix-Mesa-Scottsdale, AZ
DMA:	Phoenix, AZ



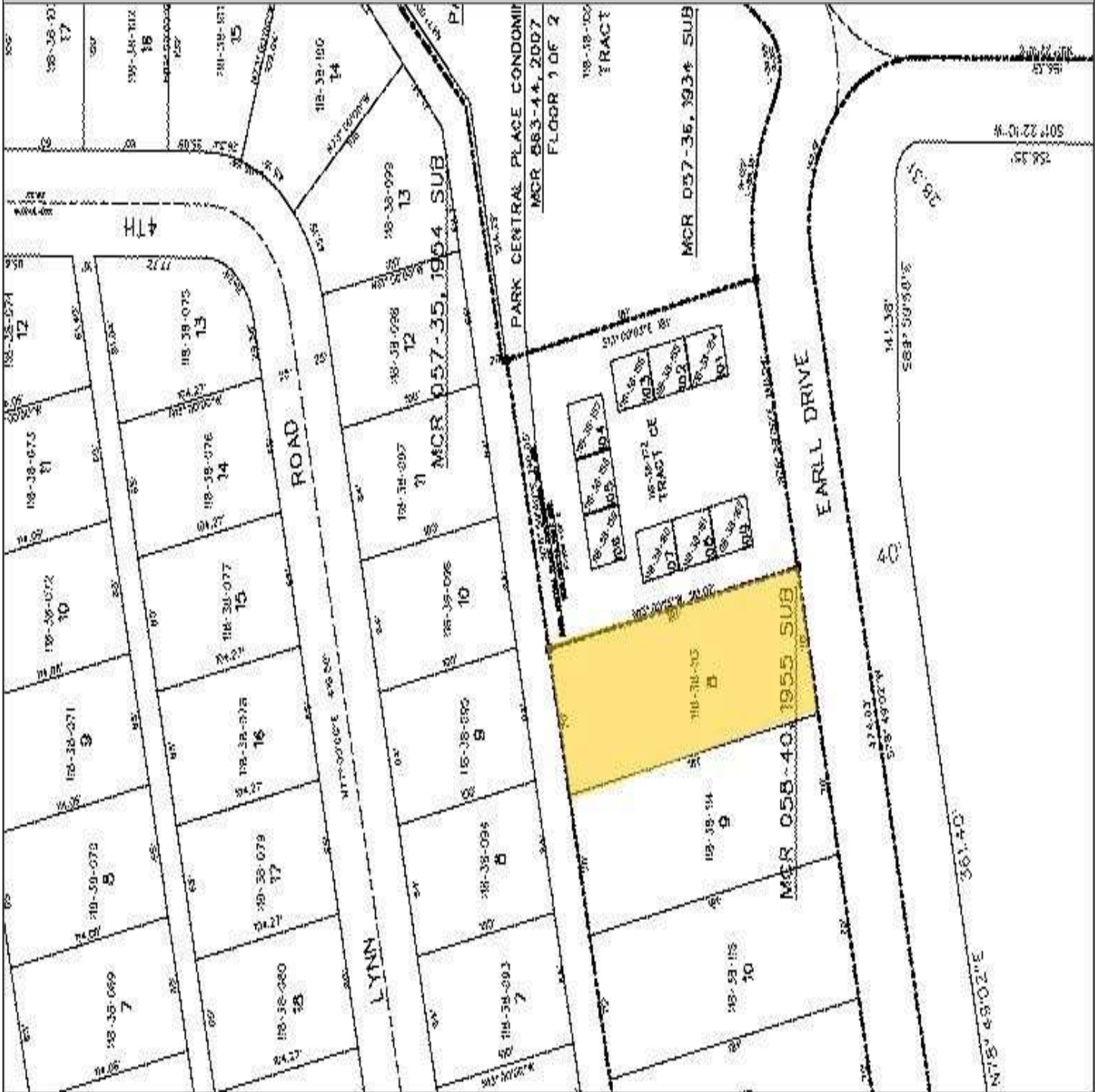
320 W Earll Dr

SOLD

8 Unit, 6,800 SF Class C Apartments Condominium in a 6,800 SF building Built in 1955 (con't)

Parcel Number: **118-38-113**
Legal Description: -
County: **Maricopa**

Plat Map: 320 W Earll Dr



718-722 W Hazelwood St

SOLD

3

Phoenix, AZ 85013

Sale on 12/5/2019 for \$1,477,000 (\$229.35/SF) - Research Complete
8 Unit, 6,440 SF Class C Apartments Building Built in 1975



Transaction Details

ID: 4973349

Sale Date: **12/05/2019 (65 days on market)**
Escrow Length: **45 days**
Sale Price: **\$1,477,000-Confirmed**
Asking Price: **\$1,529,000**
Price/SF: **\$229.35**
Price/AC Land Gross: **\$3,299,084.21**

Sale Type: **Investment**
Bldg Type: **Apartments**
Year Built/Age: **Built in 1975 Age: 44**
RBA: **6,440 SF**
Land Area: **0.45 AC (19,502 SF)**

Percent Leased: **100.0%**
GRM/GIM: **-/-**
Actual Cap Rate: **5.70%**

Percent Improved: **80.0%**
Total Value Assessed: **\$334,400 in 2018**
Improved Value Assessed: **\$267,600**
Land Value Assessed: **\$66,800**
Land Assessed/AC: **\$149,207**

Financing: **Down payment of \$377,000.00 (25.5%)
\$1,100,000.00 from Washington Federal**

Parcel No: **155-37-105A, 155-37-105B**
Document No: **0985318**
Sale History: **Sold for \$1,477,000 (\$229.35/SF) on 12/5/2019
Sold for \$795,000 (\$123.45/SF; \$99,375/Unit) on 7/24/2018
Sold for \$166,840 (\$25.91/SF; \$20,855/Unit) on 6/5/1991**

Units: **8**
Avg Unit Size: **805 SF**
SF of all Units: **6,440**

UNIT MIX AT TIME OF SALE

Units		Asking Rent				Effective Rent				Concessions			
Bed/Bath	#	%	Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	%
1/1.0	2	25.0	580	-	-	-	-	-	-	-	-	-	-
2/1.0	6	75.0	880	-	-	-	-	-	-	-	-	-	-



718-722 W Hazelwood St**SOLD**

8 Unit, 6,440 SF Class C Apartments Building Built in 1975 (con't)

Transaction Notes

On December 5, 2019 the sale at 718-722 W Hazelwood St closed at \$1,477,000 with a 5.5% cap rate. The multi-family property consists of eight units and yields 6,440 SF. The building was fully occupied at the time of sale. The property was on the market for less than a week and was in escrow for forty-five days. The buyer had previously purchased property from the seller and was interested due to their previous transaction. This was financed by Washington Federal. All information was confirmed via the listing and buyer brokers.

Income Expense Data

Net Income	Net Operating Income	\$84,151
	- Debt Service	
	- Capital Expenditure	_____
	Cash Flow	

Current Building Information

ID: 4038437

Bldg Type:	Apartments	Bldg Status:	Built in 1975
# Units:	8	Bldg Size:	6,440 SF
# of Bldgs:	1	Stories:	1
Avg Unit Size:	805 SF	Typical Floor Size:	6,440 SF
Units per AC:	17	Metering:	Individually Metered
Bldg Vacant:	0 SF	Rent/SF/Yr:	-
Owner Type:	Individual	Elevators:	0
Zoning:	R3, Phoenix		
Land Area:	0.45 AC		

Parking: **12 Surface Spaces are available; Ratio of 1.86/1,000 SF; 1.50/Unit**
 Expenses: **2018 Tax @ \$343.82/Unit**
 Site Amenities: **Air Conditioning, Cable Ready, Ceiling Fans, Courtyard, Eat-in Kitchen, Kitchen, Oven, Pool, Public Transportation, Stainless Steel Appliances, Storage Space, Tile Floors, Washer/Dryer**

Location Information

Metro Market: **Phoenix**
 Submarket: **Downtown Phoenix MF/Midtown Phoenix MF**
 County: **Maricopa**
 CBSA: **Phoenix-Mesa-Scottsdale, AZ**
 DMA: **Phoenix, AZ**

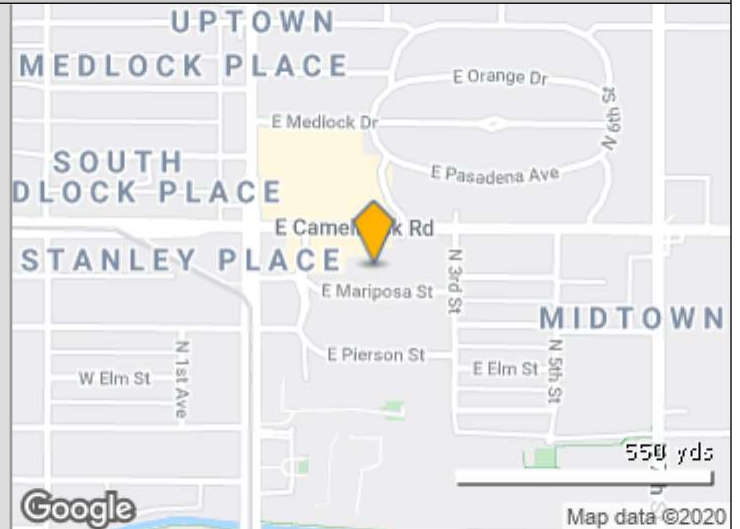


114 E Mariposa St - Mariposa Palms

SOLD

Phoenix, AZ 85012

Sale on 6/24/2019 for \$2,025,000 (\$256.33/SF; \$202,500/Unit) - Research Complete
 10 Unit, 7,900 SF Class B Apartments Building Built in 1951



Transaction Details

ID: 4797866

Sale Date:	06/24/2019 (147 days on market)	Sale Type:	Investment
Escrow Length:	-	Bldg Type:	Apartments
Sale Price:	\$2,025,000-Confirmed	Year Built/Age:	Built in 1951 Age: 68
Asking Price:	\$2,145,000	RBA:	7,900 SF
Price/SF:	\$256.33	Land Area:	0.44 AC (19,166 SF)
Price/AC Land Gross:	\$4,602,272.73		

Percent Leased:	-	Percent Improved:	80.0%
GRM/GIM:	-/-	Total Value Assessed:	\$517,600 in 2018
Actual Cap Rate:	6.30%	Improved Value Assessed:	\$414,100
		Land Value Assessed:	\$103,500
		Land Assessed/AC:	\$235,227

Legal Desc: **Lot 12 St Francis Place bk 24 pg 47 w por alley #1998-425756 & #1998-978756**
 Parcel No: **155-27-018**
 Document No: **0470806**
 Sale History: **Sold for \$2,025,000 (\$256.33/SF; \$202,500/Unit) on 6/24/2019**
Sold for \$1,835,000 (\$232.28/SF; \$183,500/Unit) on 11/30/2017
Sold for \$1,000,000 (\$126.58/SF; \$100,000/Unit) on 4/25/2016
Sold for \$425,000 (\$53.80/SF; \$42,500/Unit) on 9/30/1999
Sold for \$292,000 (\$36.96/SF; \$29,200/Unit) on 6/28/1996

# Units:	10	Price/Unit:	\$202,500
Avg Unit Size:	680 SF		
SF of all Units:	6,800		

UNIT MIX AT TIME OF SALE

Units		Asking Rent				Effective Rent				Concessions		
Bed/Bath	# %	Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	%
1/1.0	2 20.0	600	-	-	-	-	-	-	-	-	-	-
2/1.0	8 80.0	700	-	-	-	-	-	-	-	-	-	-



114 E Mariposa St - Mariposa Palms**SOLD**

10 Unit, 7,900 SF Class B Apartments Building Built in 1951 (con't)

Transaction Notes

On 6/25/2019, the 7,900 SF Multi-Family Building, Mariposa Palms at 114 E Mariposa Street in Phoenix, AZ was sold for \$2,025,000. Located right in the Central Camelback Corridor, the 10 unit complex was 100% occupied at the time of sale. The property was on the market for about 5 months and sold with a 6.3% cap rate.

Current Building Information

ID: 4233633

Bldg Type:	Apartments	Bldg Status:	Built in 1951
# Units:	10	Bldg Size:	7,900 SF
# of Bldgs:	2	Stories:	1
Avg Unit Size:	680 SF	Typical Floor Size:	7,900 SF
Units per AC:	22	Const Type:	Reinforced Concrete,
Bldg Vacant:	0 SF	Metering:	Individually Metered
Owner Type:	Individual	Rent/SF/Yr:	-
Zoning:	R-3, Phoenix	Elevators:	0
Land Area:	0.44 AC		

Parking: **10 Surface Spaces are available; Ratio of 1.27/1,000 SF; 1.00/Unit**
 Expenses: **2018 Tax @ \$347.95/Unit**
 Site Amenities: **Air Conditioning, Cable Ready, Ceiling Fans**

Location Information

Metro Market: **Phoenix**
 Submarket: **Downtown Phoenix MF/Midtown Phoenix MF**
 County: **Maricopa**
 CBSA: **Phoenix-Mesa-Scottsdale, AZ**
 DMA: **Phoenix, AZ**
 Map(Page): **Wide World of Maps, Inc. 126-164LR**



114 E Mariposa St - Mariposa Palms

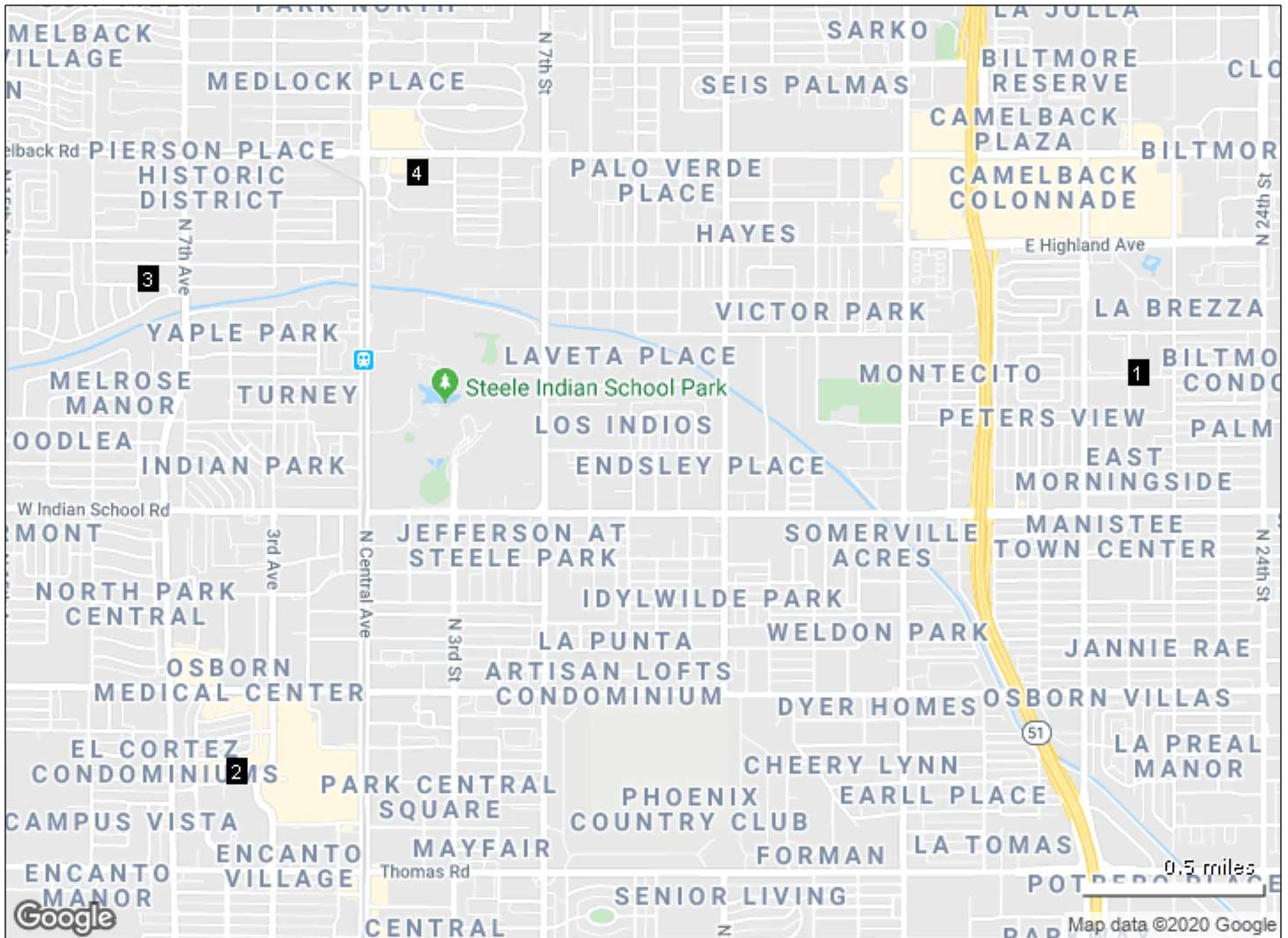
SOLD

10 Unit, 7,900 SF Class B Apartments Building Built in 1951 (con't)

Parcel Number: 155-27-018
Legal Description: Lot 12 St. Francis Place bk 24 pg 47
County: Maricopa

Plat Map: 114 E Mariposa St





	Address	City	Property Info	Sale Info
1	4401 N 21st St	Phoenix	12,498 SF Multi-Family/Apartments	Sold: \$3,000,000 (\$200,000/Unit)
2	320 W Earll Dr	Phoenix	6,800 SF Multi-Family/Apartments	Sold: \$1,535,000 (\$191,875/Unit)
3	718-722 W Hazelwood St	Phoenix	6,440 SF Multi-Family/Apartments	Sold: \$1,477,000
4	114 E Mariposa St	Phoenix	7,900 SF Multi-Family/Apartments	Sold: \$2,025,000 (\$202,500/Unit)



Sale Distribution by Price

2Q19: 4/1/2019-6/30/2019				
	# of Records	% of Records	Dollar Volume	% of Dollar Volume
Less than \$500k	0	0.0%	\$0	0.0%
\$500k - \$1.49M	0	0.0%	\$0	0.0%
\$1.5M - \$4.9M	2	100.0%	\$5,025,000	100.0%
\$5M - \$9.9M	0	0.0%	\$0	0.0%
\$10M and above	0	0.0%	\$0	0.0%
Totals	2	100.0%	\$5,025,000	100.0%

3Q19: 7/1/2019-9/30/2019

No Data

4Q19: 10/1/2019-12/31/2019

	# of Records	% of Records	Dollar Volume	% of Dollar Volume
Less than \$500k	0	0.0%	\$0	0.0%
\$500k - \$1.49M	1	50.0%	\$1,477,000	49.0%
\$1.5M - \$4.9M	1	50.0%	\$1,535,000	51.0%
\$5M - \$9.9M	0	0.0%	\$0	0.0%
\$10M and above	0	0.0%	\$0	0.0%
Totals	2	100.0%	\$3,012,000	100.0%

Total

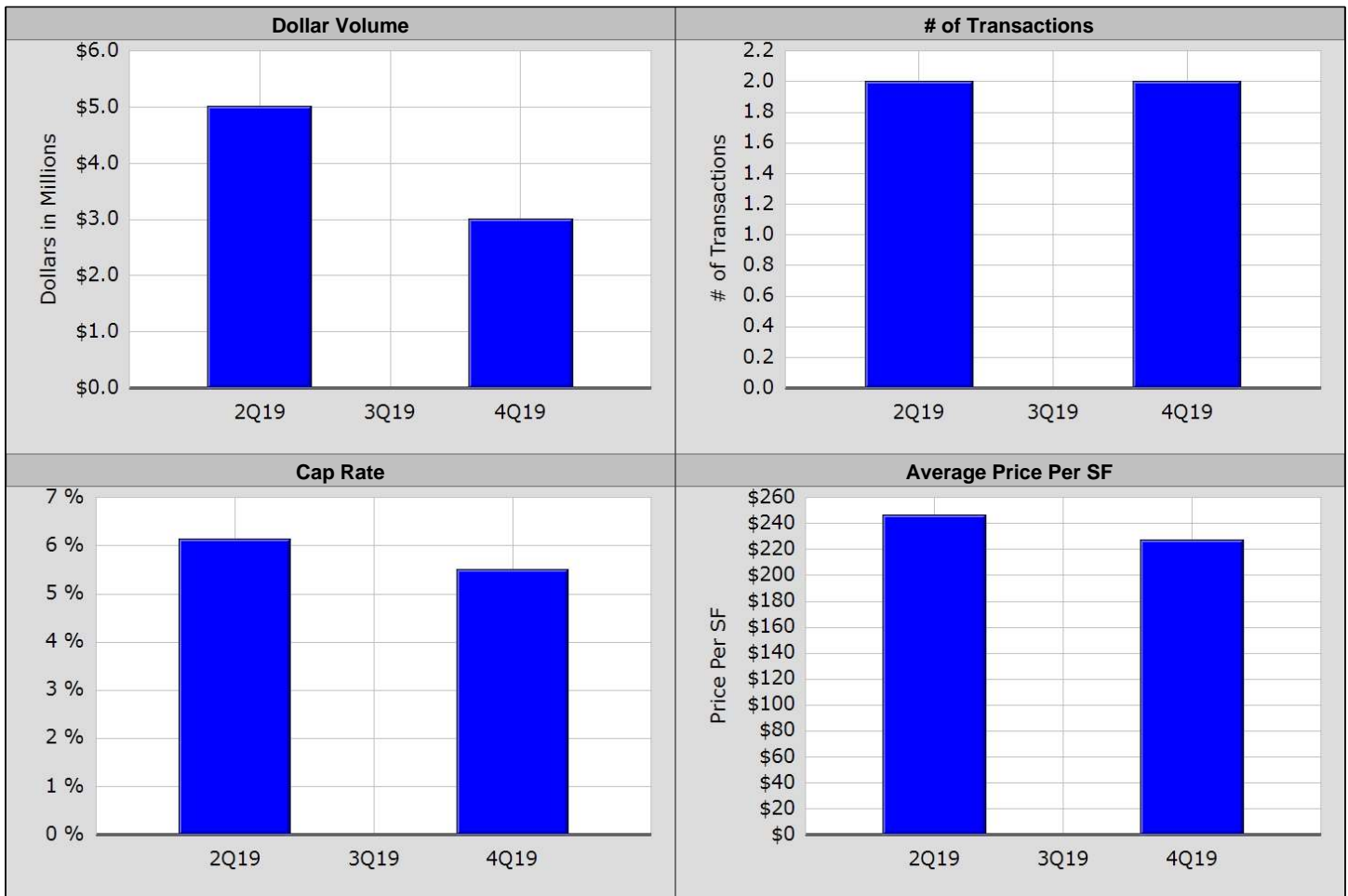
	# of Records	% of Records	Dollar Volume	% of Dollar Volume
Less than \$500k	0	0.0%	\$0	0.0%
\$500k - \$1.49M	1	25.0%	\$1,477,000	18.4%
\$1.5M - \$4.9M	3	75.0%	\$6,560,000	81.6%
\$5M - \$9.9M	0	0.0%	\$0	0.0%
\$10M and above	0	0.0%	\$0	0.0%
Totals	4	100.0%	\$8,037,000	100.0%

Survey Criteria


basic criteria: Type of Property - **Multi-Family**; Sale Date - **from 1/25/2019**; Sale Status - **Sold, Under Contract/Pending**; Return and Search on Portfolio Sales as Individual Properties - **Yes**; Exclude Non-Arms Length Comps - **Yes**
 geography criteria: Radius - **1.88 mile(s) radius from Lat : -112.056106188623, Long : 33.5016631151361**



Trend Report



Report Time Frame: 4/1/2019 - 1/25/2020
 Sale Date: from 1/25/2019

Legend:		Sold Transactions	
Current Survey			
Sold Transactions			
Time Interval - Quarterly			
Number of Transactions			4
Total Dollar Volume		\$8,037,000	
Total Bldg Square Feet		33,638	
Total Land in Acres		2.28	
Total Land in SF		99,317	
Total Units		41	
Average Price		\$2,009,250	
Average Number of SF		8,410	
Average Price Per Bldg SF		\$238.93	
Median Price Per SF		\$234.70	
Average Number of Acres		0.57	
Average Number of SF(Land)		24,829	
Average Price Per Unit		\$196,024	
Median Price Per Unit		\$195,938	
Average Number of Units		10	
Actual Cap Rate		5.83%	
Average GRM		-	
Average GIM		-	

Survey Criteria

basic criteria: Type of Property - **Multi-Family**; Sale Date - **from 1/25/2019**; Sale Status - **Sold, Under Contract/Pending**; Return and Search on Portfolio Sales as Individual Properties - **Yes**; Exclude Non-Arms Length Comps - **Yes**

geography criteria: Radius - **1.88 mile(s) radius from Lat : -112.056106188623, Long : 33.5016631151361**



Trend Report

	2Q19 04/1-6/30/19	4Q19 10/1-12/31/19		
	Sold Transaction	Sold Transaction		
Number of Transactions	2	2		
Total Dollar Volume	\$5,025,000	\$3,012,000		
Total Bldg Square Feet	20,398	13,240		
Total Land in Acres	1.54	0.74		
Total Land in SF	67,082	32,234		
Total Units	25	16		
Average Price	\$2,512,500	\$1,506,000		
Average Number of SF	10,199	6,620		
Average Price Per Bldg SF	\$246.35	\$227.49		
Median Price Per SF	\$248.19	\$227.55		
Average Number of Acres	0.77	0.37		
Average Number of SF(Land)	33,541	16,117		
Average Price Per Unit	\$201,000	\$188,250		
Median Price Per Unit	\$201,250	\$188,250		
Average Number of Units	13	8		
Actual Cap Rate	6.15%	5.50%		
Average GRM	-	-		
Average GIM	-	-		



Active Properties

1 Palmetto Cottages #1, #2 & #3

Portfolio of 3 Multi-Family properties in Phoenix, AZ, having a total of 27 units and 17263, and for sale at \$5,350,500 (\$309.94/SF)

Portfolio Information

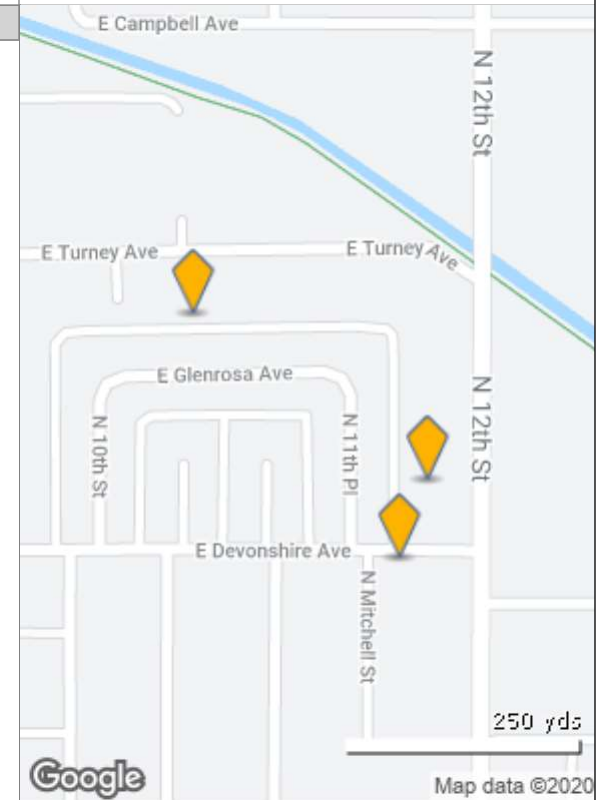
Sale Price: \$5,350,500
 Price/Unit: \$198,166.67
 # of Units: 27
 Cap Rate: -
 Sale Conditions: -

Total Size: 17,263 SF
 Days On Market: 72
 Sale Status: Active

3 Properties in portfolio
All properties can be sold individually

Investment Notes

- Fully renovated cottages with landscaped courtyards and ample parking
- New utility services: electrical/mechanical, plumbing
- Keypad entries to property & units
- New lighting
- All gas appliances
- Fully furnished units with modern stainless steel appliances
- Washer/dryer in all units except studios
- New HVAC
- New windows and doors
- New insulation
- Free property-wide high speed WiFi
- Walking distance to elementary, middle and high schools
- Walking distance to retail shopping
- Immediate access to bus & light rail



2 4248-4304 N 12th St - 12th St. Properties

Phoenix, AZ 85014 - Midtown Phoenix MF Submarket
 7,714 SF Class C Apartments Building Built in 1947
 Property is for sale at \$2,029,500 (\$263.09/SF)

Investment Information

Sale Price: \$2,029,500
 Price/Unit: \$202,950.00
 Cap Rate: -
 GRM: -

Sale Status: Active
 Sale Conditions: -

Days On Market: 16

Portfolio Info: This property is also for sale as part of a portfolio



Building Information

of Units: 10 Bldg Status: Built 1947
 Avg Unit Size: 771 SF Building Size: 7,714 SF Zoning: R-5, Phoenix
 Avg Vacancy: - Stories: 1 Lot Dimensions: -
 Land Area: 0.78 AC Building FAR: 0.23

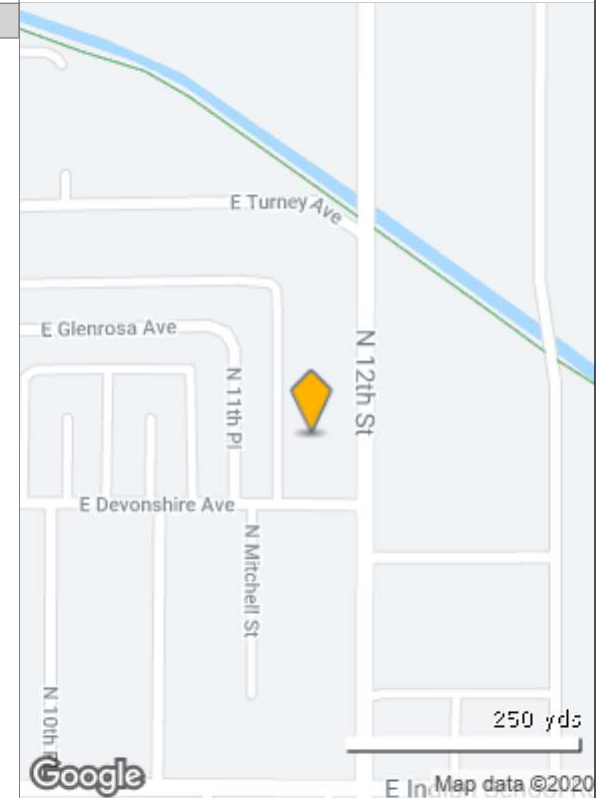
Parcel Number: 155-15-087

Parking: 10 Surface Spaces are available; Ratio of 1.30/1,000 SF
 Amenities: Air Conditioning, Heating, Kitchen, Microwave, Oven, Refrigerator, Stainless Steel Appliances, Tub/Shower, Washer/Dryer, Wi-Fi

unit mix

no of units	bed/bath	avg unit size (sf)	complex %	month rent/low	month rent/high
7	1/1	609			
2	2/1	1,044			
1	3/1	1,363			

Total SF of all Units: 7,714
 Avg Rent/Unit/Mo: -
 Avg Rent/SF/Mo: -



3 1132-1138 E Devonshire Ave

Phoenix, AZ 85014 - Midtown Phoenix MF Submarket
 3,745 SF Class C Apartments Building Built in 1954
 Property is for sale at \$1,476,000 (\$394.13/SF)

Investment Information

Sale Price: \$1,476,000
 Price/Unit: \$210,857.14
 Cap Rate: -
 GRM: -

Sale Status: Active
 Sale Conditions: -

Days On Market: 72

Portfolio Info: This property is also for sale as part of a portfolio



Building Information

of Units: 7 Bldg Status: Built 1954
 Avg Unit Size: 535 SF Building Size: 3,745 SF Zoning: M-H
 Avg Vacancy: - Stories: 1 Lot Dimensions: -
 Land Area: 0.31 AC Building FAR: 0.28

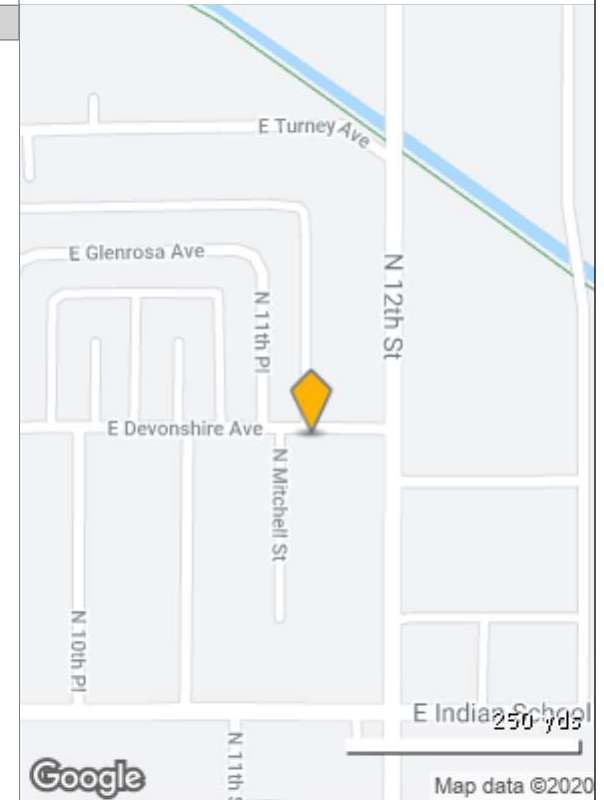
Parcel Number: 155-15-089, 155-15-090

Parking: 12 free Surface Spaces are available; Ratio of 3.20/1,000 SF
 Amenities: Air Conditioning, Breakfast Nook, Heating, Kitchen, Microwave, Oven, Refrigerator, Stainless Steel Appliances, Tub/Shower, Washer/Dryer

unit mix

no of units	bed/bath	avg unit size (sf)	complex %	month rent/low	month rent/high
5	1/1			\$475	\$475
2	2/1			\$625	\$625

Total SF of all Units: -
 Avg Rent/Unit/Mo: \$517
 Avg Rent/SF/Mo: -



4 2104-2122 E Fairmount Ave - Modern Retro Living

Phoenix, AZ 85016 - Biltmore MF Submarket
 17,467 SF Class C Apartments Building Built in 1964
 Property is for sale at \$4,554,000 (\$260.72/SF)



Investment Information

Sale Price: \$4,554,000
 Price/Unit: \$198,000.00
 Cap Rate: 5.47%
 GRM: -
 Sale Status: Active
 Sale Conditions: -
 Days On Market: 129

Building Information

of Units: 23 Bldg Status: Built 1964
 Avg Unit Size: 759 SF Building Size: 17,467 SF Zoning: R-3, Phoenix
 Avg Vacancy: - Stories: 1 Lot Dimensions: -
 Land Area: 1.72 AC Building FAR: 0.23

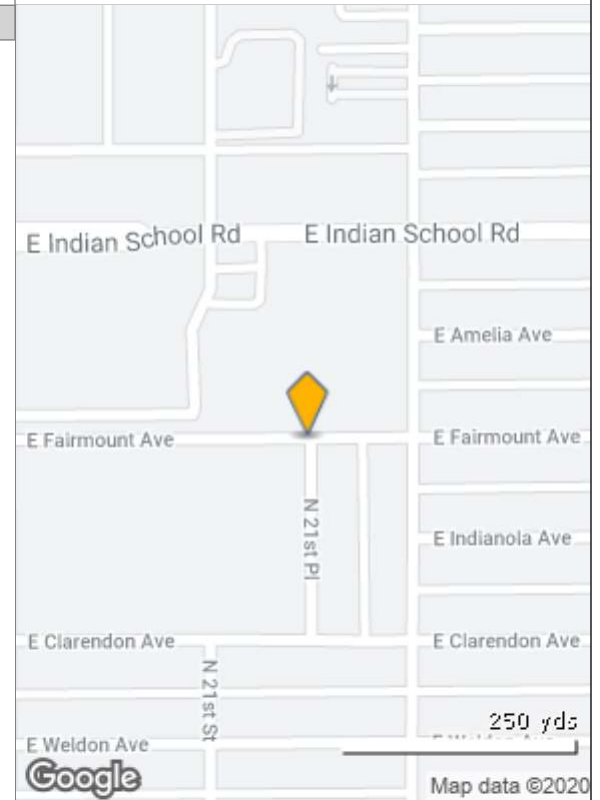
Parcel Number: 119-21-021E, 119-21-026F

Parking: 8 Surface Spaces are available; 32 Covered Spaces are available; Ratio of 1.54/1,000 SF
 Amenities: Air Conditioning, Balcony, Cable Ready, Ceiling Fans, Courtyard, Dishwasher, Heating, Kitchen, Microwave, Oven, Pool, Range, Refrigerator, Skylights, Surround Sound, Tub/Shower, Washer/Dryer, Yard

unit mix

no of units	bed/bath	avg unit size (sf)	complex %	month rent/low	month rent/high
1	1/1	549			
22	2/1	769			

Total SF of all Units: 17,467
 Avg Rent/Unit/Mo: -
 Avg Rent/SF/Mo: -



5 315-319 W Highland Ave - Midtown At Highland

Phoenix, AZ 85013 - Midtown Phoenix MF Submarket
 4,500 SF Class C Apartments Building Built in 1959
 Property is for sale at \$1,350,000 (\$300.00/SF)

Investment Information

Sale Price: \$1,350,000
 Price/Unit: \$225,000.00
 Cap Rate: 5.67%
 GRM: -

Sale Status: Active
 Sale Conditions: -

Days On Market: 19



Investment Notes

Highland at Midtown (former MODE) is a Gorgeous 6-Unit 100% Occupied Boutique Apartment Community that was Fully Remodeled and Repositioned in 2018. The Property is located in Midtown Phoenix, near The Valley Metro Light Rail, The Phoenix Art Museum, The Hea...

Building Information

of Units: 6 Bldg Status: Built 1959
 Avg Unit Size: 750 SF Building Size: 4,500 SF Zoning: M-M
 Avg Vacancy: - Stories: 1 Lot Dimensions: -
 Land Area: - Building FAR: -

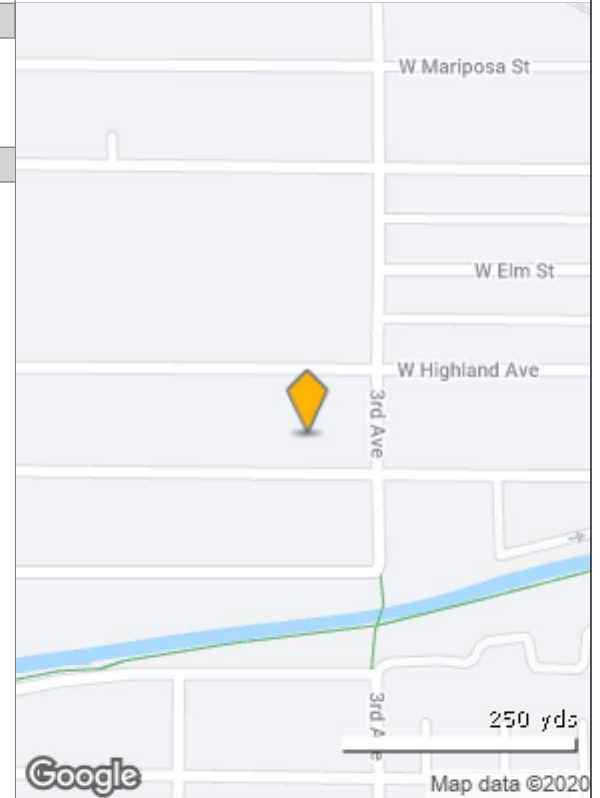
Parcel Number: 155-34-004, 155-34-009

Parking: 8 Covered Spaces are available; Ratio of 1.78/1,000 SF
 Amenities: Air Conditioning, Cable Ready, Ceiling Fans, Dishwasher, Double Pane Windows, Granite Countertops, Microwave, Range, Refrigerator, Stainless Steel Appliances, Washer/Dryer

unit mix

no of units	bed/bath	avg unit size (sf)	complex %	month rent/low	month rent/high
2	1/1	600			
2	2/1	800			
2	2/2	850			

Total SF of all Units: 4,500
 Avg Rent/Unit/Mo: -
 Avg Rent/SF/Mo: -



6 1013-1017 E Turney Ave

Phoenix, AZ 85014 - Midtown Phoenix MF Submarket
 5,804 SF Class C Apartments Building Built in 1948
 Property is for sale at \$1,845,000 (\$317.88/SF)

Investment Information

Sale Price: \$1,845,000
 Price/Unit: \$184,500.00
 Cap Rate: -
 GRM: -

Sale Status: Active
 Sale Conditions: -

Days On Market: 72

Portfolio Info: This property is also for sale as part of a portfolio



Building Information

of Units: 10 Bldg Status: Built 1948
 Avg Unit Size: 580 SF Building Size: 5,804 SF Zoning: R-3, Phoenix
 Avg Vacancy: - Stories: 1 Lot Dimensions: 232x112
 Land Area: 0.60 AC Building FAR: 0.22

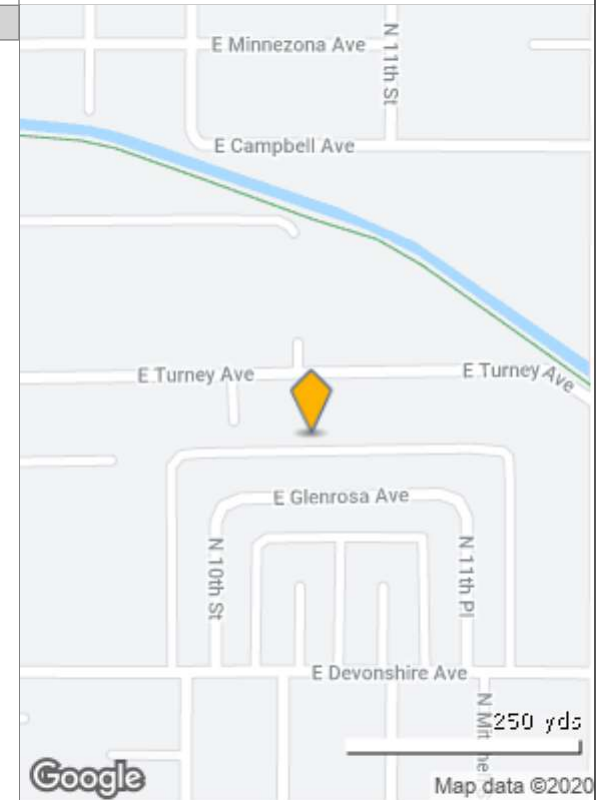
Parcel Number: 155-14-018, 155-14-019

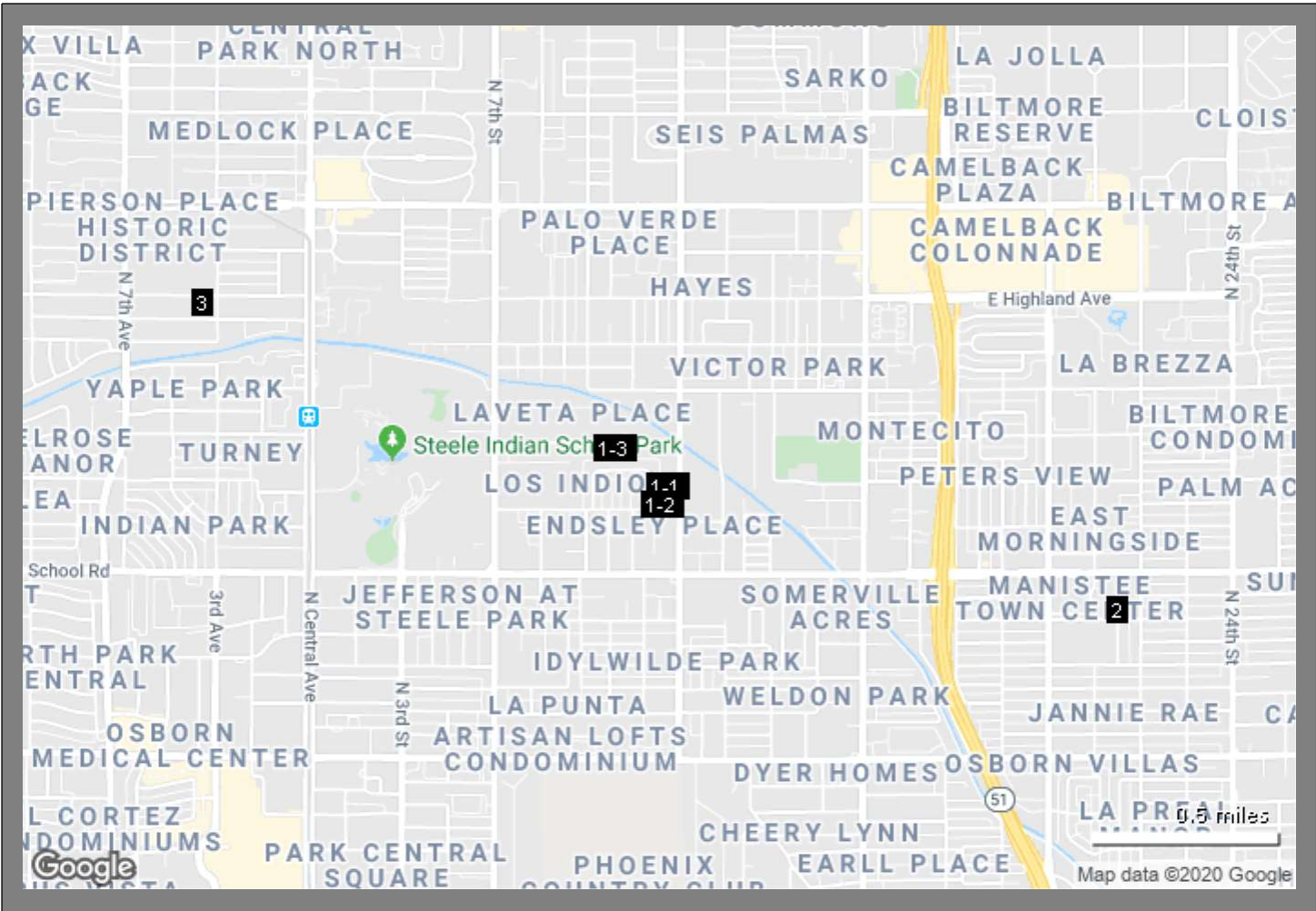
Parking: 10 Surface Spaces are available; Ratio of 1.72/1,000 SF
 Amenities: Air Conditioning, Breakfast Nook, Dishwasher, Kitchen, Laundry Facilities, Stainless Steel Appliances, Washer/Dryer

unit mix


no of units	bed/bath	avg unit size (sf)	complex %	month rent/low	month rent/high
8	1/1				
1	2/1				
1	0/				


Total SF of all Units: -
 Avg Rent/Unit/Mo: -
 Avg Rent/SF/Mo: -





1-1		<p>4248-4304 N 12th St 12th St. Properties Phoenix, AZ 85014 Maricopa County</p>	<p>Building Type: Multi-Family/Apartments Status: Built 1947 # of Units: 27 Avg Unit Size: 771 SF Avg Vacancy: -</p>	<p>Sale Price: \$5,350,500 Price/Unit: \$198,166.67 Cap Rate: - Sale Status: Active Days On Market: 72</p>
<p>This property is represented by NAI Horizon - Kim C. Kristoff, (602) 393-6722 This property is for sale individually and is for sale as part of a portfolio</p>				


1-2		<p>1132-1138 E Devonshire Ave Phoenix, AZ 85014 Maricopa County Midtown Phoenix MF Submarket</p>	<p>Building Type: Multi-Family/Apartments Status: Built 1954 # of Units: 27 Avg Unit Size: 535 SF Avg Vacancy: -</p>	<p>Sale Price: \$5,350,500 Price/Unit: \$198,166.67 Cap Rate: - Sale Status: Active Days On Market: 72</p>
<p>This property is represented by NAI Horizon - Kim C. Kristoff, (602) 393-6722 This property is for sale individually and is for sale as part of a portfolio</p>				

2  2104-2122 E Fairmount Ave Building Type: Multi-Family/Apartments Sale Price: \$4,554,000
 Modern Retro Living Status: Built 1964 Price/Unit: \$198,000.00
 Phoenix, AZ 85016 # of Units: 23 Cap Rate: 5.47%
 Maricopa County Avg Unit Size: 759 SF Sale Status: Active
 Avg Vacancy: - Days On Market: 129

This property is represented by ABI Multifamily - Dallin Hammond, (602) 714-1794 Ryan Smith, (602) 761-9318 Mitchell Drake, (602) 714-1289
 This property is for sale individually

3  315-319 W Highland Ave Building Type: Multi-Family/Apartments Sale Price: \$1,350,000
 Midtown At Highland Status: Built 1959 Price/Unit: \$225,000.00
 Phoenix, AZ 85013 # of Units: 6 Cap Rate: 5.67%
 Maricopa County Avg Unit Size: 750 SF Sale Status: Active
 Avg Vacancy: - Days On Market: 19

This property is represented by KW Commercial - Arizona Realty - Rick Horst, (480) 353-0394
 This property is for sale individually

1-3  1013-1017 E Turney Ave Building Type: Multi-Family/Apartments Sale Price: \$5,350,500
 Phoenix, AZ 85014 Status: Built 1948 Price/Unit: \$198,166.67
 Maricopa County # of Units: 27 Cap Rate: -
 Midtown Phoenix MF Avg Unit Size: 580 SF Sale Status: Active
 Submarket Avg Vacancy: - Days On Market: 72

This property is represented by NAI Horizon - Kim C. Kristoff, (602) 393-6722
 This property is for sale individually and is for sale as part of a portfolio