

The Portland

320 W Portland St, Phoenix AZ 85003

Historic Charmer

OFFERING MEMORANDUM

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The Portland

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Exclusively Marketed by:



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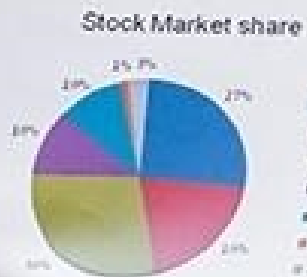
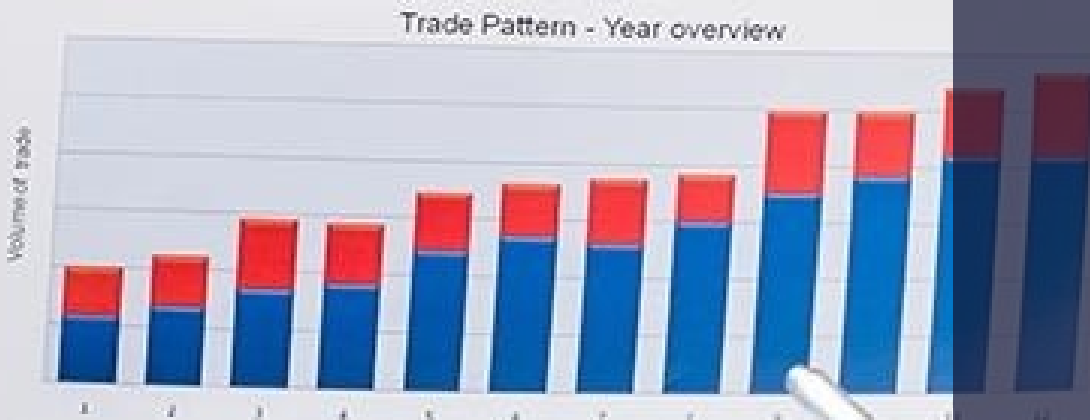
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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE LISTING AGENT FOR MORE DETAILS

THE PORTLAND



01

Executive Summary

Investment Summary

Unit Mix Summary

Location Summary

OFFERING SUMMARY

ADDRESS	320 W Portland St Phoenix AZ 85003
COUNTY	Maricopa
BUILDING SF	1,863 SF
LAND SF	6,672 SF
NUMBER OF UNITS	2
YEAR BUILT	1945
YEAR RENOVATED	2018
APN	111-32-060-A
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$680,000
PRICE PSF	\$365.00
PRICE PER UNIT	\$340,000
OCCUPANCY	99.98 %
NOI (CURRENT)	\$38,620
NOI (Pro Forma)	\$43,980
CAP RATE (CURRENT)	5.68 %
CAP RATE (Pro Forma)	6.47 %
GRM (CURRENT)	15.55
GRM (Pro Forma)	13.82

PROPOSED FINANCING

LOAN TYPE	Amortized
DOWN PAYMENT	\$170,000
LOAN AMOUNT	\$510,000
INTEREST RATE	5.00 %
ANNUAL DEBT SERVICE	\$32,852
LOAN TO VALUE	75 %
AMORTIZATION PERIOD	30 Years

DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

2021 Population	20,711	133,657	395,903
2021 Median HH Income	\$46,166	\$43,717	\$44,328
2021 Average HH Income	\$79,163	\$65,524	\$64,930



Unit Mix	# Units	Square Feet	Current Rent	Rent PSF	Monthly Income
2 bd + 1 ba	2	931	\$1,822	\$1.96	\$3,644
Totals/Averages	2	931	\$1,822	\$1.96	\$3,644

Unit Mix Summary



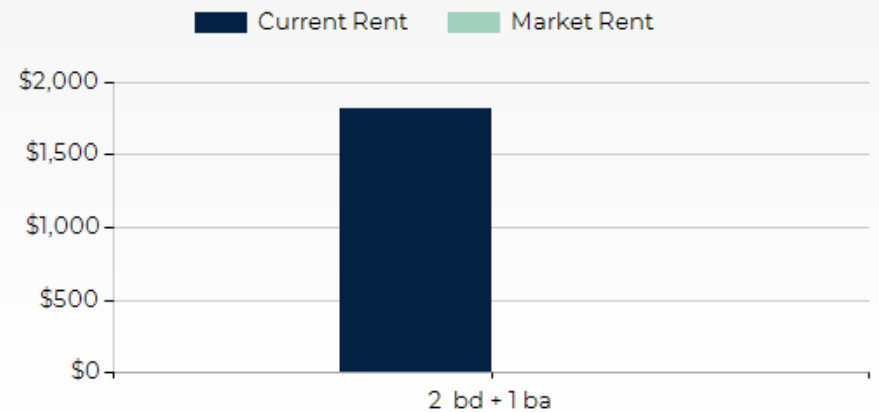
Unit Mix SF



Unit Mix Revenue



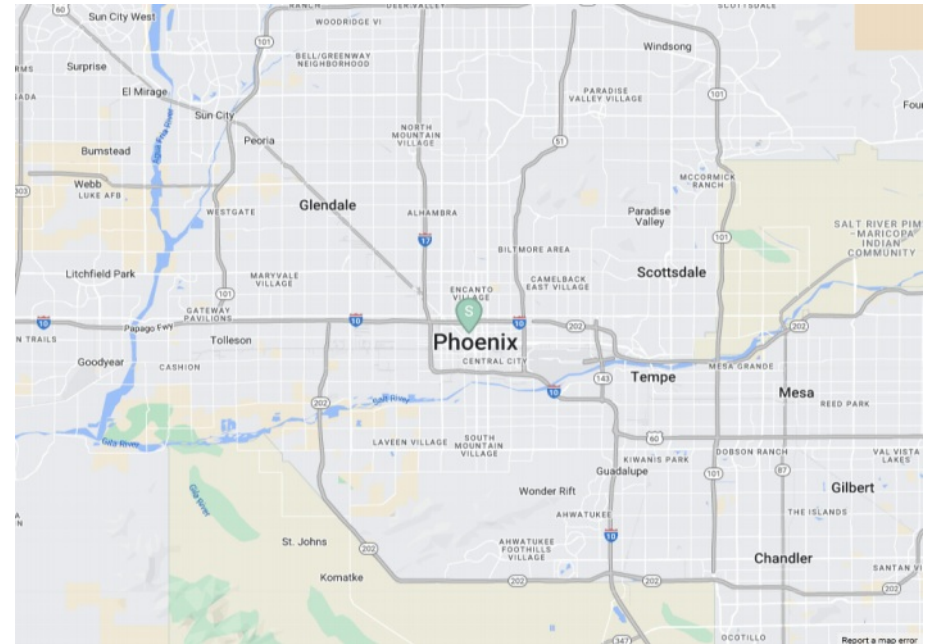
Actual vs. Market Revenue



Desirable Historic Phoenix Location

- Located on one of Phoenix's most iconic streets, palm lined stretch of 2 streets, near downtown close to some of the most sought-after Real Estate. Walking distance to shops, eatery's, museums, cultural centers and more!

Regional Map



Locator Map





02

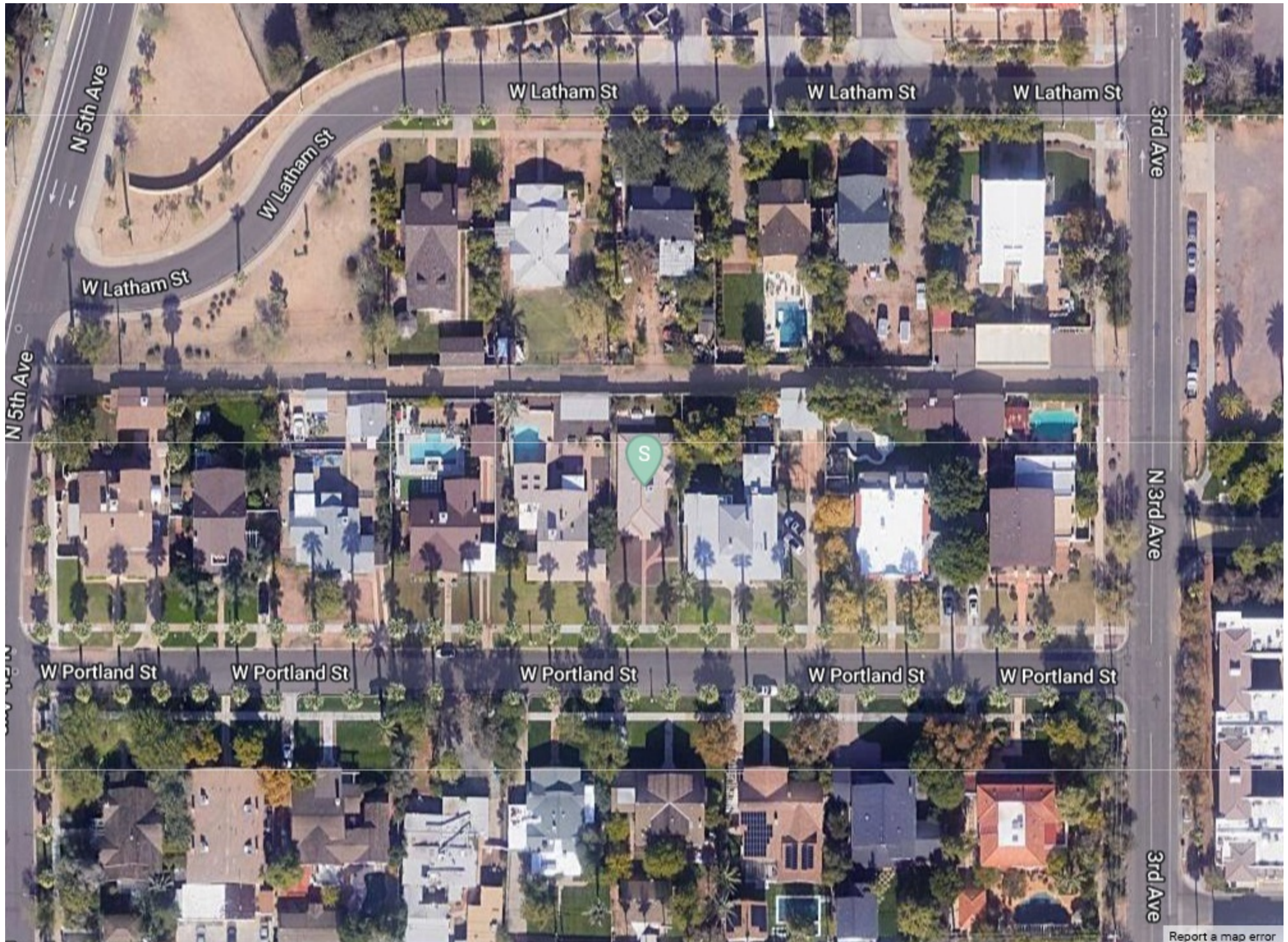
Property Description

Property Features
Aerial Map
Property Images

THE PORTLAND

PROPERTY FEATURES	
NUMBER OF UNITS	2
BUILDING SF	1,863
LAND SF	6,672
YEAR BUILT	1945
YEAR RENOVATED	2018
# OF PARCELS	1
TOPOGRAPHY	Flat
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
WASHER/DRYER	yes
MECHANICAL	
HVAC	individual
UTILITIES	
WATER	Landlord
TRASH	Landlord
ELECTRIC	Tenant
CONSTRUCTION	
FOUNDATION	Slab
FRAMING	Masoney
EXTERIOR	Stucco/Block
PARKING SURFACE	asphalt
ROOF	Comp
STYLE	Garden
LANDSCAPING	Lush Green





[Report a map error](#)



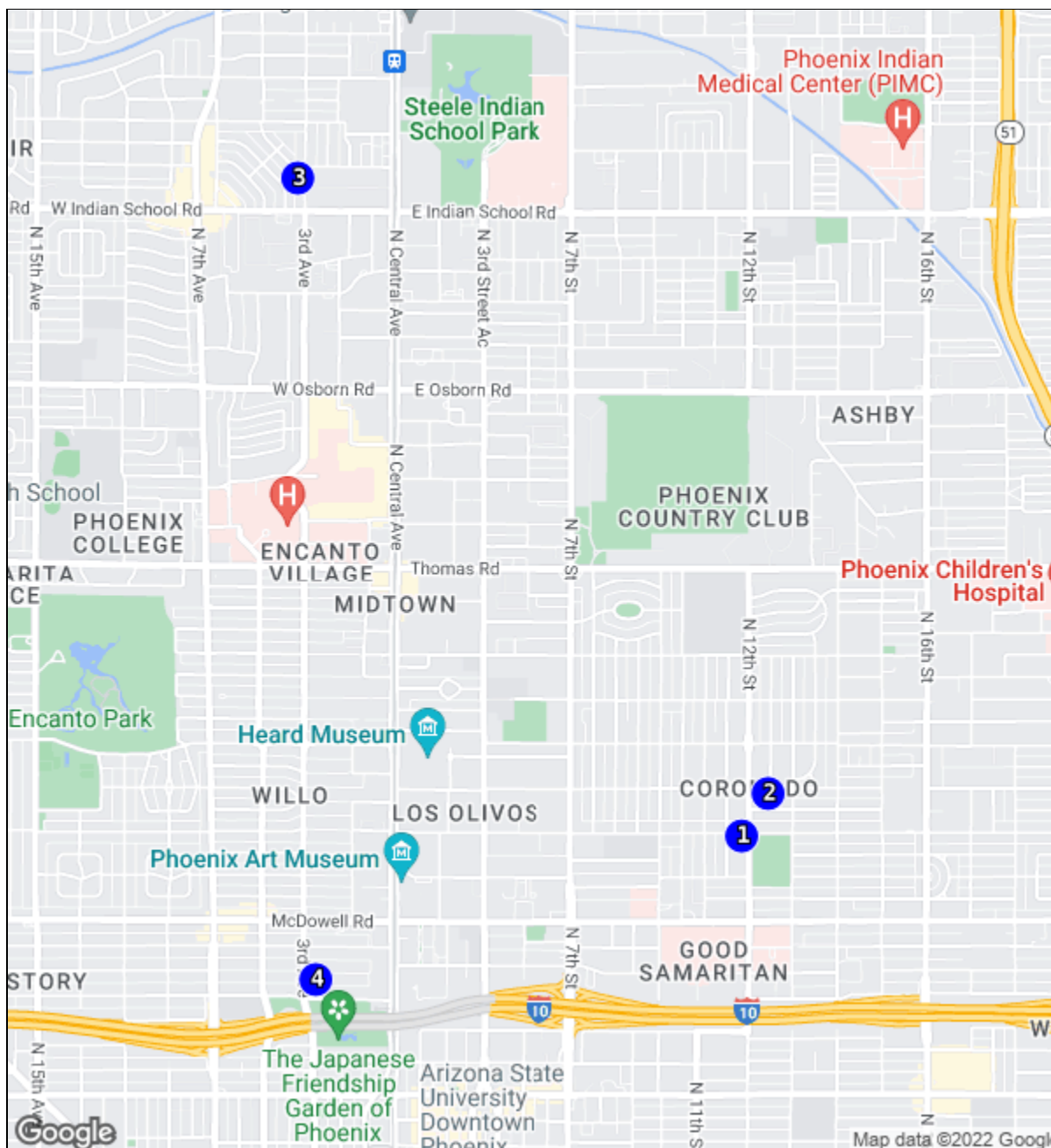


03

Rent Comps


rent comps

THE PORTLAND



Legend

1. 1139 E Palm LN, Phoenix, AZ 85006(6340432)
2. 1221 E MONTE VISTA RD, Phoenix, AZ 85006(6322087)
3. 4132 N 3RD AVE 2, Phoenix, AZ 85013(6387721)
4. 85 W WILLETTA ST 4, Phoenix, AZ 85003(6352976)

	6340432 Residential Rental	Single Family - Detached	Closed
	Beds/Baths: 2 / 1 Bedrooms Plus: 2 Approx SqFt: 900 / County Assessor Year Built: 1935 Pool: None Encoded Features: 21RX1S Approx Lot SqFt: 5,594 / County Assessor Approx Lot Acres: 0.128 Exterior Stories: 1 # of Interior Levels: 1 Furnished?: Unfurnished Dwelling Styles: Detached	Vacation Ready Rental Y/N: N Date Available: 01/31/2022 Subdivision: SOUTH PRINCETON HEIGHTS Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: Ukn Hun Block: Map Code/Grid: P34 Building Number:	
	Ele Sch Dist: 001 - Phoenix Elementary District Elementary School: Emerson Elementary School Jr. High School: Phoenix Prep Academy	High School Dist #: 210 - Phoenix Union High School District High School: North High School	

Cross Street: 12th St and McDowell **Directions:**

Public Remarks: Located in the heart of the Coronado Historic District and Available for Immediate Move-in and Viewings! As the story goes, this 2 Bed / 1 Bath Spanish bungalow was built by a Hollywood actress in the 1930's - she would stay in this unit, while her entourage would stay in the two smaller bungalows on the property. Old world charm abounds throughout the bungalow. The dramatic living room with high coved ceiling, stately fireplace, original hardwood floors and lots of natural light! Built-in linen storage cabinets in the hallway between bedrooms. Full bathroom w/pedestal sink and storage. A formal dining area is just through an archway off the kitchen. Original upper cabinets in the kitchen and gas range. There's a inside laundry area with a top-of-the-line Samsung washer/dryer.

Features	Room Details	Construction & Utilities	Tax & Lease Information
Features: 9+ Flat Ceilings Fireplace: 1 Fireplace Garage Spaces: 0 Carport Spaces: 0 Total Covered Spaces: 0 Slab Parking Spaces: 1 Parking Features: Assigned Parking Pool Features: No Pool Spa - Private: None Horses: N Property Description: Nat Reg Historic Hms Landscaping: Gravel/Stone Front; Desert Front; Auto Timer H2O Back Exterior Features: Covered Patio(s) Community Features: Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Historic District; Near Bus Stop Windows: Sunscreen(s)	Kitchen Features: Range/Oven Gas; Refrigerator Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Laundry: Washer Included; Dryer Included Dining Area: Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N Window Coverings: Blinds Flooring: Vinyl; Wood	Architecture: Spanish Unit Style: All on One Level; No Common Walls; End Unit; Ground Level Const - Finish: Painted Construction: Brick Roofing: Foam; Metal Fencing: Wrought Iron; Block Cooling: Refrigeration; Ceiling Fan(s) Heating: Natural Gas Plumbing: Tankless Ht Wtr Heat; Gas Hot Water Heater Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services	County Code: Maricopa AN: 117-25-154 Legal Description (Abbrev): LOT 1 SOUTH PRINCETON HEIGHTS MCR 001842 Lot Number: 1 Town-Range-Section: 2N-3E-33 Rent Payable: Owner Possession (Rentals): Immediate Disclosures: Rental Disc Avail Forms Required: Owners Rental Tax Percent: 2.3 Rent Includes: Water; Sewer; Repairs Lease Term: Minimum Lease Term (Months): 12 Lease Information: Application Lister's; No Smoking Allowed Pets: Non-Assistive Animals: Lessor Approval

Deposit Information

Earnest Deposit: \$0	Security Deposit: \$1,975	Credit Check Amount per Adult: \$40
Earnest Dep Payable: Owner	Addtl Move-in Fees: \$0	Application Fee: \$40
		Admin Fee: \$0
Cleaning Deposit/Fee: \$250	Pet Deposit/Fee: \$200	Pre-Paid Lst Mth Rnt: \$0
Fully Refundable Dep: Security Deposit; Pet Deposit	Prtl Refundable Dep:	Non-Refundable Dep: Cleaning Deposit

Listing Dates	Price Info	Listing Contract Info
CDOM/ADOM: 22 / 22 Status Change Date: 02/05/2022 Lease Start Date: 02/04/2022 Off Market Date: 02/02/2022	Lease (List) Price: \$1,975 Sold Price: \$1,975 Sold Price/SqFt: \$2.19	SA: N / BB: Y / \$ 300 \$ Var: N Renewal Comp: 300 Comp For Sale: 0 Special Listing Cond: Owner/Agent

Listed by: HomeSmart (crl12)

Prepared by Alice
Moore

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	6322087 Residential Rental	Single Family - Detached	Closed
	Beds/Baths: 2 / 1 Bedrooms Plus: 2 Approx SqFt: 840 / County Assessor Year Built: 1925 Pool: None Encoded Features: 21RX1C1S Approx Lot SqFt: 6,264 / County Assessor Approx Lot Acres: 0.144 Exterior Stories: 1 # of Interior Levels: 1 Furnished?: Unfurnished Dwelling Styles: Detached	Vacation Ready Rental Y/N: N Date Available: 11/17/2021 Subdivision: ROYCROFT Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: Map Code/Grid: P34 Building Number:	
	Ele Sch Dist: 001 - Phoenix Elementary District Elementary School: Emerson Elementary School Jr. High School: Phoenix Prep Academy	High School Dist #: 210 - Phoenix Union High School District High School: North High School	

Cross Street: 12th Street and Thomas **Directions:** South on 12th Street to Monte Vista and East to property on the south side of the street.

Public Remarks: HEART EYES!!! **Red Brick Charmer in the Coronado Historic District!** This adorable single-family home features original historic details like hardwood flooring, doors, hardware, windows, fireplace and more. The front porch is perfect for morning coffee and the backyard oasis has a raised bed waiting for someone with a green thumb to come enjoy it! The tankless water heater is an awesome upgrade so you can enjoy long hot showers. The landlord is fantastic and will make life easy for anyone calling this beautiful space their new home. Ask your Agent for lease options, and about the flat-rate full utility package!


Features	Room Details	Construction & Utilities	Tax & Lease Information
Fireplace: 1 Fireplace Garage Spaces: 0 Carport Spaces: 1 Total Covered Spaces: 1 Slab Parking Spaces: 1 Pool Features: No Pool Spa - Private: None Horses: N Landscaping: Desert Front; Desert Back	Kitchen Features: Range/Oven Gas Master Bathroom: None Additional Bedroom: Laundry: Washer Included; Dryer Included; In Garage Dining Area: Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N Window Coverings: None Flooring: Wood	Architecture: Other (See Remarks) Const - Finish: Other (See Remarks) Construction: Brick Roofing: Comp Shingle Fencing: None Cooling: Refrigeration Heating: Natural Gas Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public	County Code: Maricopa AN: 117-23-118 Legal Description (Abbrev): LOT 11 ROYCROFT MCR 001914 Lot Number: 11 Town-Range-Section: 2N-3E-33 Rent Payable: Owner Possession (Rentals): Immediate Disclosures: Rental Disc Avail; Agency Discl Req Forms Required: AAR Lease Rental Tax Percent: 0 Rent Includes: Special Terms – Utilities: \$460 flat fee includes - electric, gas, water, sewer, trash, internet, cable with HBO, yard cleaning and maintenance, general maintenance Lease Term: Minimum Lease Term (Months): 6 Lease Information: Management - Owner Pets: Non-Assistive Animals: Lessor Approval

Deposit Information

Earnest Deposit: \$1,000 Earnest Dep Payable: Owner	Security Deposit: \$2,000 Addtl Move-in Fees: \$0	Credit Check Amount per Adult: \$40 Application Fee: \$0 Admin Fee: \$0
Cleaning Deposit/Fee: \$400	Pet Deposit/Fee: \$300	Pre-Paid Lst Mth Rnt: \$0
Fully Refundable Dep: Security Deposit	Prtl Refundable Dep:	Non-Refundable Dep: Cleaning Deposit; Pet Deposit

Listing Dates	Price Info	Listing Contract Info
CDOM/ADOM: 20 / 20 Status Change Date: 01/16/2022 Lease Start Date: 01/15/2022 Off Market Date: 12/07/2021	Lease (List) Price: \$2,000 Sold Price: \$1,900 Sold Price/SqFt: \$2.26	SA: N / BB: Y / % 3 % Var: N Renewal Comp: 0 Comp For Sale: 0 Special Listing Cond: N/A

Listed by: Brokers Hub Realty, LLC (bhub01)

	6387721 Residential Rental Apartment Style/Flat Closed	
	Beds/Baths: 2 / 1 Bedrooms Plus: 2 Approx SqFt: 850 / County Assessor Year Built: 1950 Pool: None Encoded Features: 21R1S Approx Lot SqFt: 6,720 / County Assessor Approx Lot Acres: 0.154 Exterior Stories: 1 # of Interior Levels: 1 Furnished?: Unfurnished Dwelling Styles: Attached	Vacation Ready Rental Y/N: N Date Available: 04/22/2022 Subdivision: INDIAN PARK Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: UNKNOWN Hun Block: Map Code/Grid: P34 Building Number:
	Ele Sch Dist: 0001 - Florence Unified District - Pinal Elementary School: Longview Elementary School Jr. High School: Osborn Middle School	High School Dist #: 210 - Phoenix Union High School District High School: Central High School

Cross Street: Central Ave & Indian School Rd **Directions:**

Public Remarks: Beautifully updated 2 bedroom 1 bathroom apartment on the corner of Indian School and 3rd Ave! Located just around the corner from Bitmore Uptown featuring Joyride Taco House, Postino's, Shake Shack, Flower Child, Lou Malnati's and more! In the opposite direction you have Copper Star Coffee, The Rock, Valentine, and Melrose Kitchen - all walking distance! Nestled perfectly in between the I-10, Highway 51, and Black Canyon Freeway providing easy access all over the Valley. Updated flooring, kitchen, and bathrooms make this the perfect home. All kitchen appliances, W/D and storage lockers are included!

Features	Room Details	Construction & Utilities	Tax & Lease Information
Fireplace: No Fireplace Garage Spaces: 0 Carport Spaces: 0 Total Covered Spaces: 0 Slab Parking Spaces: 1 Parking Features: Assigned Parking; Unassigned Parking Pool Features: No Pool Spa - Private: None Horses: N Landscaping: Gravel/Stone Front Community Features: Near Bus Stop	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Refrigerator Master Bathroom: None Additional Bedroom: Laundry: Washer Included; Dryer Included; Stacked Washer/Dryer Dining Area: Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Window Coverings: None	Const - Finish: Brick Trim/Veneer Construction: Brick Roofing: Comp Shingle Fencing: None Cooling: Refrigeration Heating: Electric Utilities: APS Water: City Water Sewer: Sewer - Public Services: City Services	County Code: Maricopa AN: 155-32-055 Legal Description (Abbrev): Lot Number: 65 -- Rent Payable: Property Manager Possession (Rentals): Immediate Disclosures: Agency Discl Req Forms Required: AAR Lease; Listers; Credit Rpt Lister's Rental Tax Percent: 2.3 Rent Includes: None Lease Term: Minimum Lease Term (Months): 12 Lease Information: Accept Back-ups; Application Lister's; Lister Writes Lease; Management - Broker; No Smoking Allowed Pets: Non-Assistive Animals: Lessor Approval

Deposit Information

Earnest Deposit: \$1,795 Earnest Dep Payable: Listing Broker; Csh/Cert Fnds Only; Deposit Held/Broker	Security Deposit: \$1,625 Addtl Move-in Fees: \$0	Credit Check Amount per Adult: \$50 Application Fee: \$0 Admin Fee: \$150
Cleaning Deposit/Fee: \$170	Pet Deposit/Fee: \$250	Pre-Paid Lst Mth Rnt: \$0
Fully Refundable Dep: Security Deposit	Prtl Refundable Dep: None	Non-Refundable Dep: Cleaning Deposit; Pet Deposit


Listing Dates	Price Info	Listing Contract Info
CDOM/ADOM: 39 / 39 Status Change Date: 06/02/2022 Lease Start Date: 06/01/2022 Off Market Date: 05/31/2022	Lease (List) Price: \$1,795 Sold Price: \$1,795 Sold Price/SqFt: \$2.11	SA: N / BB: Y / \$ 300 \$ Var: N Renewal Comp: 0 Comp For Sale: 0 Special Listing Cond: N/A

Listed by: E & G Real Estate Services (e001)

Prepared by Alice Moore

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	6352976 Residential Rental Apartment Style/Flat Closed	
	Beds/Baths: 2 / 1 Bedrooms Plus: 2 Approx SqFt: 825 / County Assessor Year Built: 1984 Pool: None Encoded Features: 21RO2S Approx Lot SqFt: 7,700 / County Assessor Approx Lot Acres: 0.177 Exterior Stories: 2 # of Interior Levels: 1 Furnished?: Unfurnished Dwelling Styles: Attached	Vacation Ready Rental Y/N: N Date Available: 02/21/2022 Subdivision: CHELSEA PLACE Tax Municipality: Phoenix Marketing Name: Chelsea Place Planned Cmty Name: Chelsea Place Model: Builder Name: unknown Hun Block: Map Code/Grid: P34 Building Number:
	Ele Sch Dist: 210 - Phoenix Union High School District Elementary School: Emerson Elementary School Jr. High School: Phoenix Prep Academy	High School Dist #: 210 - Phoenix Union High School District High School: North High School

Cross Street: 7th Ave/McDowell **Directions:** East on McDowell. South on 3rd Ave. East on Willetta.

Public Remarks: Upstairs unit! Introducing West Willetta, a completely reimagined 4-plex in the historic Roosevelt District! Come discover the Arts District's newest residential offering. Each unit has been thoughtfully designed for your ultimate comfort & ease. This upstairs unit features a balcony for you to enjoy a great view of this sought after neighborhood. Each of our spacious 2 bed apartment homes offer luxurious amenities needed to streamline your busy life - a chef inspired kitchen which boasts quartz countertops, subway tiled backsplashes, shaker cabinets & Frigidaire stainless steel appliances. Upgraded vinyl plank flooring, igloo keyless smart locks.

Features	Room Details	Construction & Utilities	Tax & Lease Information
Features: No Interior Steps Fireplace: No Fireplace Garage Spaces: 0 Carport Spaces: 0 Total Covered Spaces: 0 Slab Parking Spaces: 2 Parking Features: Gated Parking; Separate Strge Area Pool Features: No Pool Spa - Private: None Horses: N Property Description: North/South Exposure Landscaping: Desert Front Exterior Features: Balcony Community Features: Near Light Rail Stop Technology: Cable TV Avail; High Speed Internet Available Windows: Dual Pane Accessibility Feat.: Hard/Low Nap Floors	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Engy Star (See Rmks); Non-laminate Counter Master Bathroom: None Additional Bedroom: Laundry: Washer Included; Dryer Included; Engy Star (See Rmks); Stacked Washer/Dryer; Inside Dining Area: Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room Window Coverings: Blinds Flooring: Vinyl	Architecture: Contemporary Building Style: 2-3-4 Plex Unit Style: All on One Level; One Common Wall; Neighbor Below; End Unit Const - Finish: Painted Construction: Block Roofing: Comp Shingle Fencing: Wrought Iron; Wood Cooling: Refrigeration; Ceiling Fan(s); Programmable Thmstat Heating: Electric Plumbing: Electric Hot Wtr Htr Utilities: APS Water: City Water Sewer: Sewer - Public Services: City Services	County Code: Maricopa AN: 111-33-110 Legal Description (Abbrev): LOT 72 CHELSEA PLACE MCR 000524 Lot Number: 72 Town-Range-Section: 1N-3E-5 Rent Payable: Property Manager Possession (Rentals): Refer to Date Availb Disclosures: Agency Discl Req Forms Required: AAR Lease; Credit Rprt Lister's; Listers ID - Stmtnt Rental Tax Percent: 2.3 Rent Includes: Water; Sewer; Garbage Collection; Special Terms - Utilities: \$53/month fee recapture fee Lease Term: Minimum Lease Term (Months): 12 Lease Information: Application Lister's; Lister Writes Lease; Management - Broker; No Smoking Allowed Pets: Non-Assistive Animals: Yes

Deposit Information

Earnest Deposit: \$1,000	Security Deposit: \$1,625	Credit Check Amount per Adult: \$50
Earnest Dep Payable: Listing Broker; Csh/Cert Fnds Only; Deposit Held/Broker	Addtl Move-in Fees: \$0	Application Fee: \$0
Cleaning Deposit/Fee: \$300	Pet Deposit/Fee: \$250	Admin Fee: \$195
Fully Refundable Dep:	Prtl Refundable Dep: Security Deposit; Cleaning Deposit	Pre-Paid Lst Mth Rnt: \$0
		Non-Refundable Dep: Pet Deposit

Listing Dates	Price Info	Listing Contract Info
CDOM/ADOM: 9 / 9 Status Change Date: 03/11/2022 Lease Start Date: 03/10/2022 Off Market Date: 02/17/2022	Lease (List) Price: \$1,625 Sold Price: \$1,625 Sold Price/SqFt: \$1.97	SA: N / BB: Y / \$ 300 \$ Var: N Renewal Comp: 0 Comp For Sale: 0 Special Listing Cond: N/A

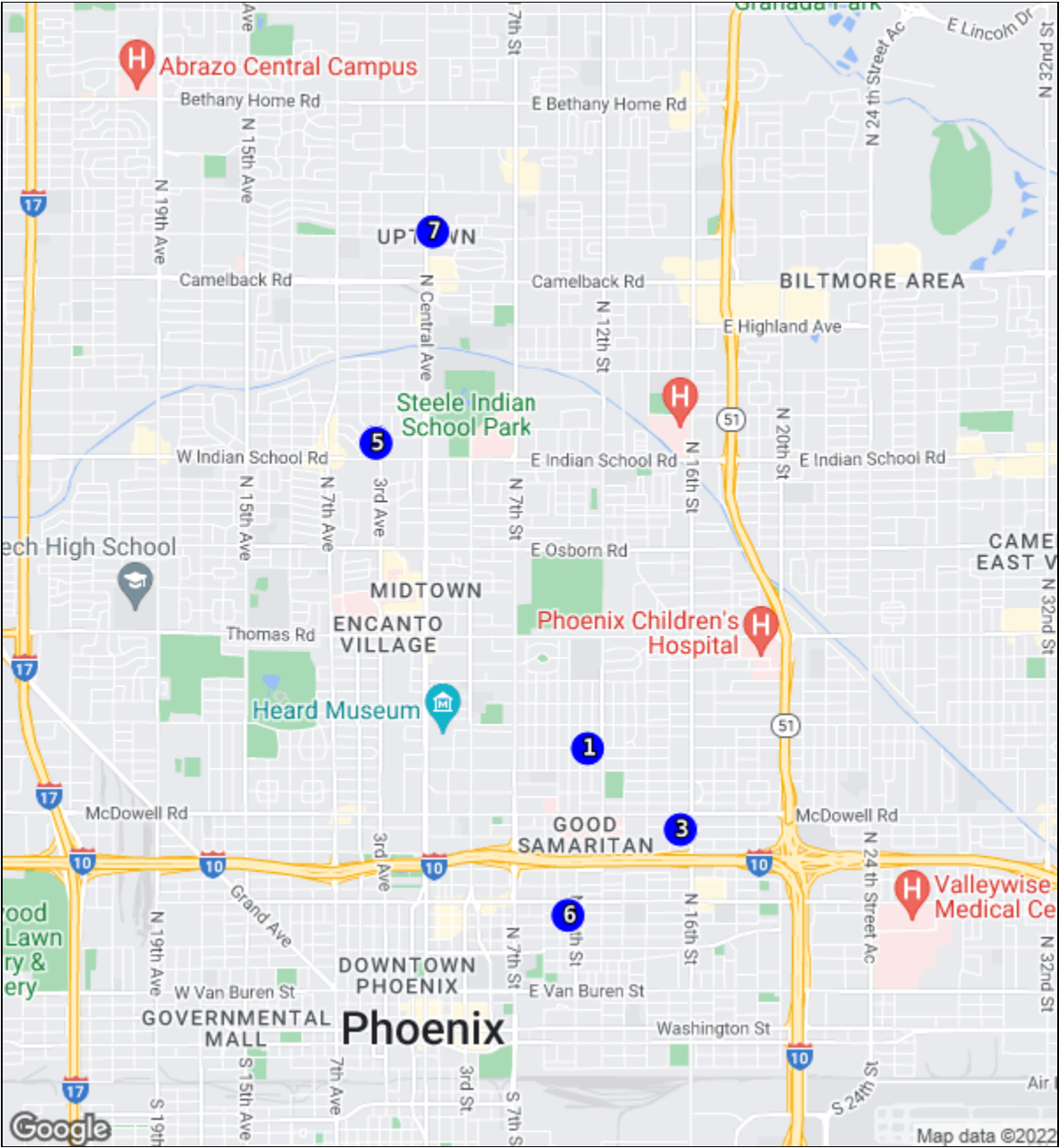
Listed by: Ravenswood Realty (rare001)




04

Sale Comps
sale comps

THE PORTLAND



Legend	
1. 2046 N MITCHELL ST, Phoenix, AZ 85006(6377332)	5. 4128 N 3RD AVE, Phoenix, AZ 85013(6360795)
2. 1529 E BRILL ST, Phoenix, AZ 85006(6365922)	6. 1021 E GARFIELD ST, Phoenix, AZ 85006(6393178)
3. 1525 E BRILL ST, Phoenix, AZ 85006(6368652)	7. 16 E COLTER ST, Phoenix, AZ 85012(6336001)
4. 4132 N 3RD AVE, Phoenix, AZ 85013(6360797)	

	6377332	Multiple Dwellings	Closed
	Total # of Units: 2 # of Buildings: 1 Lot Size Dimensions: 50 by 120 Covered Parking Spcs: 0 Total Parking Spcs: 2 Uncvrd Parking Spcs: 2 Year Built: 1931 Zoning: R-6 Add'l Parcels: No Other Type:		Subdivision: EAST PRINCETON HEIGHTS Tax Municipality: Phoenix Marketing Name: historic duplex Hun Block: Map Code/Grid: P34 Legal: LOT 1 BLOCK 1 EAST PRINCETON HEIGHTS MCR 001323 Census Tract: 111,700
	Ele Sch Dist: 001 - Phoenix Elementary District Elementary School: Emerson Elementary School Jr. High School: ASU Preparatory Academy - Phoenix Middle School		High School Dist #: 001 - Phoenix Elementary District High School: North High School

Cross Streets: 7th St and Thomas Rd **Directions:** From Thomas Rd heading South on 7th St make a left (East) on Monte Vista, travel East to the property on the right (South) side of the intersection of Mitchell and Monte Vista.

Public Remarks: THIS IS YOUR OPPORTUNITY TO OWN A RED-BRICK CLASSIC BUNGALOW RENTAL PROPERTY IN CORONADO! All the best features you want in a rental are here: low-maintenance, charming character, lower taxes, red-brick masonry quality construction, recently replaced roof and AC unit (on the West unit), recently replaced sewer, newer appliances, refinished original 1" oak hardwood flooring t/o, an updated kitchen on one side, a well-kept vintage 1950s style kitchen on the other, dedicated interior laundry rooms, cute dining nooks in the eat-in kitchen, and loads of natural light in each room (historic windows). Tenants LOVE these units! Whether it's a travel nurse visiting one of the 6 nearby major hospitals, or a tenant needing to be within 7 mins of the Downtown Convention Center (2.1 miles), these...

Efficiency Units: # Efficiency Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0
1 Bedroom Units: # 1 Bedroom Units: 2; Avg Rent: 1,500; Avg SqFt: 625; # Baths: 2
2 Bedroom Units: # 2 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0
3 Bedrooms Units: # 3 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0
4 Bedrooms Units: # 4 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0

No.	Bed	Bath	Rent	SqFt	Parking	Furnished	Stories	Rem.
1	1	1	1500	615	1 uncvd	Unfurnished	1	
2	1	1	1500	615	1 uncvd	Unfurnished	1	

Features & Mobile Park Info	Income & Expense	Construction & Utilities	County, Tax and Financing
Appliances Included: F/S Oven/Range; Refrigerator; Microwave; Washer/Dryer; W/D Hookup; Other (See Remarks) Parking: Street Parking; 1 Space/Unit; Other (See Remarks) Interior Amenities: Unfurnished; Vertical Blinds; Other (See Remarks) Community Amenities: Pool; Tennis Court(s); Play Area; See Remarks Project Type: Duplex Sale Includes: Land & Building	Source of Fincl Data: Provided by Owner Adjusted Gross Inc: \$0 Other Income: \$0 Operating Exp: \$1,618 Net Operating Income: \$0 Owner Association: No % Vacancy: 0.00 Allowance: Annual Ownr Assoc Fee: \$0	Construction: Brick Const - Finish: Other (See Remarks) Roofing: Comp Shingle Floors: Wood Heating: Natural Gas; See Remarks Cooling: Ceiling Fan(s); Central A/C Water: Master Meter; See Remarks Sewer: Sewer - Public Gas: SW Gas Electric: APS; City Electric; Individual Meter Roads/Streets: Asphalt; Sidewalk(s) Environmental: None Tenant Pays: Water; Sewer; Electric; Gas; Trash; Cable TV; Landscaping; Other (See Remarks) Owner Pays: None	County Code: Maricopa Legal Description (Abbrev): LOT 1 BLOCK 1 EAST PRINCETON HEIGHTS MCR 001323 Tax Year: 2021 Taxes: \$1,618 Assessor Number: 117-26-148 Lot Number: 1 Ownership: Fee Simple Range: 3E Section: 33 Township: 2N Block: 1 Total Owed: 0 Equity: \$525,000 Monthly Payments: 0 Down Payment %: 0 New Financing: Conventional Reports/Disclosures: Seller Prop Disc Stm

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 2 / 2 Status Change Date: 04/29/2022 Close of Escrow Date: 04/29/2022 Off Market Date: 04/03/2022	List Price: \$525,000 Sold Price: \$580,000 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyer Concession to Seller: 0 \$ Seller Concession to Buyer: 0 \$ Closing Cost Split: Normal - N	SA: N / BB: Y / % 2.5 % Var: N Other Compensation:

Listed by: HomeSmart (crl12)



6365922	Multiple Dwellings	Closed
Total # of Units: 2 # of Buildings: 1 Lot Size Dimensions: unk Covered Parking Spcs: 1 Total Parking Spcs: 3 Uncvr'd Parking Spcs: 2 Year Built: 1926 Zoning: R-3 Add'l Parcels: No Other Type:		Subdivision: KENWOOD TRACTS A & B Tax Municipality: Phoenix Marketing Name: Multi Family Gold Mine! Hun Block: Map Code/Grid: P34 Legal: LOT 10 BLOCK 2 KENWOOD TRACTS A & B MCR 001615 Census Tract: 113,203
Ele Sch Dist: 001 - Phoenix Elementary District Elementary School: Jr. High School:		High School Dist #: 210 - Phoenix Union High School District High School:

Cross Streets: McDowell Rd & 16th St **Directions:** West on McDowell to 15th St. South on 15th St to home on south east corner of Brill and 15th St.

Public Remarks: WOW! Unbelievable Opportunity to own this multifamily home. So many value add on opportunities and perfect rental OR air VRBO property. Estimated 7-9% CAP depending on value additions. Main home is 2 bedrooms with a bathroom. The other section is a studio with 1 bedroom and 1 bathroom. This property has been meticulously maintained and it shows. Just about everything was replaced or upgraded in 2011. Perfect investment or home for a small family. Seller is currently occupying the home and not using it as a rental. More details coming soon.

Efficiency Units: # Efficiency Units: 2; Avg Rent: 4,000; Avg SqFt: 700; # Baths: 2
1 Bedroom Units: # 1 Bedroom Units: 1; Avg Rent: 1,000; Avg SqFt: 400; # Baths: 1
2 Bedroom Units: # 2 Bedroom Units: 1; Avg Rent: 3,000; Avg SqFt: 1,000; # Baths: 1
3 Bedrooms Units: # 3 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0
4 Bedrooms Units: # 4 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0

Features & Mobile Park Info	Income & Expense	Construction & Utilities	County, Tax and Financing
Appliances Included: Refrigerator; Dishwasher; Washer/Dryer; Other (See Remarks) Parking: Garage Community Amenities: No Pool Project Type: Duplex Sale Includes: Land & Building	Source of Fincl Data: Other (See Remarks) Adjusted Gross Inc: \$0 Other Income: \$0 Operating Exp: \$780 Net Operating Income: \$0 Owner Association: No % Vacancy Allowance: 0.00 Annual Ownr Assoc Fee: \$0	Construction: Block Const - Finish: Painted; Other (See Remarks) Roofing: Comp Shingle Floors: Vinyl Heating: Electric Cooling: Ceiling Fan(s); Evaporative Cooling Water: City Franchise Sewer: Sewer - Public Gas: SW Gas Electric: APS; Other (See Remarks) Roads/Streets: Asphalt Environmental: Other (See Remarks) Tenant Pays: Other (See Remarks) Owner Pays: See Remarks	County Code: Maricopa Legal Description (Abbrev): LOT 10 BLOCK 2 KENWOOD TRACTS A & B MCR 001615 Tax Year: 2021 Taxes: \$780 Assessor Number: 116-21-030 Lot Number: 10 Ownership: Fee Simple Range: 3E Section: 4 Township: 1N Block: 2 Total Owed: 0 Equity: \$550,000 Monthly Payments: 0 Down Payment %: 0 New Financing: CTL; Conventional; 1031 Exchange Reports/Disclosures: Other (See Remarks)


Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 5 / 5 Status Change Date: 04/13/2022 Close of Escrow Date: 04/12/2022 Off Market Date: 03/14/2022	List Price: \$575,000 Sold Price: \$590,000 Loan Type: VA Loan Years: 0 Payment Type: Fixed Buyer Concession to Seller: 0 % Seller Concession to Buyer: 0 % Closing Cost Split: Normal - N	SA: N / BB: Y / % 2.5 % Var: N Other Compensation:

Listed by: Hague Partners (hagu01)

Prepared by Alice Moore

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	6368652	Multiple Dwellings	Closed
	Total # of Units: 2 # of Buildings: 2 Lot Size Dimensions: 6,767 Covered Parking Spcs: 2 Total Parking Spcs: 6 Uncvrd Parking Spcs: 4 Year Built: 1948 Zoning: R-3 Flood Zone: No Add'l Parcels: No Other Type:		Subdivision: KENWOOD TRACTS A & B Tax Municipality: Phoenix Marketing Name: Kenwood/Coronado Hun Block: Map Code/Grid: P34 Legal: LOT 12 BLOCK 2 KENWOOD TRACTS A & B MCR 001615 Census Tract: 113,203
	Ele Sch Dist: 001 - Phoenix Elementary District Elementary School: Emerson Elementary School Jr. High School: Phoenix Prep Academy		High School Dist #: 210 - Phoenix Union High School District High School: North High School

Cross Streets: 16th St. and McDowell **Directions:** Drive south on 16th St. past McDowell. Turn west on Brill St. Property is on the south side of Brill St.

Public Remarks: Historic red brick duplex (2 bed 1 bath units) completely renovated with a distinct modern design in the heart of downtown Phoenix. Walking distance to Roosevelt Row as well as all of the dining and entertainment that the Coronado neighborhood has to offer. Exposed red brick and designer finishes throughout. Remodeled top to bottom including new roof, new plumbing, new main water line, new drain lines, new electrical wiring, new individually metered electrical panel and sub panels, new dual pane windows, new appliances. Nothing was spared! Additional private storage space, smart lock, Nest thermostats and more! Detached garage with potential for additional square footage. Showings only after accepted offer due to property currently occupied by tenants.

Efficiency Units: # Efficiency Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0
1 Bedroom Units: # 1 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0
2 Bedroom Units: # 2 Bedroom Units: 2; Avg Rent: 1,700; Avg SqFt: 909; # Baths: 1
3 Bedrooms Units: # 3 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0
4 Bedrooms Units: # 4 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0

No.	Bed	Bath	Rent	SqFt	Parking	Furnished	Stories	Rem.
1	2	1	1600	909	2	Unfurnished	1	
2	2	1	1800	909	2	Unfurnished	1	

Features & Mobile Park Info	Income & Expense	Construction & Utilities	County, Tax and Financing
Appliances Included: BI Oven/Range; Refrigerator; Dishwasher; Disposal; Microwave; Washer/Dryer Parking: Garage Exterior Amenities: Desert Landscaping; Fenced; Separate Storage Community Amenities: No Pool Project Type: Duplex Special: Owner/Agent Sale Includes: Land & Building; Laundry Equipment	Source of Fincl Data: Provided by Owner Adjusted Gross Inc: \$40,800 Other Income: \$0 Operating Exp: \$3,461 Net Operating Income: \$37,339 Owner Association: No % Vacancy: 0.00 Allowance: Annual Elec Exp: \$0 Annual Gas Exp: \$0 Annual Ownr Asoc Fee: \$0 Annual Wtr/Swr Exp: \$1,300	Construction: Brick Const - Finish: Brick Trim/Veneer Roofing: Comp Shingle Floors: Concrete; Ceramic Tile Heating: Heat Pump Cooling: Heat Pump Water: City Franchise Sewer: Sewer - Public Gas: SW Gas Electric: APS Roads/Streets: Asphalt; Curb(s) & Gutter(s); Sidewalk(s); Alley Environmental: None Tenant Pays: Electric; Gas Owner Pays: Water; Sewer; Trash Collection; Landscaping	County Code: Maricopa Legal Description (Abbrev): LOT 12 BLOCK 2 KENWOOD TRACTS A & B MCR 001615 Tax Year: 2021 Taxes: \$2,161 Assessor Number: 116-21-032 Lot Number: 12 Ownership: Fee Simple Range: 3E Section: 4 Township: 1N Block: 2 Total Owed: 0 Equity: \$649,000 Monthly Payments: 0 Cap Rate: 5.75 Down Payment %: 0 New Financing: FHA; Conventional; 1031 Exchange Reports/Disclosures: Seller Prop Disc Stm

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 2 / 3 Status Change Date: 04/19/2022 Close of Escrow Date: 04/18/2022 Off Market Date: 03/17/2022	List Price: \$649,000 Sold Price: \$650,000 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyer Concession to Seller: 0 \$ Seller Concession to Buyer: 0 \$ Closing Cost Split: Normal - N	SA: N / BB: Y / % 2.5 % Var: N Other Compensation:

Listed by: My Home Group Real Estate (myhg02)



6360797	Multiple Dwellings	Closed
Total # of Units: 2 # of Buildings: 1 Lot Size Dimensions: 7491 sq ft Covered Parking Spcs: 2 Total Parking Spcs: 2 Uncvrdr Parking Spcs: 0 Year Built: 1950 Zoning: R4 Add'l Parcels: No Other Type: Packaged Offering		Subdivision: INDIAN PARK Tax Municipality: Phoenix Marketing Name: N/A Hun Block: Map Code/Grid: P34 Legal: LOT 55 INDIAN PARK MCR 003937 Census Tract: 117,100
Ele Sch Dist: 001 - Phoenix Elementary District Elementary School: Jr. High School:		High School Dist #: 210 - Phoenix Union High School District High School:

Cross Streets: Central Ave & Indian School Rd **Directions:** Head south on Central Ave towards Indian School Rd. Turn right onto Indian School Rd & right on 3rd Ave. Property is on the left.

Public Remarks: Great opportunity to own this delightful residence with 2 units in one of the hottest areas in Phoenix! Will be sold as a package with 4128 N 3rd. Located in Midtown which is a district that mixes historic buildings with hip & trending establishments! The upgraded interior boasts fresh paint, stylish wood-like tile flooring, & sizable living/dining areas. All new Low-E windows, new doors, brand new hot water heaters. Each unit is individually metered. Renovated kitchen showcases large shaker cabinets, lavish granite counters, & shimmering stainless steel appliances. Bedrooms enjoy abundant natural light, upgraded ceiling fans, & walk-in closets. Complete redone Upscale bathrooms. Did we talk about the location? Is close to numerous restaurants & shopping centers. Don't miss this one!

Efficiency Units: # Efficiency Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0
1 Bedroom Units: # 1 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0
2 Bedroom Units: # 2 Bedroom Units: 2; Avg Rent: 1,500; Avg SqFt: 1,000; # Baths: 0
3 Bedrooms Units: # 3 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0
4 Bedrooms Units: # 4 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0

No.	Bed	Bath	Rent	SqFt	Parking	Furnished	Stories	Rem.
1	2	1	1200	1000	1	Unfurnished	1	
2	2	1	0	1000	1	Unfurnished	1	owner occupied

Features & Mobile Park Info	Income & Expense	Construction & Utilities	County, Tax and Financing
Appliances Included: Refrigerator; Washer/Dryer Parking: Carport Interior Amenities: Unfurnished; Fire/Smoke Alarm(s) Exterior Amenities: Landscape W/ter System Community Amenities: No Pool Project Type: Duplex; Four Plex Sale Includes: Land & Building	Source of Fincl Data: Provided by Owner Adjusted Gross Inc: \$50,400 Other Income: \$14,400 Operating Exp: \$1,522 Net Operating Income: \$14,400 Owner Association: No % Vacancy Allowance: 0.00 Annual Landscape Exp: \$300 Annual Ownr Assoc Fee: \$0	Construction: Brick Const - Finish: Brick Trim/Veneer Roofing: Comp Shingle Floors: Ceramic Tile Heating: Electric Cooling: Central A/C Water: City Franchise Sewer: Sewer - Public Gas: SW Gas Electric: APS Roads/Streets: Asphalt Environmental: None Tenant Pays: Water; Electric; Gas; Trash; Cable TV Owner Pays: Landscaping	County Code: Maricopa Legal Description (Abbrev): LOT 55 INDIAN PARK MCR 003937 Tax Year: 2021 Taxes: \$1,222 Assessor Number: 155-32-055 Lot Number: 55 Ownership: Fee Simple Range: 3E Section: 20 Township: 2N Total Owed: 0 Equity: \$725,000 Monthly Payments: 0 Cap Rate: 1.99 Down Payment %: 0 New Financing: Conventional; No Carry; 1031 Exchange Reports/Disclosures: None

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 49 / 49 Status Change Date: 04/15/2022 Close of Escrow Date: 04/14/2022 Off Market Date: 04/15/2022	List Price: \$725,000 Sold Price: \$679,000 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyer Concession to Seller: 0 \$ Seller Concession to Buyer: 0 \$ Closing Cost Split: Buyer - B	SA: N / BB: Y / % 2 % Var: N Other Compensation:

Listed by: West USA Realty (wusa87)

Prepared by Alice Moore

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6360795	Multiple Dwellings	Closed
Total # of Units: 2 # of Buildings: 1 Lot Size Dimensions: 6720 sq ft Covered Parking Spcs: 2 Total Parking Spcs: 2 Uncvrd Parking Spcs: 0 Year Built: 1950 Zoning: R4 Flood Zone: No Add'l Parcels: No Other Type: Packaged Offering		Subdivision: INDIAN PARK Tax Municipality: Phoenix Marketing Name: N/A Hun Block: Map Code/Grid: P34 Legal: LOT 56 INDIAN PARK MCR 003937 Census Tract: 117,100
Ele Sch Dist: 001 - Phoenix Elementary District Elementary School: Jr. High School:		High School Dist #: 210 - Phoenix Union High School District High School:

Cross Streets: Central Ave & Indian School Rd **Directions:** Head south on Central Ave towards Indian School Rd. Turn right onto Indian School Rd & right on 3rd Ave. Property is on the left.

Public Remarks: Great opportunity to own this delightful residence with 2 units in one of the hottest areas in Phoenix! Will be sold as a package with 4132 N 3rd. Located in Midtown which is a district that mixes historic buildings with hip & trending establishments! The upgraded interior boasts fresh paint, stylish wood-like tile flooring, & sizable living/dining areas. All new Low-E windows, new doors, brand new hot water heaters. Each unit is individually metered. Renovated kitchen showcases large shaker cabinets, lavish granite counters, & shimmering stainless steel appliances. Bedrooms enjoy abundant natural light, upgraded ceiling fans, & walk-in closets. Complete redone Upscale bathrooms. Did we talk about the location? Is close to numerous restaurants & shopping centers. Don't miss this one!

Efficiency Units: # Efficiency Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0
1 Bedroom Units: # 1 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0
2 Bedroom Units: # 2 Bedroom Units: 2; Avg Rent: 1,500; Avg SqFt: 1,000; # Baths: 1
3 Bedrooms Units: # 3 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0
4 Bedrooms Units: # 4 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0

No.	Bed	Bath	Rent	SqFt	Parking	Furnished	Stories	Rem.
1	2	1	1500	1000	1	Unfurnished	1	
2	2	1	1500	1000	1	Unfurnished	1	

Features & Mobile Park Info	Income & Expense	Construction & Utilities	County, Tax and Financing
Appliances Included: Refrigerator; Washer/Dryer Parking: Carport Exterior Amenities: Landscape W/tr System; Separate Storage Community Amenities: Play Area Project Type: Duplex; Four Plex Sale Includes: Land & Building	Source of Fincl Data: Provided by Owner Adjusted Gross Inc: \$35,640 Other Income: \$0 Operating Exp: \$1,412 Net Operating Income: \$36,000 Owner Association: No % Vacancy: 0.01 Allowance: Annual Landscape Exp: \$300 Annual Ownr Assoc Fee: \$0	Construction: Brick Const - Finish: Brick Trim/Veneer Roofing: Comp Shingle Floors: Ceramic Tile Heating: Electric; Individual Cooling: Central A/C Water: City Franchise Sewer: Sewer - Public Gas: SW Gas Electric: APS; Individual Meter Roads/Streets: Asphalt Environmental: None Tenant Pays: Water; Sewer; Electric; Gas; Trash; Cable TV Owner Pays: Landscaping	County Code: Maricopa Legal Description (Abbrev): LOT 56 INDIAN PARK MCR 003937 Tax Year: 2021 Taxes: \$1,112 Assessor Number: 155-32-056 Lot Number: 56 Ownership: Fee Simple Range: 3E Section: 20 Township: 2N Total Owed: 0 Equity: \$725,000 Monthly Payments: 0 Cap Rate: 4.97 Down Payment %: 0 New Financing: Conventional; No Carry; 1031 Exchange Reports/Disclosures: None


Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 49 / 49 Status Change Date: 04/15/2022 Close of Escrow Date: 04/14/2022 Off Market Date: 04/15/2022	List Price: \$725,000 Sold Price: \$700,000 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyer Concession to Seller: 0 \$ Seller Concession to Buyer: 0 \$ Closing Cost Split: Buyer - B	SA: N / BB: Y / % 2 % Var: N Other Compensation:

Listed by: West USA Realty (wusa87)

Prepared by Alice Moore

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	6393178	Multiple Dwellings	Closed
	Total # of Units: 3 # of Buildings: 2 Lot Size Dimensions: 6875 Covered Parking Spcs: 1 Total Parking Spcs: 4 Uncvrd Parking Spcs: 3 Year Built: 1900 Zoning: Multi-Family Flood Zone: No Add'l Parcels: No Other Type:		Subdivision: HIGHLAND ADDITION LOTS 93-102 Tax Municipality: Phoenix Marketing Name: Garfield Historic Triplex Hun Block: Map Code/Grid: Q34 Legal: LOT 48 HIGHLAND ADDITION LOTS 93-102 MCR 000235 Census Tract: 113,202
	Ele Sch Dist: 014 - Creighton Elementary District Elementary School: Garfield School Jr. High School: Creighton Elementary School		High School Dist #: 210 - Phoenix Union High School District High School: North High School

Cross Streets: 10th St & Roosevelt **Directions:** East on Roosevelt Ave from 7th St. Turn south on 10th St and east on Garfield St to the property.

Public Remarks: Incredible opportunity to own a well kept triplex with historic charm in the very desirable Garfield Historic District. Home has original features including oak hardwood floors, built in dining hutch & 9' ceilings in front unit. Upgrades in the past 60 days include: new laminate wood and floor tile, new kitchen cabinets in front unit, new countertops & vanities in all 3 units, remodeled bathrooms to include new tub, shower tile surround, all new plumbing fixtures and light fixtures. New paint in and out. Each unit is separately metered for electric and have their own laundry hook ups. Home would be an great rental or Air BNB. Close to downtown ASU, Sport stadiums, music venues, Roosevelt Row night life and Art/Cultural District. Grassy front yard and rock side and rear yard. Great Home!

Efficiency Units: # Efficiency Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0
1 Bedroom Units: # 1 Bedroom Units: 2; Avg Rent: 1,125; Avg SqFt: 400; # Baths: 1
2 Bedroom Units: # 2 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 1
3 Bedrooms Units: # 3 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0
4 Bedrooms Units: # 4 Bedroom Units: 1; Avg Rent: 2,200; Avg SqFt: 1,200; # Baths: 2

No.	Bed	Bath	Rent	SqFt	Parking	Furnished	Stories	Rem.
1	4	2	2200	1200	Yes	Unfurnished	2	
2	1	1	1125	400	No	Unfurnished	1	
3	1	1	1125	400	Yes	Unfurnished	1	

Features & Mobile Park Info	Income & Expense	Construction & Utilities	County, Tax and Financing
Appliances Included: F/S Oven/Range; Refrigerator; Disposal; Microwave; Washer/Dryer; W/D Hookup Parking: Carport; >1 Space Per Unit; Paved Parking Interior Amenities: Unfurnished; Fire/Smoke Alarm(s) Exterior Amenities: Landscape Wtr System; Green Landscaping; Desert Landscaping; Fenced; Partially Fenced; Patio/Balcony; Security Light(s) Community Amenities: No Pool Project Type: Tri-Plex Special: Owner/Agent Sale Includes: Land & Building	Source of Fincl Data: Provided by Owner Adjusted Gross Inc: \$0 Other Income: \$0 Operating Exp: \$4,941 Net Operating Income: \$0 Owner Association: No % Vacancy: 0.00 Allowance: Annual Elec Exp: \$0 Annual Landscape Exp: \$450 Annual Mgmt Exp: \$0 Annual Ownr Assoc Fee: \$0 Annual Trash Exp: \$2,200	Construction: Frame - Wood; Brick Const - Finish: Painted; Stucco; Siding Roofing: Comp Shingle Floors: Wood; Ceramic Tile Heating: Electric; Heat Pump; Window/Wall Unit(s) Cooling: Ceiling Fan(s); Electric; Heat Pump; Window/Wall Unit; Central A/C; 2 or More Units Water: City Franchise Sewer: Sewer - Public; Sewer-In & Connected Gas: SW Gas; Individual Meter Electric: APS; Individual Meter Roads/Streets: Asphalt Environmental: None Tenant Pays: Electric; Gas Owner Pays: Water; Sewer; Trash Collection; Landscaping	County Code: Maricopa Legal Description (Abbrev): LOT 48 HIGHLAND ADDITION LOTS 93-102 MCR 000235 Tax Year: 2021 Taxes: \$2,291 Assessor Number: 116-27-020 Lot Number: 48 Ownership: Fee Simple Range: 3E Section: 4 Township: 1N Total Owed: 0 Equity: \$685,000 Monthly Payments: 0 Down Payment %: 0 New Financing: Conventional; 1031 Exchange Reports/Disclosures: Seller Prop Disc Stm

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 22 / 22 Status Change Date: 05/26/2022 Close of Escrow Date: 05/25/2022 Off Market Date: 05/26/2022	List Price: \$685,000 Sold Price: \$706,000 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyer Concession to Seller: 0 \$ Seller Concession to Buyer: 10,000 \$ Closing Cost Split: Normal - N	SA: N / BB: Y / % 2 % Var: N Other Compensation:

Listed by: Infill Realty Services (idrs01)



6336001	Multiple Dwellings	Closed
Total # of Units: 2 # of Buildings: 1 Lot Size Dimensions: 10960 Covered Parking Spcs: 1 Total Parking Spcs: 5 Uncvrd Parking Spcs: 4 Year Built: 1951 Zoning: R-3 Add'l Parcels: No Other Type:	Subdivision: LAMSON SUB. LOTS 1-4 Tax Municipality: Phoenix Marketing Name: WINDSOR SQUARE Hun Block: Map Code/Grid: N34 Legal: LAMSON SUB PT LOT 2 S 137' OF W 80' OF E 160' Census Tract: 107,500	
Ele Sch Dist: 038 - Madison Elementary District Elementary School: Madison Richard Simis School Jr. High School: Madison Meadows School	High School Dist #: 210 - Phoenix Union High School District High School: Central High School	

Cross Streets: CAMELBACK RD & CENTRAL AVE **Directions:** FROM CAMELBACK, HEAD NORTH ON CENTRAL, TURN RIGHT ONTO COLTER ST, PROPERTY IS ON THE LEFT.

Public Remarks: CHARMING RED BRICK DUPLEX IN WINDSOR SQUARE HISTORIC DISTRICT IN THE COVETED NORTH CENTRAL CORRIDOR. JUST A SHORT WALK TO UPTOWN PLAZA, POSTINOS, FEDERAL PIZZA, LIGHT RAIL AND MUCH MORE! THIS IS A FANTASTIC, ONE-OF-A-KIND INVESTMENT PROPERTY WITH A STELLAR RENTAL HISTORY. REMARKABLE CURB APPEAL WITH BLACK SHUTTERS AND STEEL FRAMED WINDOWS TO ACCENT THE RED BRICK AND A LARGE GRASS FRONT YARD WITH BEAUTIFUL TREES. 16 E OFFERS 2 BEDROOMS AND 1 BATH. STAINED CONCRETE FLOORING THROUGHOUT THE ENTIRE HOME. THIS UNIT BOASTS AN INCREDIBLE CLASSIC, WHITE KITCHEN OUTFITTER WITH STAINLESS STEEL APPLIANCES, 4 GAS BURNER STOVE, SLAB COUNTERTOPS, UNDERMOUNT, EXTRA-DEEP SINK FOR A SLEEK AND SEAMLESS LOOK AND MULTIPLE GRID STYLE WINDOWS ALLOWING AN ABUNDANCE OF NATURAL LIGHT. HIDDEN BEHIND THE KITCHEN BUT

Efficiency Units: # Efficiency Units: 0; Avg Rent: 2,000; Avg SqFt: 1,074; # Baths: 0
1 Bedroom Units: # 1 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0
2 Bedroom Units: # 2 Bedroom Units: 2; Avg Rent: 1,975; Avg SqFt: 1,075; # Baths: 1
3 Bedrooms Units: # 3 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0
4 Bedrooms Units: # 4 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0

No.	Bed	Bath	Rent	SqFt	Parking	Furnished	Stories	Rem.
16	2	1	1580	1075	2	Unfurnished	1	
18	2	1	1975	1075	3	Unfurnished	1	

Features & Mobile Park Info	Income & Expense	Construction & Utilities	County, Tax and Financing
Appliances Included: BI Oven/Range; Refrigerator; Dishwasher; Washer/Dryer; Other (See Remarks) Parking: Carport; Free; Paved Parking Interior Amenities: Unfurnished; Fire/Smoke Alarm(s); Mini Blinds Exterior Amenities: Landscape Wtr System; Green Landscaping; Partially Fenced; Cable TV Available; Patio/Balcony; Other (See Remarks) Community Amenities: No Pool Project Type: Duplex Sale Includes: Land & Building; Laundry Equipment	Source of Fincl Data: Provided by Owner Adjusted Gross Inc: \$42,600 Totl Mnth Rntal Inc: \$3,555 Other Income: \$0 Operating Exp: \$7,082 Net Operating Income: \$35,586 Owner Association: No % Vacancy Allowance: 0.00 Annual Ins Exp: \$1,200 Annual Landscape Exp: \$1,500 Annual Ownr Asoc Fee: \$0	Construction: Brick Const - Finish: Brick Trim/Veneer Roofing: Comp Shingle; Other (See Remarks) Floors: Concrete; Ceramic Tile Heating: Natural Gas; Individual Cooling: Ceiling Fan(s); Electric; Individual Water: City Franchise; Irrigation; Individual Meter Sewer: Sewer - Public; Sewer-In & Connected Gas: SW Gas; Individual Meter Electric: APS; Individual Meter Roads/Streets: Asphalt; Curb(s) & Gutter(s) Environmental: None Tenant Pays: Water; Electric; Gas; Trash; Cable TV; Landscaping Owner Pays: None	County Code: Maricopa Legal Description (Abbrev): LAMSON SUB PT LOT 2 S 137' OF W 80' OF E 160' Tax Year: 2021 Taxes: \$4,382 Assessor Number: 162-22-039-C Lot Number: 2 Ownership: Fee Simple Range: 3E Section: 17 Township: 2N Total Owed: 0 Equity: \$925,000 Monthly Payments: 3,555 Cap Rate: 3.85 Down Payment %: 0 New Financing: Conventional Reports/Disclosures: Seller Prop Disc Stm

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 14 / 14 Status Change Date: 02/11/2022 Close of Escrow Date: 02/11/2022 Off Market Date: 01/28/2022	List Price: \$925,000 Sold Price: \$906,500 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyer Concession to Seller: 0 \$ Seller Concession to Buyer: 0 \$ Closing Cost Split: Normal - N	SA: N / BB: Y / % 2.5 % Var: Y Other Compensation:

Listed by: Realty Executives (reax147)

THE PORTLAND

Rent Roll

Rent Roll

05



Grace CRE

Owner(s): _____

Rent Roll

Property Address		City	State	Zip	As of Date		
Number of units		# of vacant units	# of subsidized units		# of furnished units		
Unit #	Tenants Name	Bed/Bath	Current Rent	Deposit	Lease Exp, or MTM	Tenant Pays, E, G, W, S,T*	Last rent increase
		/					
		/					
		/					
		/					
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		/					
		/					
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		/					

*Tenant pays (E) electric, (W) water (S) sewer (T) trash (G) gas



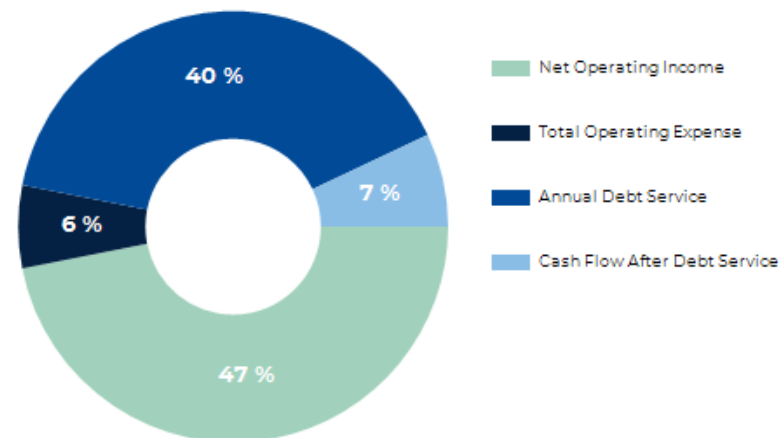
06

Financial Analysis

- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis
- Financial Metrics
- Disposition Sensitivity Analysis

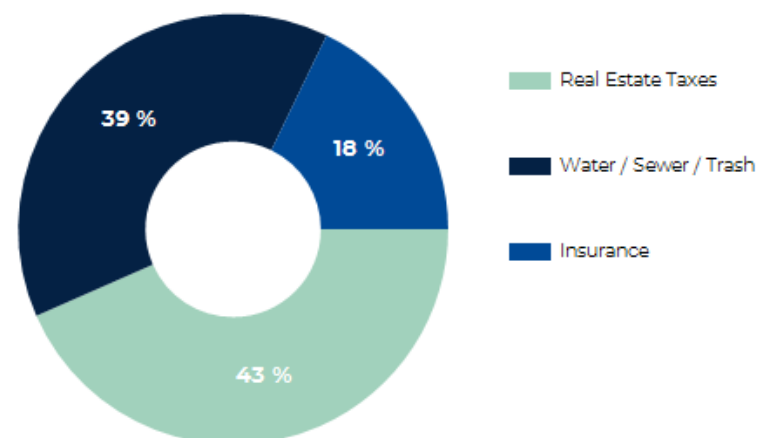
INCOME	CURRENT		PRO FORMA	
Gross Potential Rent	\$43,740	100.0 %	\$49,200	100.0 %
General Vacancy	\$9	0.0 %	\$10	0.0 %
Effective Gross Income	\$43,731		\$49,190	
Less Expenses	\$5,111	11.68 %	\$5,210	10.59 %
Net Operating Income	\$38,620	88.31 %	\$43,980	89.41 %
Annual Debt Service	\$32,852		\$32,852	
Cash flow	\$5,768		\$11,128	
Debt Coverage Ratio	1.18		1.34	

REVENUE ALLOCATION CURRENT



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$2,219	\$1,110	\$2,250	\$1,125
Insurance	\$912	\$456	\$950	\$475
Water / Sewer / Trash	\$1,980	\$990	\$2,010	\$1,005
Total Operating Expense	\$5,111	\$2,556	\$5,210	\$2,605
Annual Debt Service	\$32,852		\$32,852	
Expense / SF	\$2.74		\$2.80	
% of EGI	11.68 %		10.59 %	

DISTRIBUTION OF EXPENSES CURRENT



GLOBAL

Offering Price	\$680,000
Exit Cap Rate	6.00 %

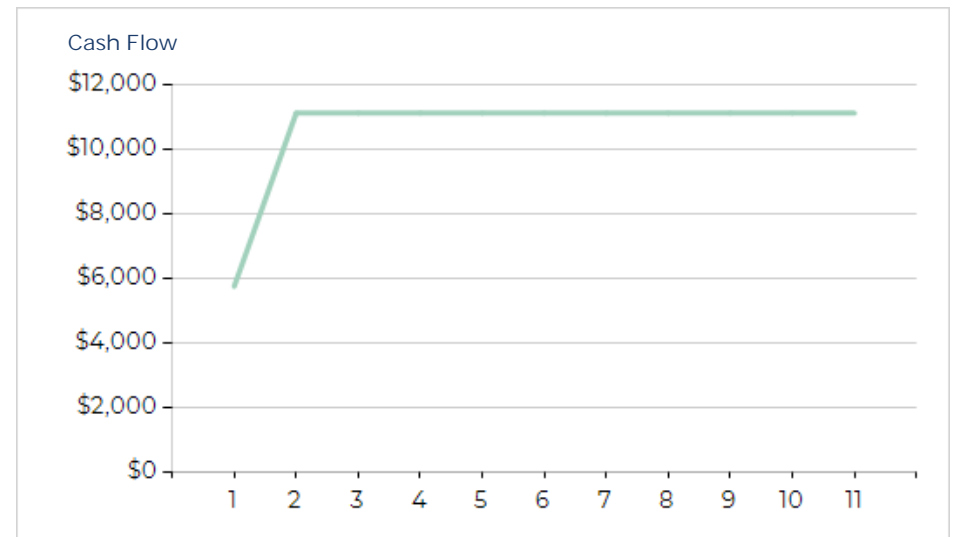
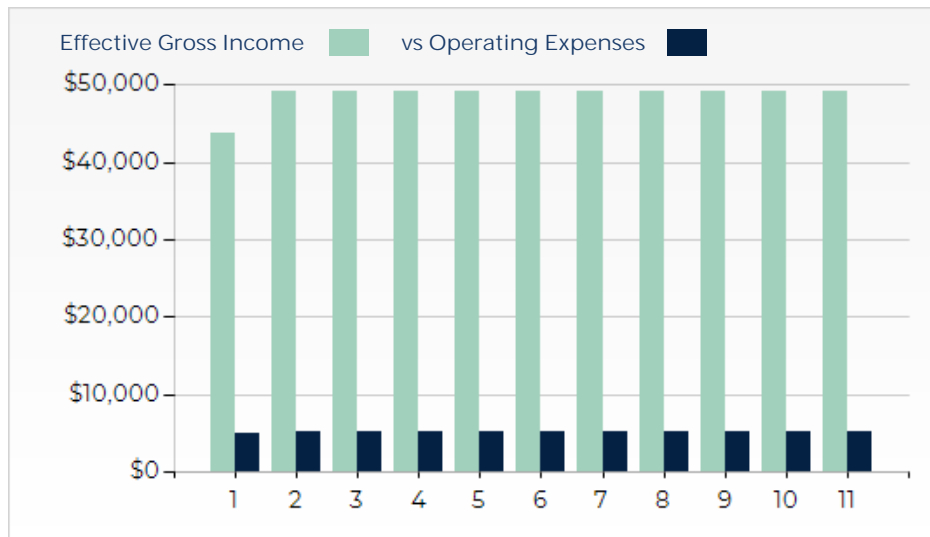
PROPOSED FINANCING

Loan Type	Amortized
Down Payment	\$170,000
Loan Amount	\$510,000
Interest Rate	5.00 %
Annual Debt Service	\$32,852
Loan to Value	75 %
Amortization Period	30 Years



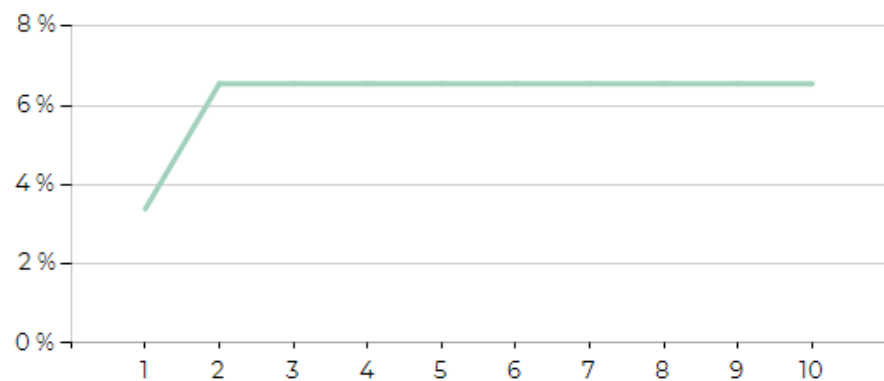
CASH FLOW

Calendar Year	CURRENT	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Potential Revenue											
Gross Rental Income	\$43,740	\$49,200	\$49,200	\$49,200	\$49,200	\$49,200	\$49,200	\$49,200	\$49,200	\$49,200	\$49,200
General Vacancy	-\$9	-\$10	-\$10	-\$10	-\$10	-\$10	-\$10	-\$10	-\$10	-\$10	-\$10
Effective Gross Income	\$43,731	\$49,190	\$49,190	\$49,190	\$49,190	\$49,190	\$49,190	\$49,190	\$49,190	\$49,190	\$49,190
Operating Expenses											
Real Estate Taxes	\$2,219	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250
Insurance	\$912	\$950	\$950	\$950	\$950	\$950	\$950	\$950	\$950	\$950	\$950
Water / Sewer / Trash	\$1,980	\$2,010	\$2,010	\$2,010	\$2,010	\$2,010	\$2,010	\$2,010	\$2,010	\$2,010	\$2,010
Total Operating Expense	\$5,111	\$5,210	\$5,210	\$5,210	\$5,210	\$5,210	\$5,210	\$5,210	\$5,210	\$5,210	\$5,210
Net Operating Income	\$38,620	\$43,980	\$43,980	\$43,980	\$43,980	\$43,980	\$43,980	\$43,980	\$43,980	\$43,980	\$43,980
Annual Debt Service	\$32,852	\$32,852	\$32,852	\$32,852	\$32,852	\$32,852	\$32,852	\$32,852	\$32,852	\$32,852	\$32,852
Cash Flow	\$5,768	\$11,128	\$11,128	\$11,128	\$11,128	\$11,128	\$11,128	\$11,128	\$11,128	\$11,128	\$11,128

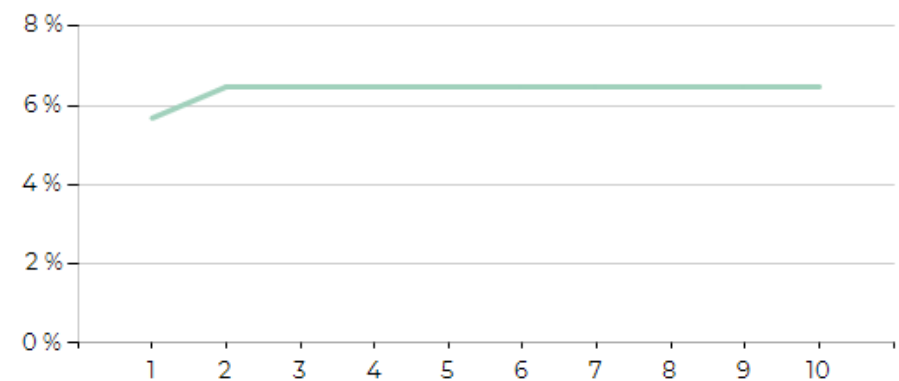


Calendar Year	CURRENT	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash on Cash Return b/t	3.39 %	6.55 %	6.55 %	6.55 %	6.55 %	6.55 %	6.55 %	6.55 %	6.55 %	6.55 %	6.55 %
CAP Rate	5.68 %	6.47 %	6.47 %	6.47 %	6.47 %	6.47 %	6.47 %	6.47 %	6.47 %	6.47 %	6.47 %
Debt Coverage Ratio	1.18	1.34	1.34	1.34	1.34	1.34	1.34	1.34	1.34	1.34	1.34
Operating Expense Ratio	11.68 %	10.59 %	10.59 %	10.59 %	10.59 %	10.59 %	10.59 %	10.59 %	10.59 %	10.59 %	10.59 %
Gross Multiplier (GRM)	15.55	13.82	13.82	13.82	13.82	13.82	13.82	13.82	13.82	13.82	13.82
Loan to Value	75.01 %	73.93 %	72.77 %	71.56 %	70.28 %	68.94 %	67.52 %	66.04 %	64.47 %	62.83 %	61.10 %
Breakeven Ratio	86.79 %	77.36 %	77.36 %	77.36 %	77.36 %	77.36 %	77.36 %	77.36 %	77.36 %	77.36 %	77.36 %
Price / SF	\$365.00	\$365.00	\$365.00	\$365.00	\$365.00	\$365.00	\$365.00	\$365.00	\$365.00	\$365.00	\$365.00
Price / Unit	\$340,000	\$340,000	\$340,000	\$340,000	\$340,000	\$340,000	\$340,000	\$340,000	\$340,000	\$340,000	\$340,000
Income / SF	\$23.47	\$26.40	\$26.40	\$26.40	\$26.40	\$26.40	\$26.40	\$26.40	\$26.40	\$26.40	\$26.40
Expense / SF	\$2.74	\$2.79	\$2.79	\$2.79	\$2.79	\$2.79	\$2.79	\$2.79	\$2.79	\$2.79	\$2.79

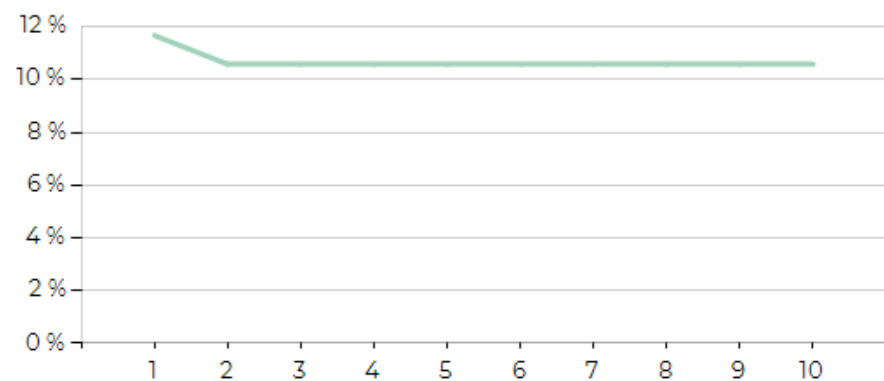
Cash on Cash



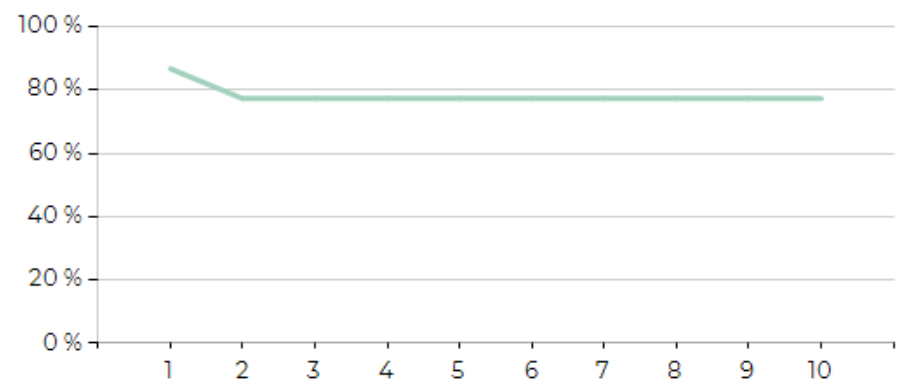
Cap Rate



Operating Expense Ratio



Breakeven Ratio



5 YEAR SENSITIVITY ANALYSIS

EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE/UNIT	SALES PRICE PSF	PROCEEDS AFTER LOAN PAYOFF	IRR
5.00%	\$879,603	\$439,802	\$472	\$411,891	20.06%
5.25%	\$837,717	\$418,859	\$450	\$370,005	18.18%
5.50%	\$799,639	\$399,820	\$429	\$331,927	16.33%
5.75%	\$764,872	\$382,436	\$411	\$297,160	14.48%
6.00%	\$733,003	\$366,501	\$393	\$265,290	12.65%
6.25%	\$703,683	\$351,841	\$378	\$235,970	10.81%
6.50%	\$676,618	\$338,309	\$363	\$208,905	8.95%
6.75%	\$651,558	\$325,779	\$350	\$183,846	7.06%
7.00%	\$628,288	\$314,144	\$337	\$160,576	5.14%

10 YEAR SENSITIVITY ANALYSIS

EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE/UNIT	SALES PRICE PSF	PROCEEDS AFTER LOAN PAYOFF	IRR
5.00%	\$879,603	\$439,802	\$472	\$444,439	13.32%
5.25%	\$837,717	\$418,859	\$450	\$402,554	12.51%
5.50%	\$799,639	\$399,820	\$429	\$364,476	11.70%
5.75%	\$764,872	\$382,436	\$411	\$329,709	10.91%
6.00%	\$733,003	\$366,501	\$393	\$297,839	10.13%
6.25%	\$703,683	\$351,841	\$378	\$268,519	9.35%
6.50%	\$676,618	\$338,309	\$363	\$241,454	8.58%
6.75%	\$651,558	\$325,779	\$350	\$216,394	7.80%
7.00%	\$628,288	\$314,144	\$337	\$193,124	7.01%

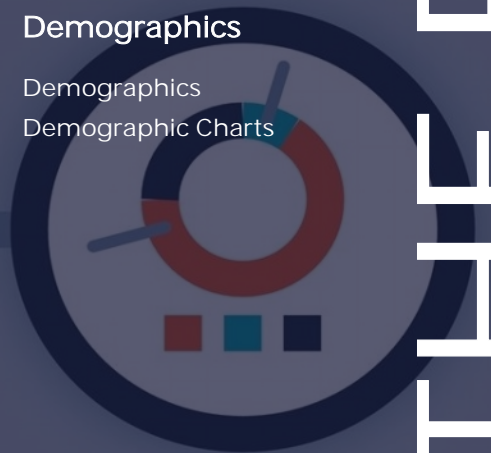


07

Demographics

Demographics

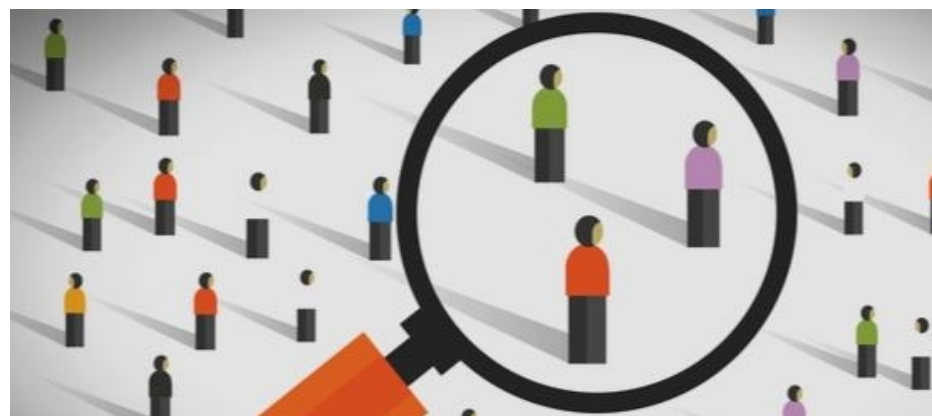
Demographic Charts



THE PORTLAND

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,445	133,801	375,411
2010 Population	14,800	115,688	349,174
2021 Population	20,711	133,657	395,903
2026 Population	27,691	151,116	430,488
2021 African American	2,359	12,244	36,685
2021 American Indian	756	5,367	14,603
2021 Asian	475	3,439	10,110
2021 Hispanic	7,045	77,388	241,306
2021 Other Race	2,983	37,520	115,593
2021 White	13,254	69,025	201,216
2021 Multiracial	839	5,849	17,001
2021-2026: Population: Growth Rate	29.90 %	12.45 %	8.45 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,101	9,472	22,502
\$15,000-\$24,999	1,001	5,867	16,852
\$25,000-\$34,999	838	5,009	14,690
\$35,000-\$49,999	1,171	7,122	20,323
\$50,000-\$74,999	1,301	8,161	23,152
\$75,000-\$99,999	852	5,112	13,977
\$100,000-\$149,999	1,127	4,980	14,340
\$150,000-\$199,999	554	2,190	5,112
\$200,000 or greater	798	2,117	5,332
Median HH Income	\$46,166	\$43,717	\$44,328
Average HH Income	\$79,163	\$65,524	\$64,930

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,647	48,131	131,990
2010 Total Households	6,341	41,803	117,995
2021 Total Households	9,744	50,031	136,278
2026 Total Households	14,517	59,691	152,403
2021 Average Household Size	1.77	2.49	2.76
2000 Owner Occupied Housing	2,080	17,481	53,570
2000 Renter Occupied Housing	3,721	25,891	68,449
2021 Owner Occupied Housing	2,676	17,502	55,697
2021 Renter Occupied Housing	7,068	32,530	80,581
2021 Vacant Housing	1,989	10,037	23,726
2021 Total Housing	11,733	60,068	160,004
2026 Owner Occupied Housing	3,080	19,170	60,902
2026 Renter Occupied Housing	11,437	40,521	91,501
2026 Vacant Housing	2,004	10,157	24,395
2026 Total Housing	16,521	69,848	176,798
2021-2026: Households: Growth Rate	41.50 %	17.95 %	11.30 %



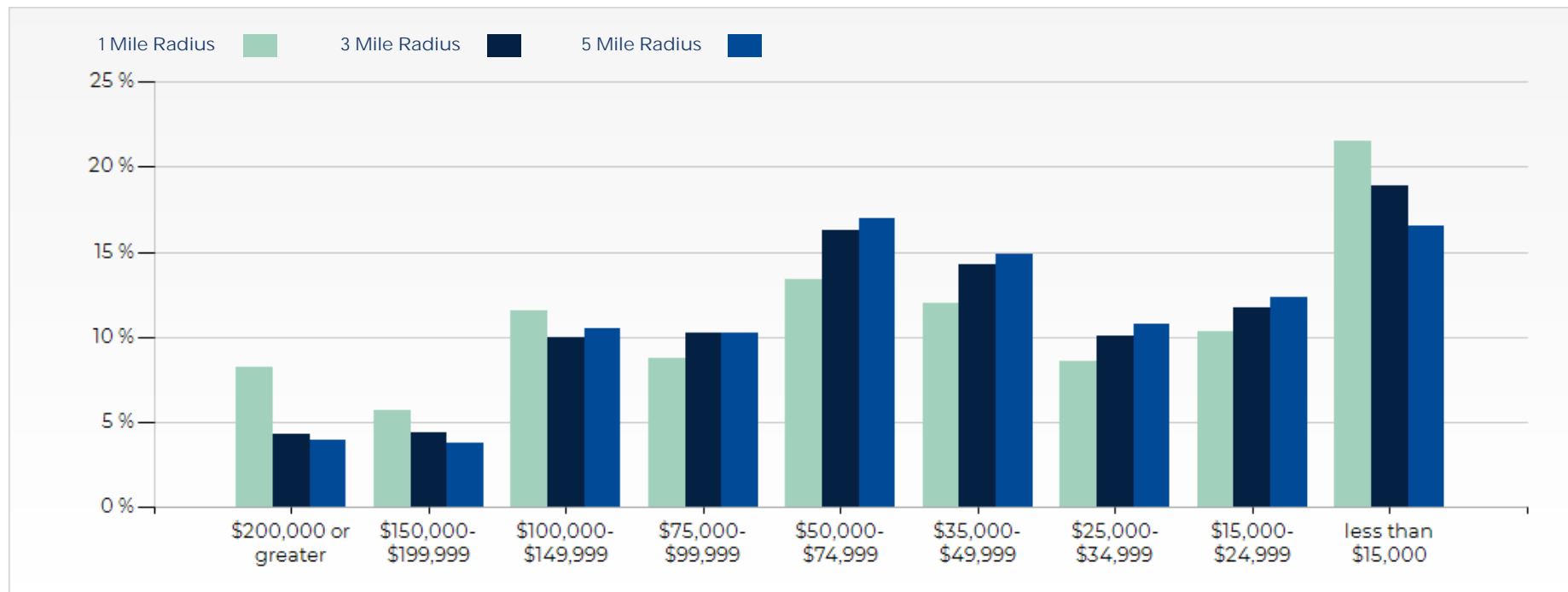
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	1,692	10,284	30,633
2021 Population Age 35-39	1,414	9,330	27,039
2021 Population Age 40-44	1,226	8,433	24,478
2021 Population Age 45-49	1,173	7,881	22,164
2021 Population Age 50-54	1,227	7,637	21,347
2021 Population Age 55-59	1,256	7,245	19,862
2021 Population Age 60-64	1,214	6,473	17,571
2021 Population Age 65-69	1,055	5,338	14,636
2021 Population Age 70-74	780	4,000	11,167
2021 Population Age 75-79	463	2,530	7,187
2021 Population Age 80-84	271	1,439	4,295
2021 Population Age 85+	235	1,496	4,471
2021 Population Age 18+	17,948	100,672	289,118
2021 Median Age	35	33	31

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$46,432	\$48,823	\$48,735
Average Household Income 25-34	\$70,784	\$65,585	\$63,585
Median Household Income 35-44	\$58,690	\$51,594	\$50,567
Average Household Income 35-44	\$90,156	\$72,999	\$70,507
Median Household Income 45-54	\$66,534	\$54,021	\$54,130
Average Household Income 45-54	\$107,079	\$78,122	\$76,120
Median Household Income 55-64	\$46,694	\$45,082	\$46,873
Average Household Income 55-64	\$87,680	\$69,365	\$70,193
Median Household Income 65-74	\$37,255	\$37,309	\$38,169
Average Household Income 65-74	\$70,458	\$58,247	\$59,478
Average Household Income 75+	\$47,588	\$40,945	\$46,649

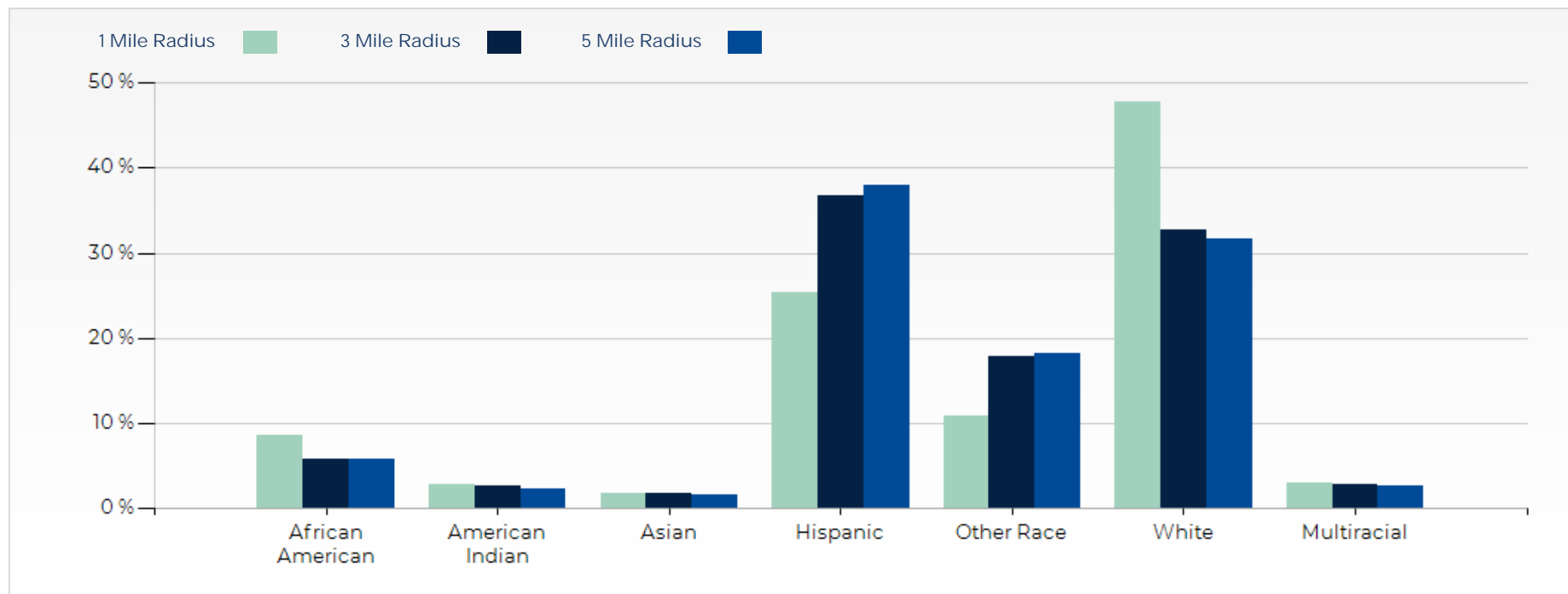
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,206	11,855	33,986
2026 Population Age 35-39	1,835	10,353	28,924
2026 Population Age 40-44	1,643	9,598	26,795
2026 Population Age 45-49	1,517	8,867	24,321
2026 Population Age 50-54	1,469	8,078	21,918
2026 Population Age 55-59	1,510	7,688	20,538
2026 Population Age 60-64	1,656	7,302	18,924
2026 Population Age 65-69	1,685	6,545	16,962
2026 Population Age 70-74	1,363	5,207	13,376
2026 Population Age 75-79	1,076	3,902	10,135
2026 Population Age 80-84	595	2,164	5,942
2026 Population Age 85+	518	1,926	5,287
2026 Population Age 18+	24,191	115,377	317,511
2026 Median Age	38	33	32

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$53,801	\$56,336	\$55,827
Average Household Income 25-34	\$81,602	\$76,996	\$73,996
Median Household Income 35-44	\$76,013	\$60,500	\$58,388
Average Household Income 35-44	\$104,079	\$85,620	\$81,431
Median Household Income 45-54	\$83,725	\$62,185	\$61,006
Average Household Income 45-54	\$120,774	\$91,713	\$87,739
Median Household Income 55-64	\$57,695	\$52,866	\$53,721
Average Household Income 55-64	\$99,894	\$82,031	\$80,955
Median Household Income 65-74	\$41,644	\$41,403	\$42,729
Average Household Income 65-74	\$79,997	\$69,507	\$70,070
Average Household Income 75+	\$56,885	\$50,681	\$55,316

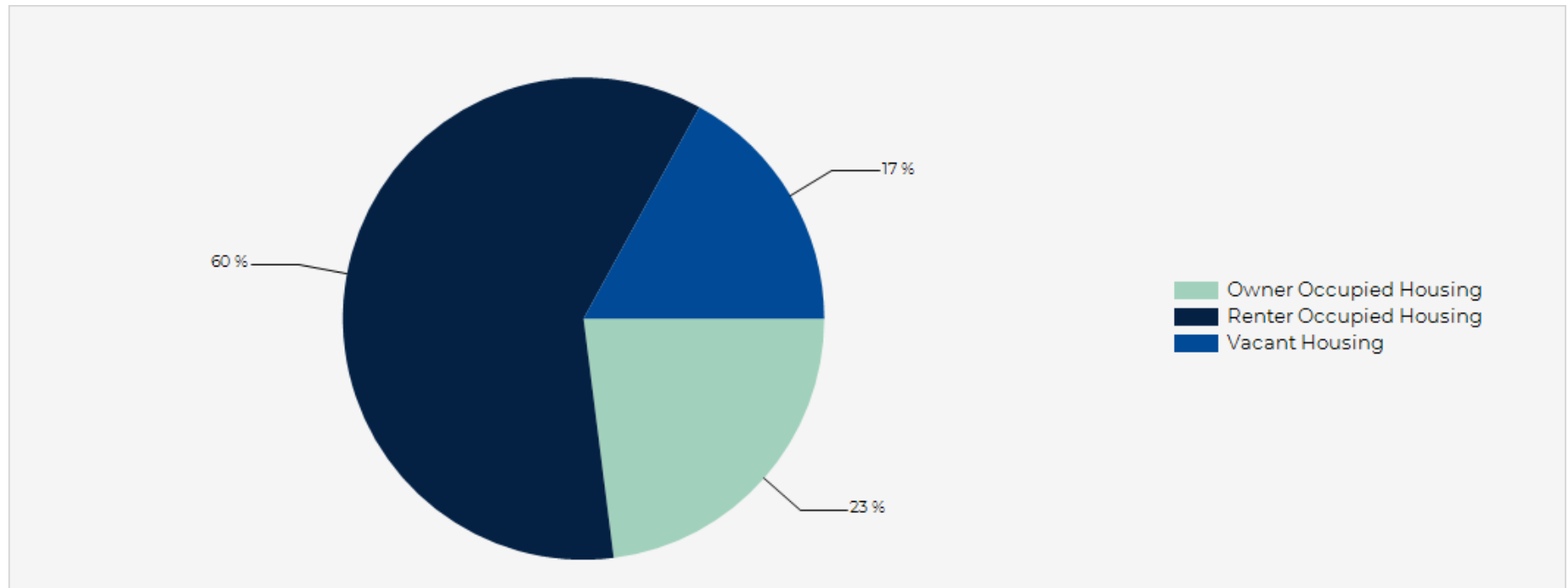
2021 Household Income



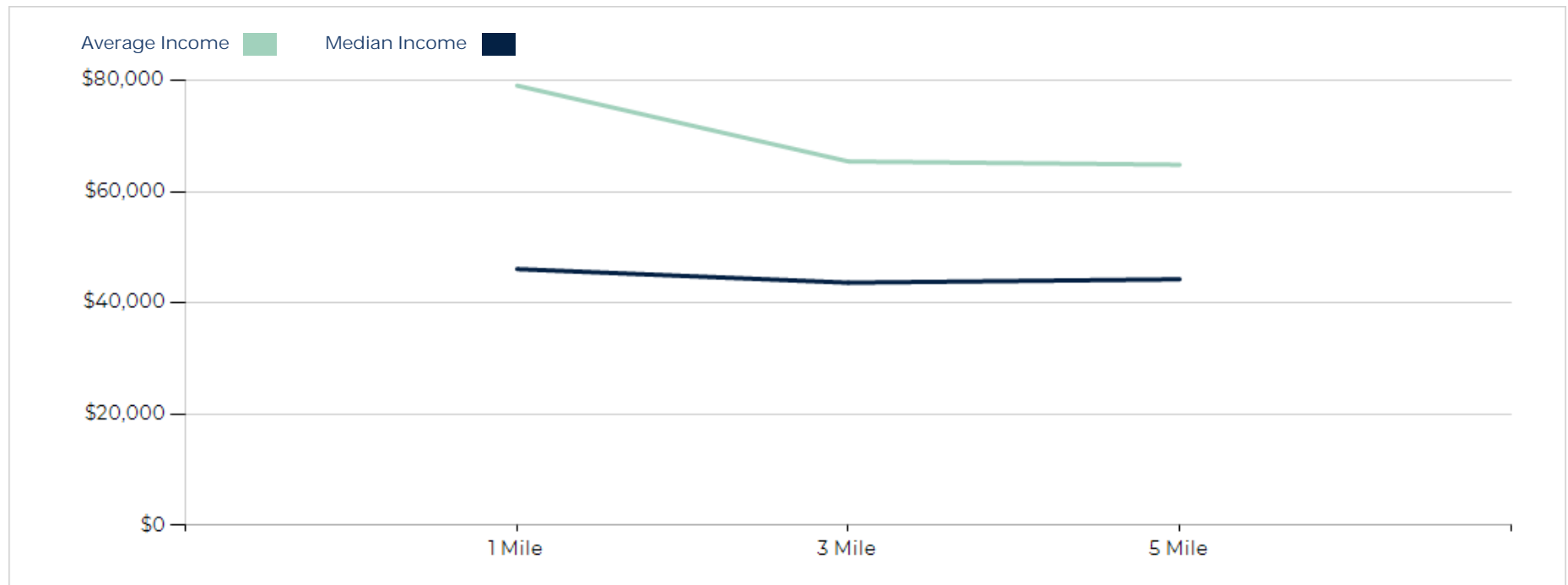
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



The Portland

Exclusively Marketed by:



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Multifamily Advisor

858- 774- 6058

Mike@gracecre.com

