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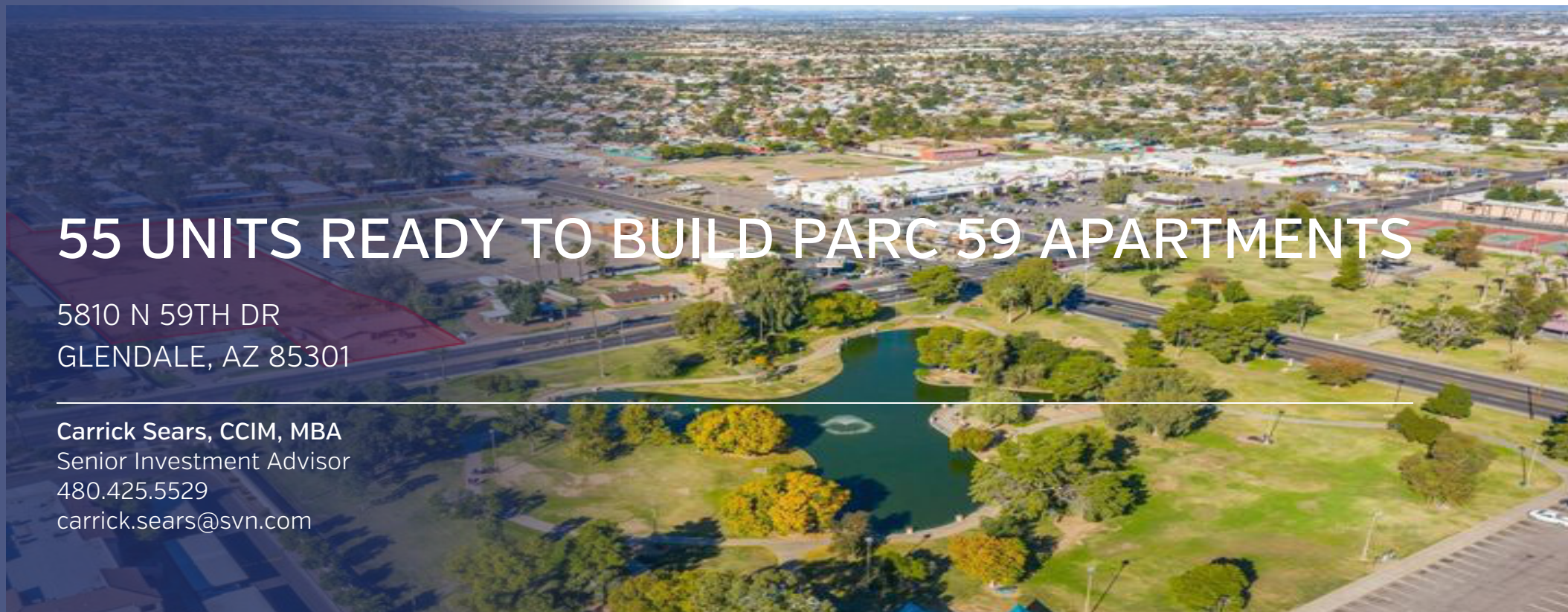
Parc 59
Apartment Homes



55 UNITS READY TO BUILD PARC 59 APARTMENTS

5810 N 59TH DR
GLENDALE, AZ 85301

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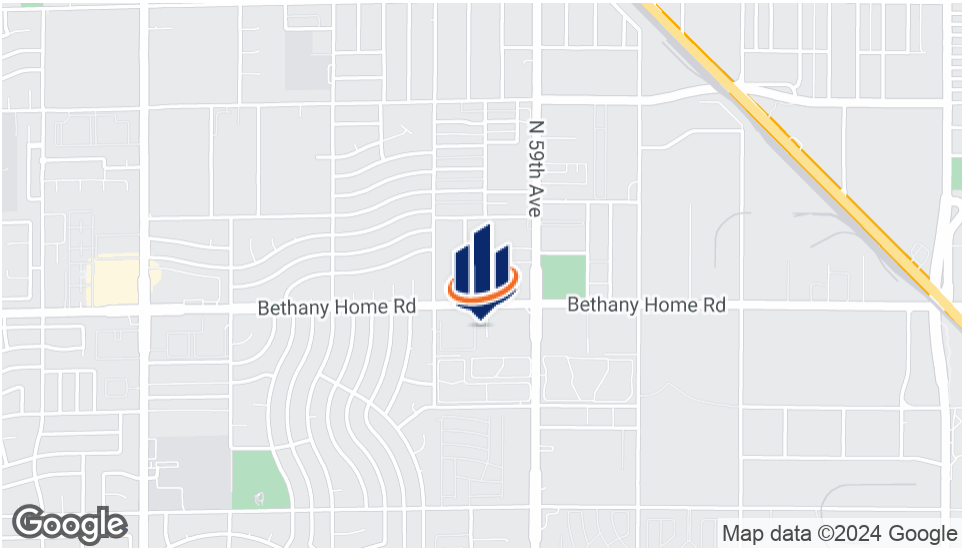
PROPERTY INFORMATION

5810 N 59th Dr
Glendale, AZ 85301

Property Summary



OFFERING SUMMARY

Sale Price:	$1,595,000
Price/SF:	$10.46
Lot Size:	3.51 Acres
Price / Acre:	$454,416
Zoning:	R-4
Market:	Glendale
Submarket:	Downtown Glendale
APN:	144-30-008D & 4 adjacent

PROPERTY OVERVIEW

READY TO BUILD, PERMITS READY TO BE PULLED. City-approved construction docs ready to go for a 55-unit modern apartment development. Fantastic rental area near downtown Glendale. 70% 2 BR/2 BA design with washer dryer, individually metered, and nice sized balconies accessible from both the living room and master bedroom. Cash sale or open to negotiation on JV with some cash down and land can be contributed to the deal. R-4 zoning allows for up to 70 units to be built (20 units/acre) should an owner wish to do a different layout than currently designed and City of Glendale approval is obtained. Parking spaces are required at a ratio of 2.3 spaces/unit.

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Property Highlights

PROPERTY HIGHLIGHTS

- 3.5-acre Parcel w/ Plans for 55 Units
- R-4 Zoning - Allows for 20 units/acre if a Different Layout is Desired
- Two-Story Maximum for Glendale R-4 Zoning
- Site Plan Approved by City of Glendale
- Design & Zoning Approved
- Construction Docs Approved & Ready for Permit to be Pulled
- Single-story Units, Two Story Buildings
- Property was Designed w/ a Management Office On-site
- 70% Spacious 2 BR, 2 BA 1,122 SF Units w/ Split Floor Plans & Balconies
- 30% Spacious 1BR/1BA w/ 722SF
- Walk In Laundry Room w/ Washer/Dryer in Each Unit
- Consists of the Following FIVE Tax Parcels:
- 144-30-008D (House on N 59th Ave)
- 144-30-008C (Main Property at the end of N 59th Dr)
- 144-30-005D (Adjacent Property at the end on N 59th Dr)
- 144-30-008F (North Half of Vacated Solano Dr)
- 144-30-001D (South Half of Vacated Solano Dr)

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Project Narrative

MULTIFAMILY DEVELOPMENT PROJECT NARRATIVE

The proposed project will consist of the development of a vacant site of approximately 3.5 acres into 55 rental apartment units with supporting parking, and amenity areas. The apartment units will be contained within two two-story buildings arranged between a courtyard area containing a pool, spa, shaded ramada, and BBQ grill. Other provided amenities include a storage area in the panhandle of the property, allowing extra income to the owner. Panhandle area can also allow for a great dog run, and exercise path along a landscaped retention area. Generous gardens and landscaped areas will be provided to create a pleasing setting for the buildings and to create useable outdoor spaces for the residents.

The residential units will provide 1-bedroom/1-bathroom and 2-bedroom/2-bathroom configurations with Living Room, Dining Room, Kitchen, washer and dryer, closets, and other supporting spaces. Each unit will have its own private patio or balcony facing the courtyards, or landscaped areas of the development.

The two-story buildings are residentially scaled and have been designed with a contemporary influence in mind. This architectural character is appropriate for our Arizona desert environment. The predominant exterior material is stucco with accent banding and concrete tile roofs. The varying roof elements and balcony railings add variation to the elevations and create familiar and comfortable forms. The color variations between the different elements are subtle grey tones that complement nearby developments.

The project includes the demolition of an existing one-story home into a leasing office entrance facing 59th Avenue. The improvements will include a complete interior renovation to provide a leasing office, leasing reception, and guest-accessible restroom for the project's leasing manager. Alternatively, this space could be utilized as a clubhouse or workout room for the community. There are 3 potential entrances/exits on this property should one wish to reconfigure the layout. Lots of options and possibilities.

The vision for the project is to provide a quaint residential community that provides efficient and comfortable dwelling units, and a variety of amenities that enhance the lives of its residents and strengthens their sense of community.

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Landscaping Plan

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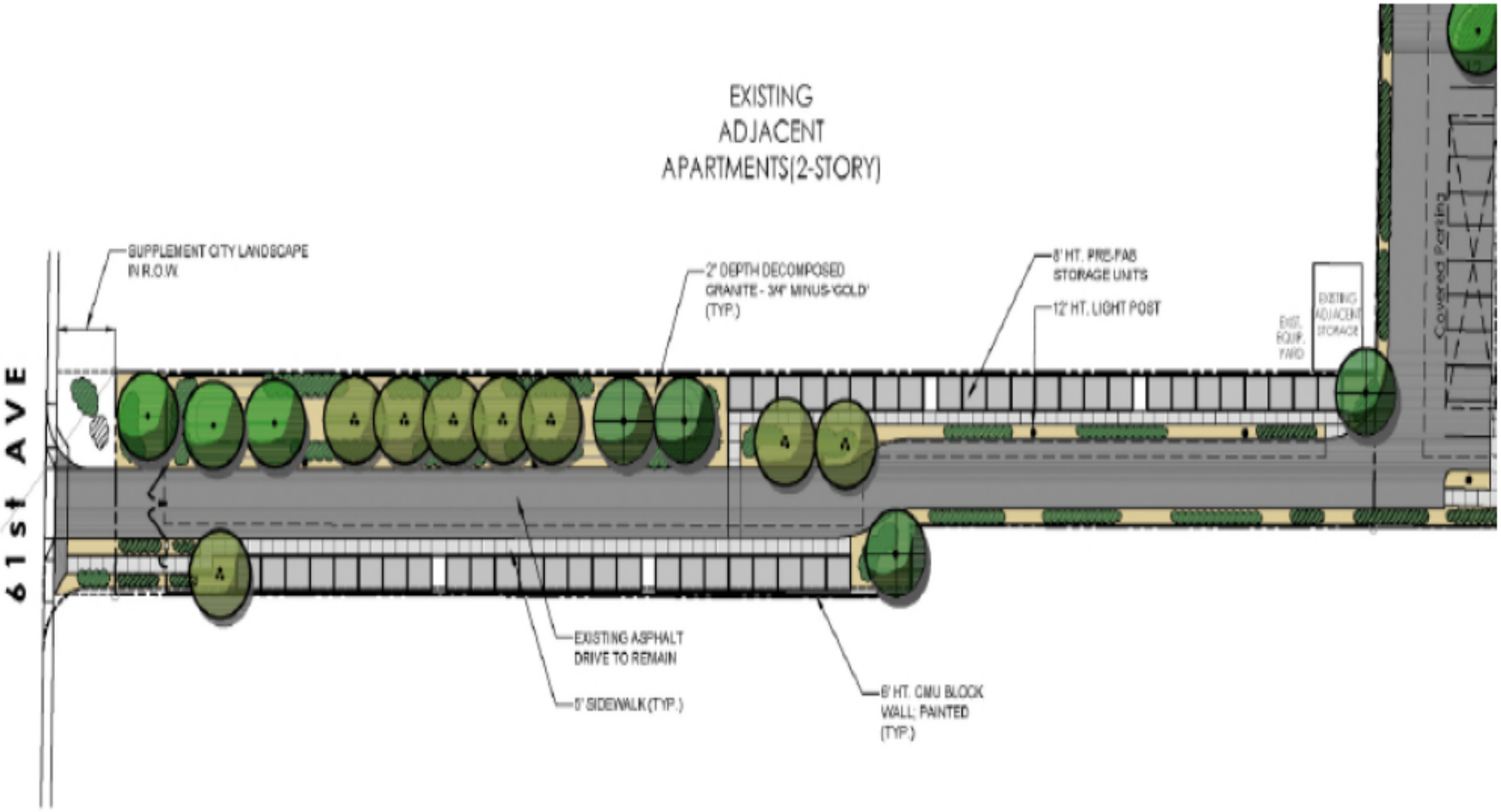
Landscaping Of Self Storage



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Elevation

building I - concept north elevation

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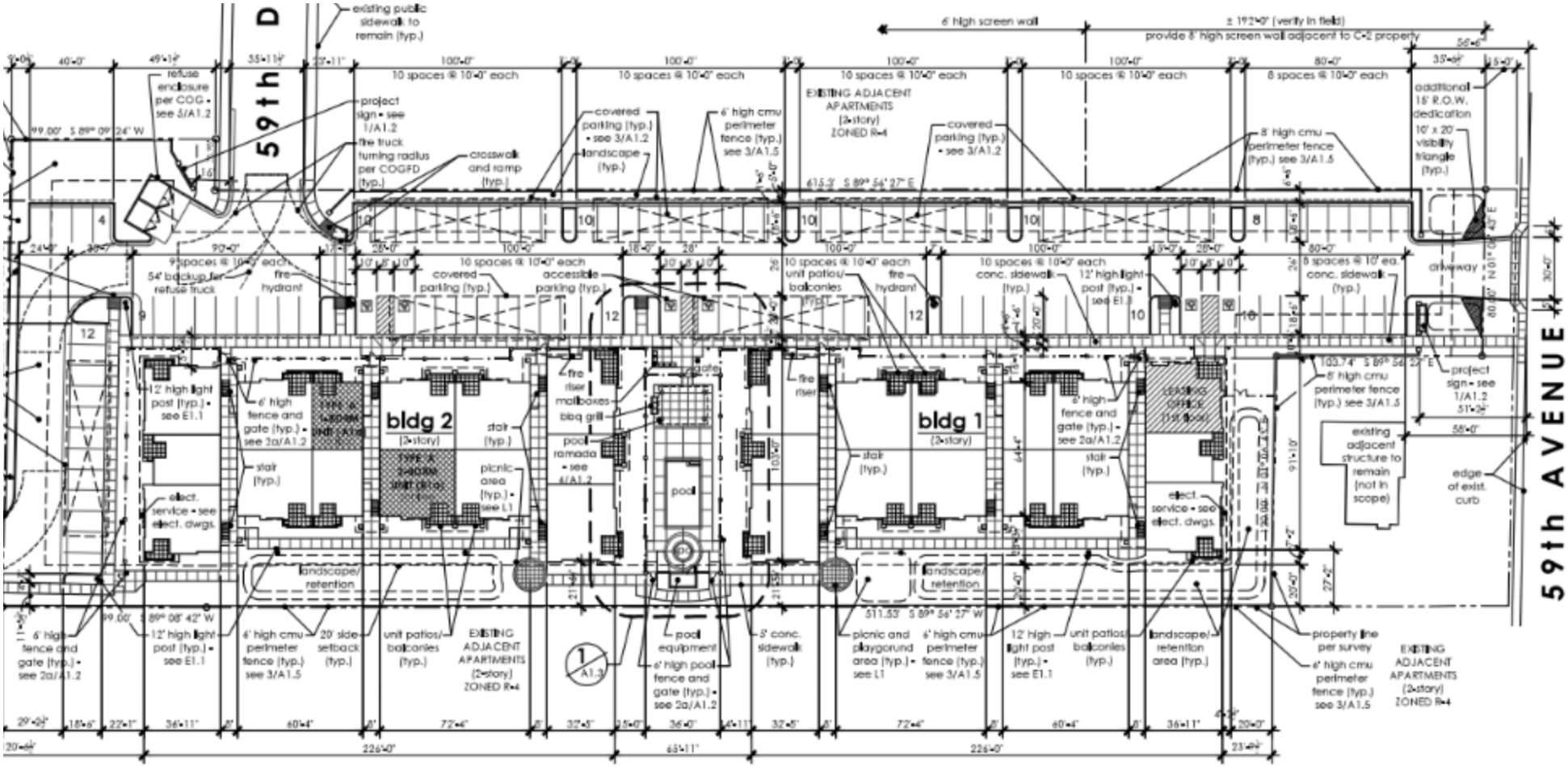
Project Site Plan



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Self Storage Overview

SELF-STORAGE COMPONENT

This development project is fortunate to have an extra portion of land as part of the assemblage that can be used for a self-storage project. The cost of construction is minimal at an estimated $100,000 in labor and $78,000 in materials to build 4,000 SF of self-storage space which would be 40 units of 10x10 space. With rents estimated at a conservative $1.00/SF/month that would bring in $48,000 per year and on a 5.5% cap rate that yields a self-storage value of $873,000 to the project. Hence the self-storage component is a 4.9X equity multiple making it a home run

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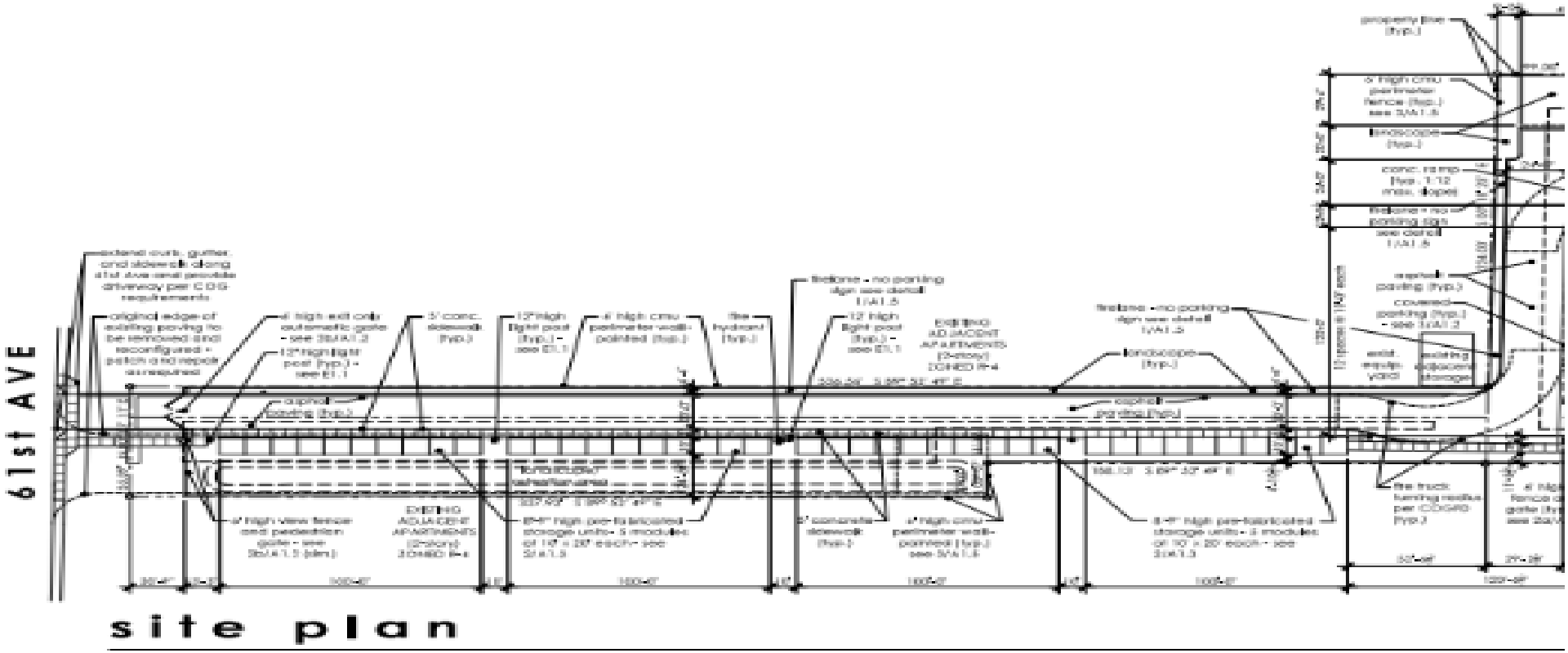
Storage Site Plan



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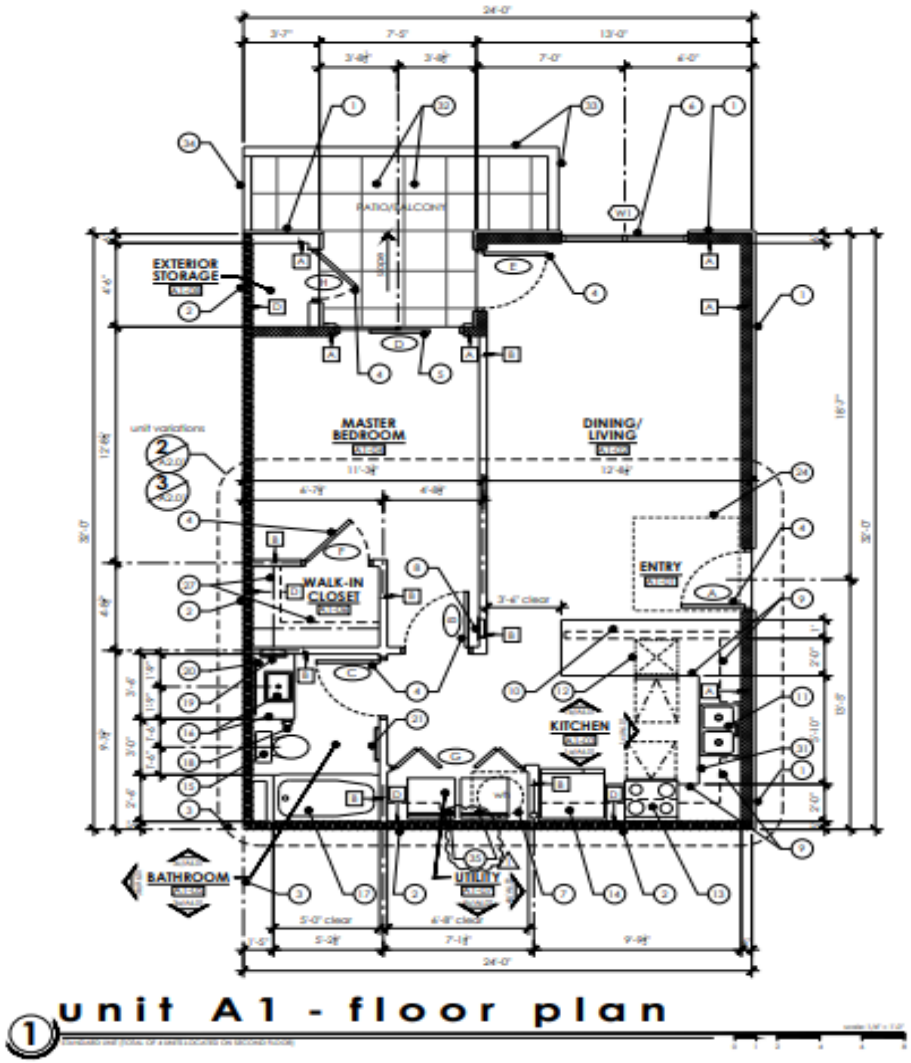
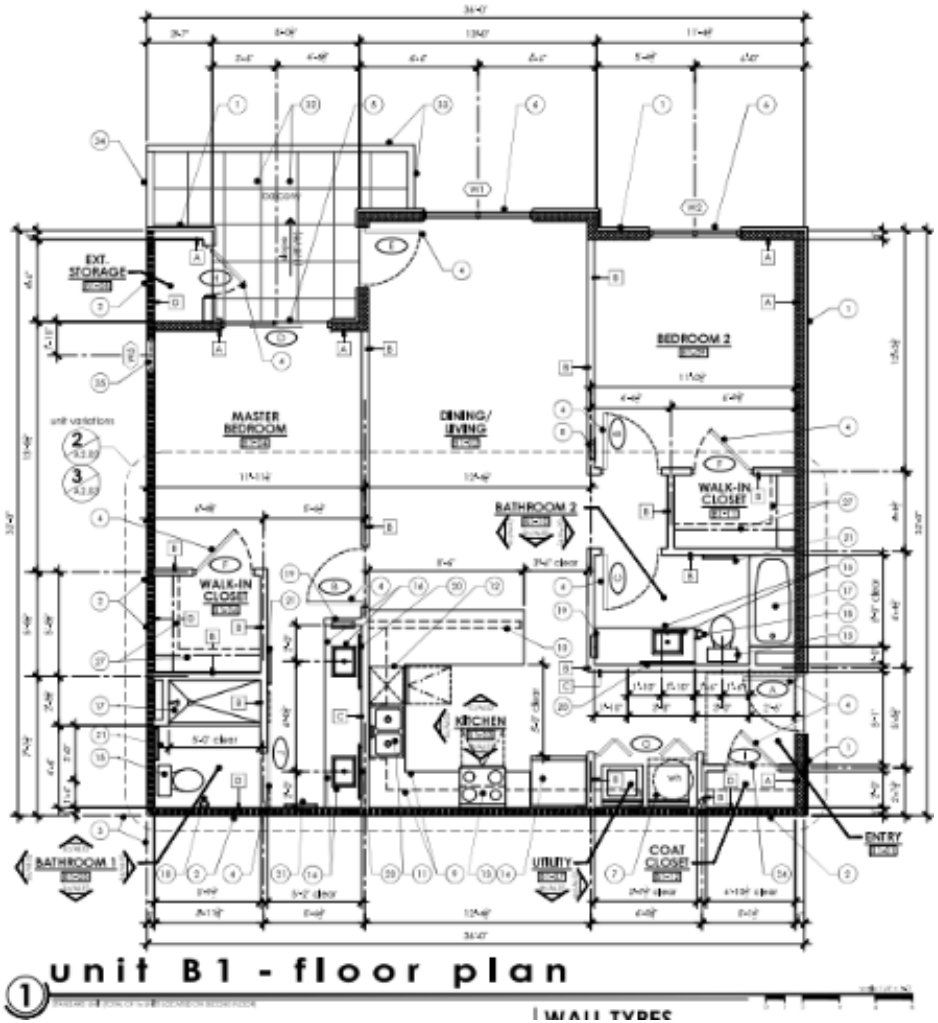
Unit A1 & B1 Floor Plan





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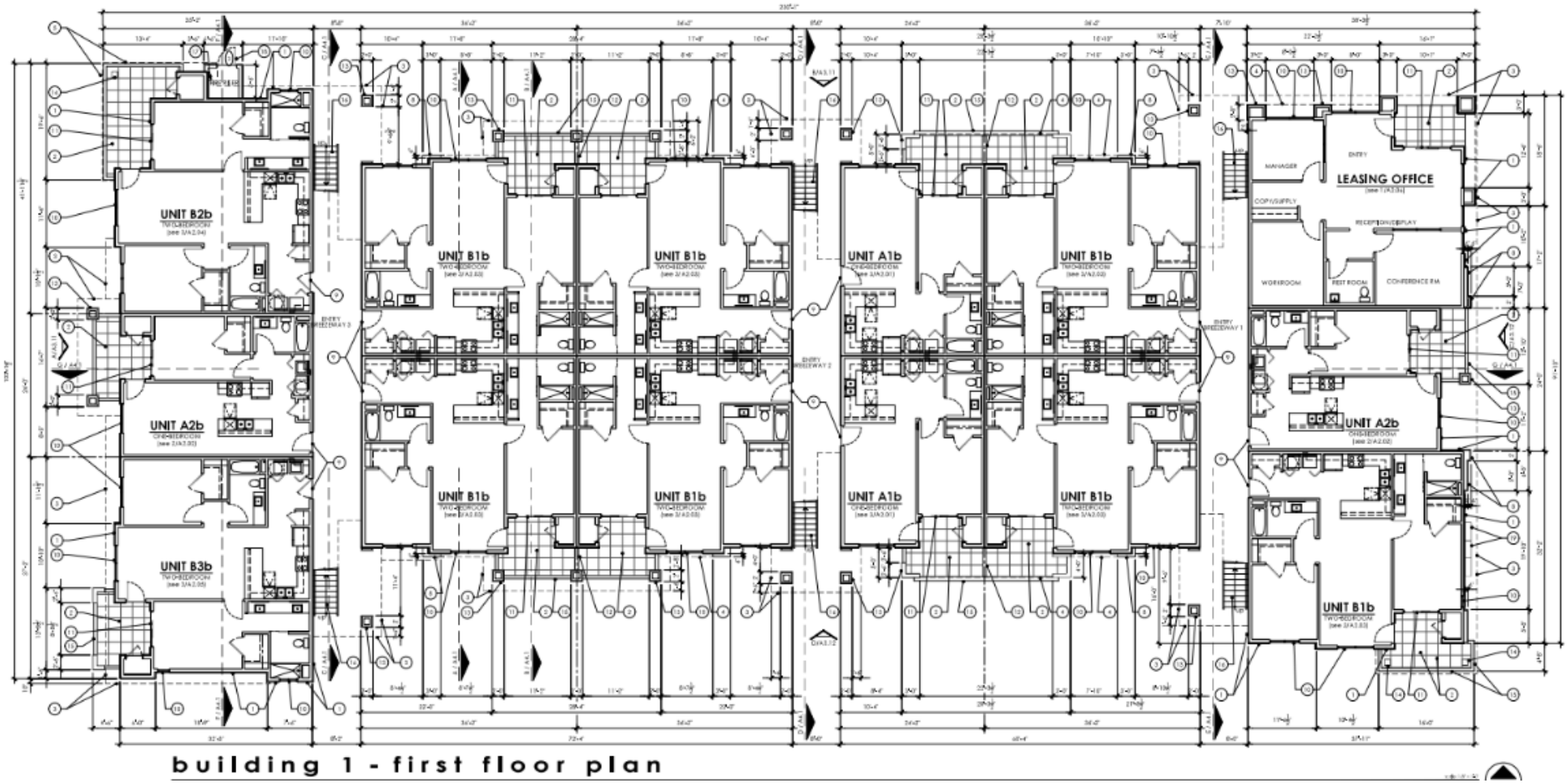
Building 1 First Floor Plan



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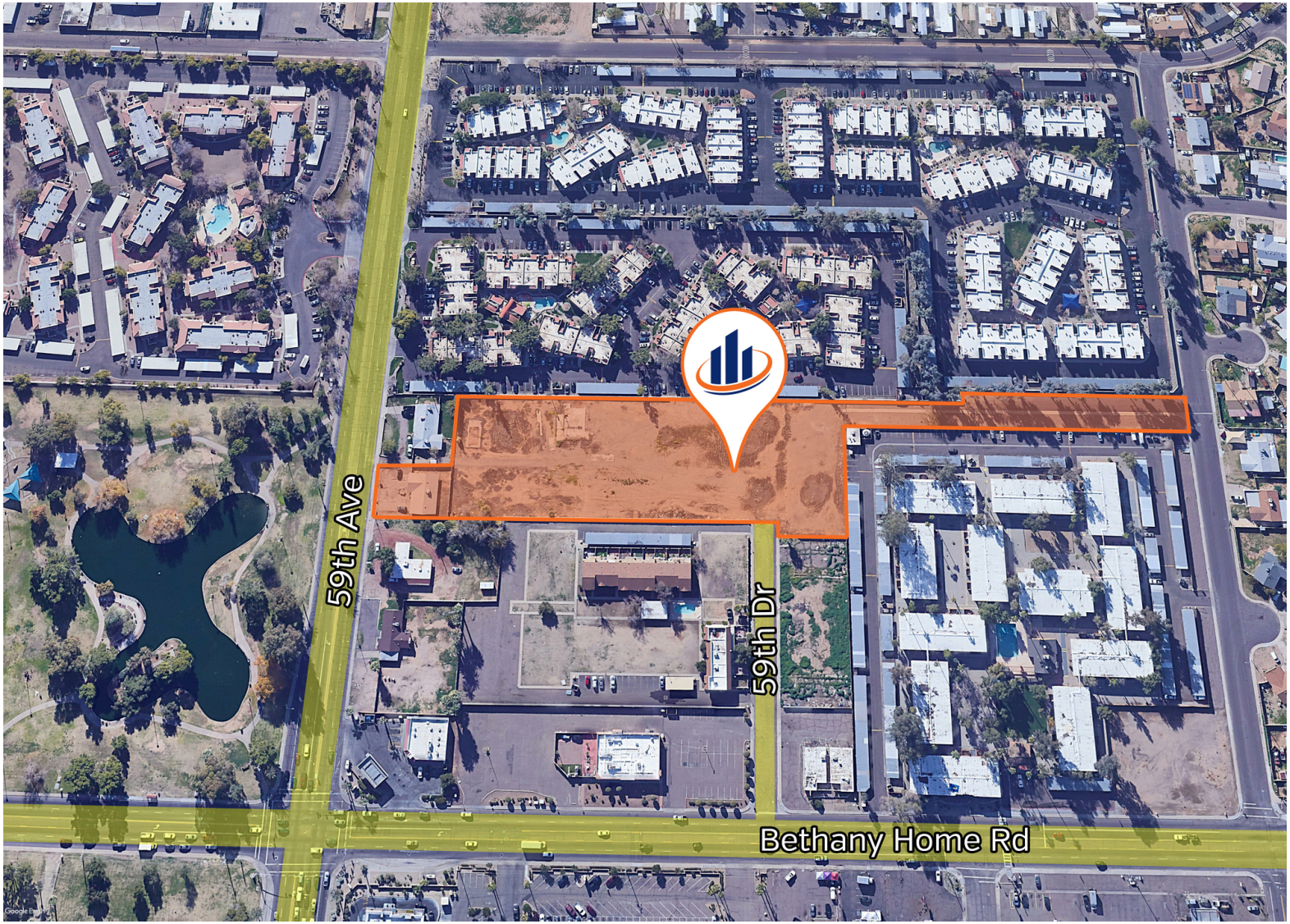
Site Plans



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Land Photos

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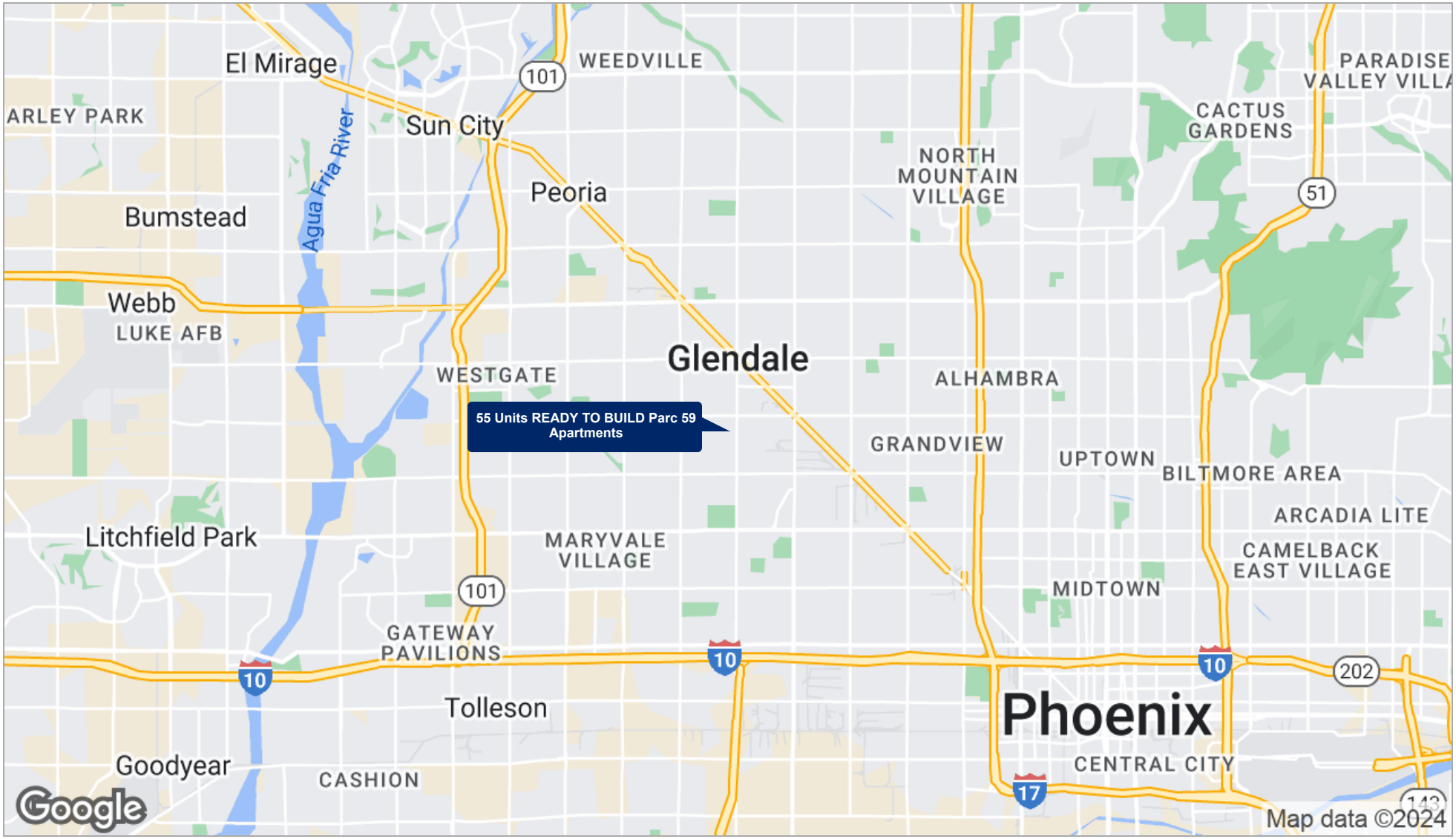
2 LOCATION INFORMATION

5810 N 59th Dr
Glendale, AZ 85301

Regional Map



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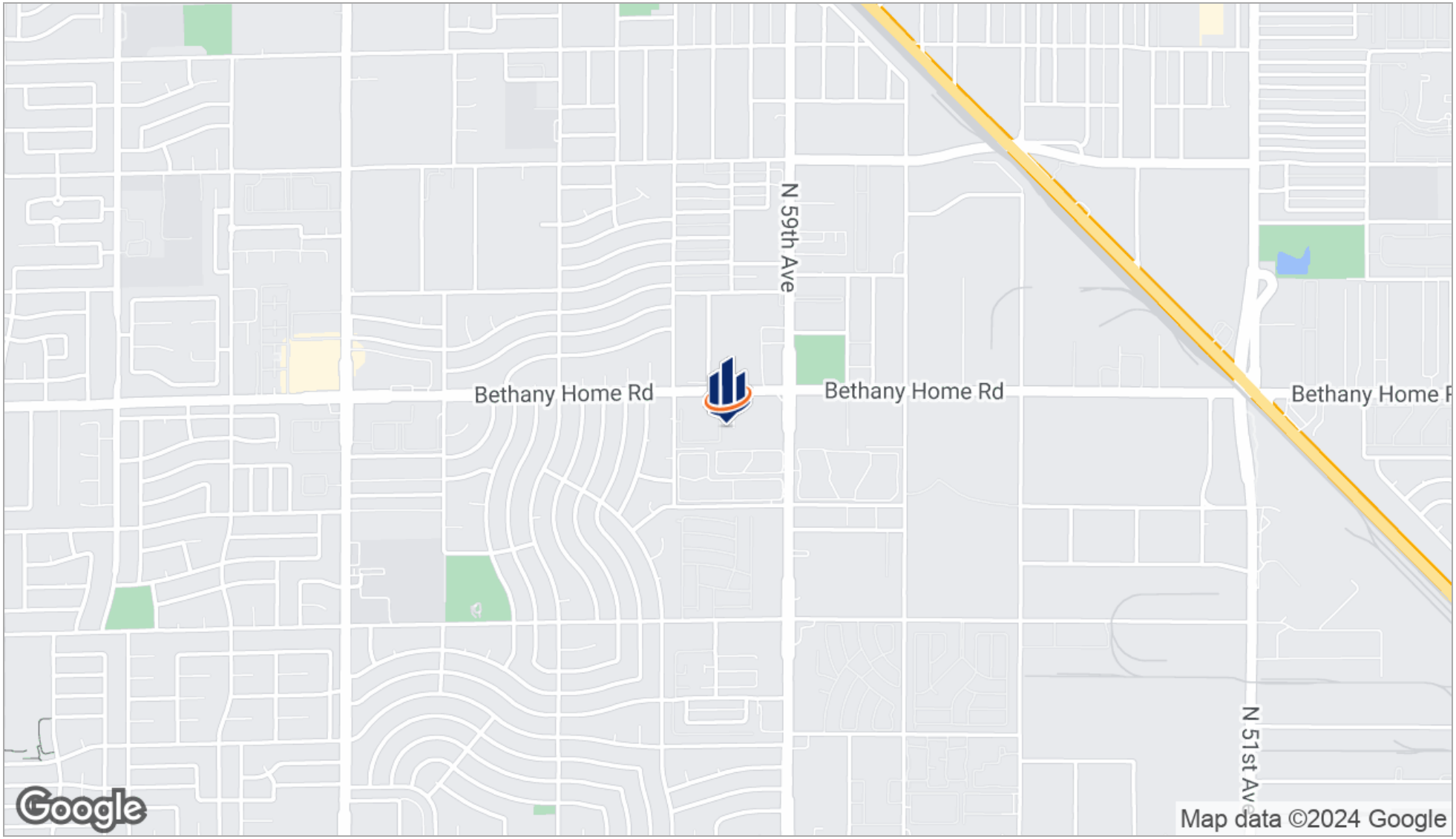
Location Map



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Aerial Photo

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CITY OF GLENDALE

Glendale, Arizona's sixth largest city, is best known for its unique mix of historic charm and lively entertainment. From its fine sports and entertainment districts to its premier shopping, Glendale is the ideal destination for sports fans, art and music enthusiasts, and outdoor adventurers. Glendale is conveniently located just fifteen minutes northwest of Phoenix and is a short drive from Phoenix Sky Harbor Airport.

251,305+
PEOPLE LIVE IN GLENDALE, AZ

91st
LARGEST CITY IN THE U.S.

6th
LARGEST CITY IN PHOENIX-METRO

116K
EMPLOYEES IN GLENDALE, AZ

Glendale
ARIZONA

GLENDALE RANKINGS

2023 CIO AWARD WINNER

2022 APRA PARTNER AWARD

NO. 1 MOST DIVERSE SUBURBS IN ARIZONA
- NICHE

TOP 10 BEST SPORTS CITIES IN THE COUNTRY
- WALLETHUB

NO. 1 EMERGING TRAVEL DESTINATION
- TRIVAGO

BEST MIDSIZE CITIES IN THE COUNTRY
- WALLETHUB

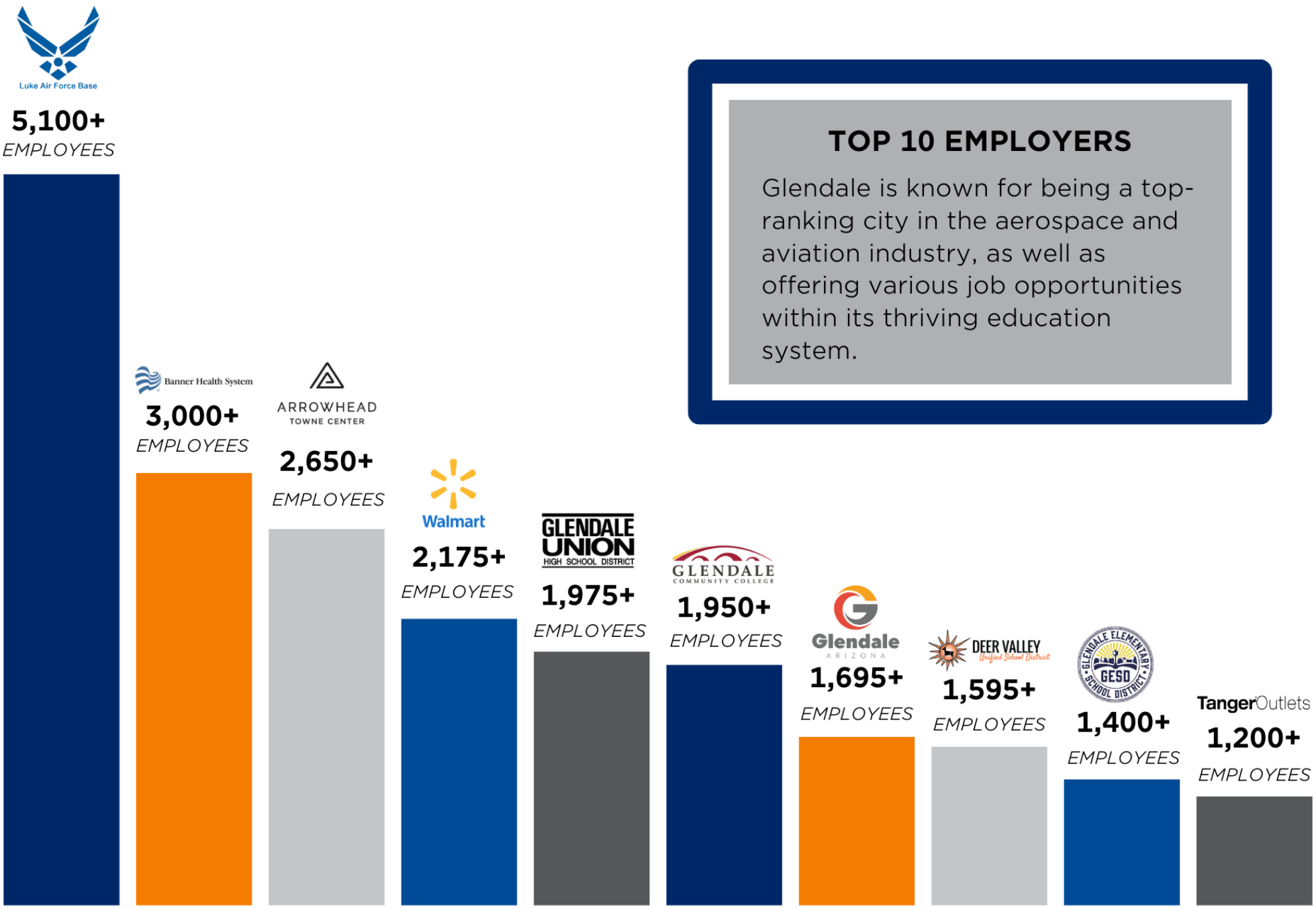
TOP 5 BEST-IN-STATE GOVERNMENT EMPLOYERS
- FORBES

Source: https://www.census.gov/quickfacts/fact/table/glendalecityarizona/PST045222, https://wallethub.com/edu/best-sports-cities/15179, https://www.glendaleaz.com/news/what_s_new/glendale_named_2023_c_i_o_award_winner,

CITY OF GLENDALE MAJOR EMPLOYERS

TOP 10 EMPLOYERS

Glendale is known for being a top-ranking city in the aerospace and aviation industry, as well as offering various job opportunities within its thriving education system.



Source: https://www.azcentral.com/picture-gallery/news/local/glendale/2019/07/10/top-10-largest-employers-glendale/3272263002/

CITY OF GLENDALE EMPLOYMENT & EDUCATION

The City of Glendale prides itself on having an abundant, affordable, and high-quality workforce. From 2010 to 2022 the labor force in Glendale has increased by 10.7% and currently has 126,539 workers. The city has a strong presence in numerous industries, including health care, business services, technology & innovation, manufacturing, and entertainment. With its growing economy and diverse job market, Glendale presents promising prospects for individuals seeking employment in these sectors.

126,539

LABOR FORCE

120,263

EMPLOYMENT

5.0%

UNEMPLOYMENT

MARICOPA COMMUNITY COLLEGES

GLENDALE COMMUNITY COLLEGE

GLENDALE COMMUNITY COLLEGE

19,000+ STUDENTS ENROLLED

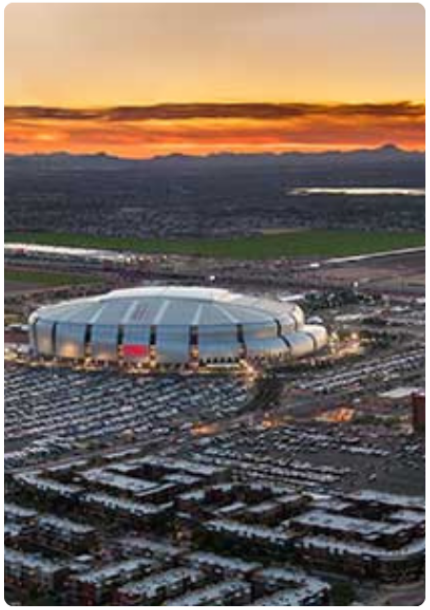
100+ DEGREE & CERTIFICATE PROGRAMS

Source: https://www.azcommerce.com/a/profiles/ViewProfile/64/Glendale/#:~:text=Glendale's%20diverse%20economic%20base%20includes,and%20Humana%20call%20Glendale%20home, https://www.glendaleaz.com/work/business_resources/economic_development/targeted_industries/targeted_industries_descriptions

CITY OF GLENDALE ATTRACTIONS

OUTDOORS

This city offers 40 miles of hiking trails, and is the perfect destination for outdoor enthusiasts. Visit the "crown jewel" of Glendale Parks, Sahuaro Ranch Park, for a recreational and historical experience, or visit Thunderbird Paseo Park to bike and horseback ride. For family fun, head down to the Wildlife World Zoo, Aquarium, and Safari Park in nearby Litchfield Park.

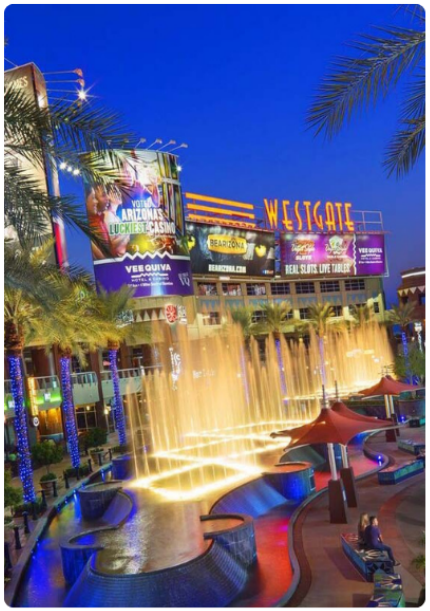


SPORTS

Glendale is a premier destination for sports fans, and is home to many complexes and arenas. MLB Spring Training is hosted at Camelback Ranch and Peoria Sports Complex. Catch an Arizona Cardinals football game at State Farm Stadium, one of the world's most uniquely-engineered stadiums with a roll-out field and retractable roof.

ART & CULTURE

Glendale is home to various museums and art galleries that allow residents and visitors to explore its unique culture. Visit its Botanical Gardens for natural beauty, or the Buckeye Main Street Coalition to dive into Glendale's history. For music fanatics, visit the West Valley Symphony for live performances, or the Musical Instrument Museum which houses over 6,800 instruments for display.



ENTERTAINMENT

For unique, large-scale shopping, take a trip to the Westgate Entertainment District where you will find over 20 restaurants, live music events, an AMC Theater, and countless stores. Westgate also encompasses Desert Diamond Arena, the perfect spot to catch a concert. Other shopping and entertainment destinations include Park West, Tanger Outlets, and Arrowhead Towne Center.

Source: https://visitglendale.com/things-to-do/parks-recreation/, https://www.afar.com/places/musical-instrument-museum-phoenix, https://www.statefarmstadium.com/stadium-info, https://yamproperties.com/commercial-real-estate-properties/glendale/westgate-entertainment-district/, https://www.azcentral.com/story/travel/arizona/2022/02/03/sahuaro-ranch-park-glendale-az-things-to-do/9243051002/

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3 FINANCIAL ANALYSIS

5810 N 59th Dr
Glendale, AZ 85301

Financial Overview

Parc 59 Apartments Proposed Development Financials

Land Cost	$	1,595,000	($29k/unit for land)
Construction Costs*	$	10,319,147	($186/SF or $188k/unit)
Soft Costs	$	346,133	Permit Fees (ready to pull)
Contingency Allowance	$	515,957	5% of constructions costs
Storage Construction	$	100,000	4,000 SF of self storage @$25/SF Labor (materials in construction costs)
Total Mfam Project Cost	$	12,876,237	($228/SF or $229k/unit)
less Development Fee			Placeholder if Developer takes a fee
less financing costs	$	556,500	Ramp up 15 months @ 8.5% (includes loan fees and credit fees)
Total Development Cost	$	13,432,737	
Mfam Rental Income	$	1,137,420	see chart below for detail
less Vacancy	$	(56,871)	5% allowance
RUBS	$	33,000	$50/mo/unit
Pet Rent	$	16,500	$25/mo/unit
Technology Package	$	99,000	$150/mo/unit
Storage Rental Income	$	48,000	$12/SF/yr
less Operating Expenses	$	(328,661)	$5,976/unit/yr
NOI Stabilized	$	948,388	
Expected Cap Rate		7.1%	Build & hold return
If project is sold upon stabilization:			
Projected Exit Cap Rate		5.50%	
Projected Exit Price/Unit	$	297,649	Mfam Value/unit built
Projected Mfam Value	$	16,370,691	
Projected SS Value	$	872,727	Self Storage Value
Projected Total Exit Price	$	17,243,418	$312/SF or $313/unit
less closing costs/fees	$	517,303	3% allowance
Projected Project Profit	$	3,293,378	
Total Equity Raise	$	5,082,737	
Construction Loan	$	9,050,000	67% Loan to Development Cost
ROI w/ financing leverage		30%	Avg annualized return for 2 year project until sold

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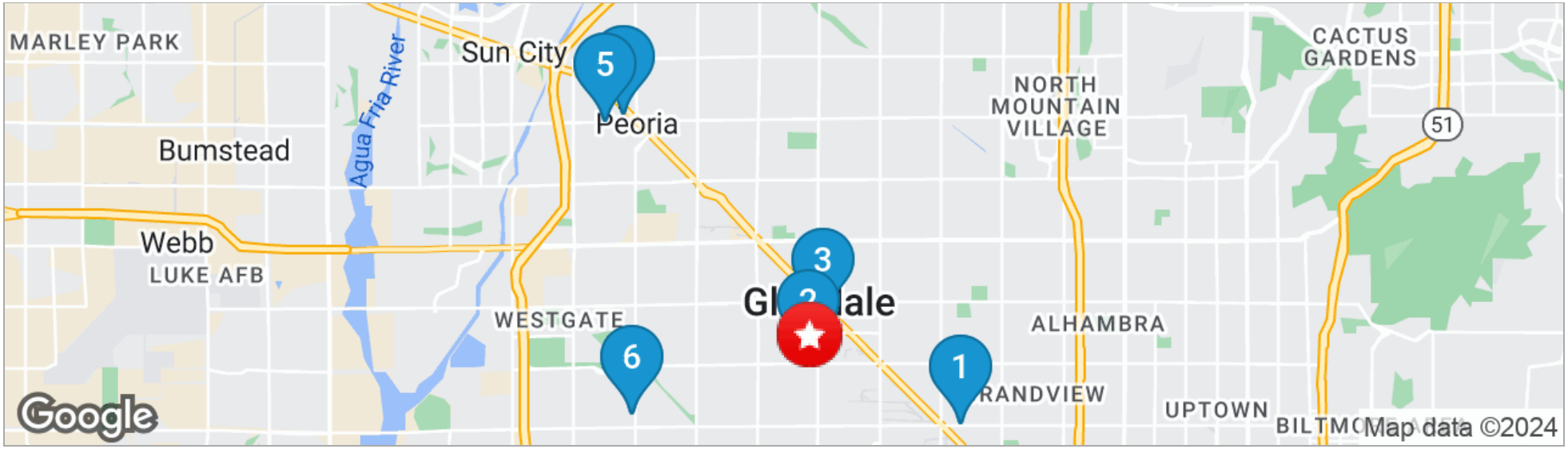
4 SALE COMPARABLES

5810 N 59th Dr
Glendale, AZ 85301

Land Sale Comps Map



SUBJECT PROPERTY
5810 N 59th Dr, Glendale, AZ 85301

1 **CAMELBACK APARTMENTS**
4015 & 4037 W Camelback Rd
Phoenix, AZ 85019

2 **6077 N 60TH AVE**
Glendale, AZ
85301

3 **CENTERLINE ON GLENDALE**
Centerline on Glendale
Glendale, AZ 85301

4 **GRAND COMMONS**
8455 NW Grand Ave
Peoria, AZ 85345

5 **STREAMLINER 87TH AND PEORIA**
Peoria, AZ
85345

6 **5136 N 83RD AVE**
Glendale, AZ
85303

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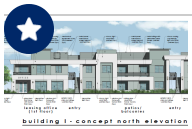
Land Sale Comps

	SUBJECT PROPERTY	PRICE	LOT SIZE	PRICE/SF	PRICE/AC	
	**55 Units READY TO BUILD Parc 59 Apartments** 5810 N 59th Dr Glendale, AZ 85301	$1,595,000	3.51 Acres	$10.43	$454,416	
	SALE COMPS	**PRICE**	**LOT SIZE**	**PRICE/SF**	**PRICE/AC**	**CLOSE**
1	**Camelback Apartments** 4015 & 4037 W Camelback Rd Phoenix, AZ 85019	$2,600,000	4.69 Acres	$12.73	$554,371	03/28/2023
2	**6077 N 60th Ave** Glendale, AZ 85301	$1,175,000	2.1 Acres	$12.84	$559,523	04/20/2023
3	**Centerline on Glendale** Centerline on Glendale Glendale, AZ 85301	$5,244,032	12.9 Acres	$9.33	$406,514	03/21/2023
4	**Grand Commons** 8455 NW Grand Ave Peoria, AZ 85345	$3,900,000	7.48 Acres	$11.97	$521,390	04/25/2023
5	**Streamliner 87th and Peoria** Peoria, AZ 85345	$2,360,000	5.69 Acres	$9.52	$414,762	05/25/2023
6	**5136 N 83rd Ave** Glendale, AZ 85303	$1,628,000	4.58 Acres	$8.16	$355,458	01/13/2023
		PRICE	**LOT SIZE**	**PRICE/SF**	**PRICE/AC**	**CLOSE**
	Totals/Averages	**$2,817,839**	**6.24 Acres**	**$10.37**	**$451,576**	

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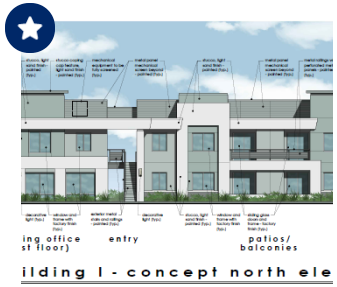
Apartment Sale Comps



SUBJECT PROPERTY

5810 N 59th Dr, Glendale, AZ 85301

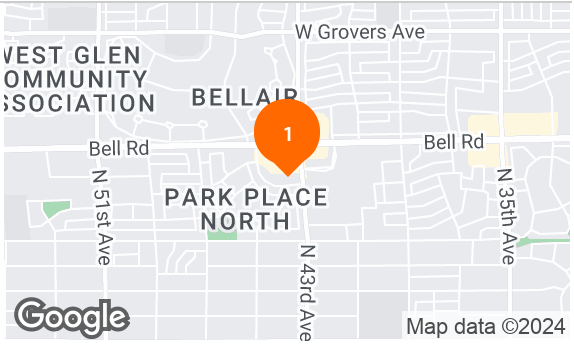
Sale Price:	$1,595,000	**Lot Size:**	3.51 Acres	**Price PSF:**	$10.43
Price / AC:	$454,416				

1

PORTOLA ON BELL

16630 N 43rd Ave | Glendale, AZ 85306

Sale Price:	$58,100,000	**Year Built:**	1998	**Building SF:**	196,000 SF
Price PSF:	$296.43	**No. Units:**	180	**Price / Unit:**	$322,777
Closed:	03/07/2022				



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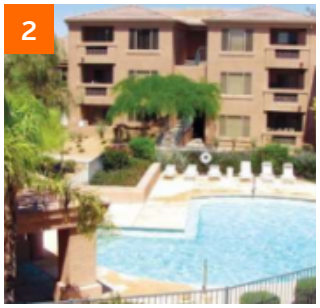

INDIGO CREEK

14221 N 51st Ave | Glendale, AZ 85306

Sale Price:	$143,500,024	**Year Built:**	1998	**Building SF:**	391,677 SF
Price PSF:	$366.37	**No. Units:**	408	**Price / Unit:**	$351,715
Closed:	05/19/2022				

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Apartment Sale Comps

3

FRINGE ON 61ST

8050 N 61st Ave | Glendale, AZ 85302

Sale Price:	$20,350,000	**Year Built:**	2009	**Building SF:**	92,866 SF
Price PSF:	$219.13	**No. Units:**	69	**Price / Unit:**	$294,927
Closed:	04/13/2022				

Class B Apartments Building 69 Units of 92,866 SF Sold on 4/13/2022 for $20,350,000 - Research Complete

4

PARC ROUNDTREE RANCH

9201 N 83rd Ave | Peoria, AZ 85345

Sale Price:	$88,800,000	**Year Built:**	2020	**Building SF:**	275,000 SF
Price PSF:	$322.91	**No. Units:**	275	**Price / Unit:**	$322,909
Closed:	07/19/2021	**Occupancy:**	-1%		

Class A Apartments Building 275 Units of 275,000 SF Sold on 7/19/2021 for $88,800,000 -

5

ZONE WESTGATE

6610 N 93rd Ave | Glendale, AZ 85305

Sale Price:	$77,000,000	**Year Built:**	2007	**Building SF:**	251,426 SF
Price PSF:	$306.25	**No. Units:**	251	**Price / Unit:**	$306,772
Closed:	01/18/2022				

Class C Apartments Building 251 Units of 251,426 SF Sold on 1/18/2022 for $77,000,000 - Research Complete

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Apartment Sale Comps

ESTRELLA GATEWAY

1700 N 103rd Ave | Avondlae, AZ 85392

Sale Price:	$84,200,000	**Year Built:**	2004	**Building SF:**	205,000 SF
Price PSF:	$410.73	**No. Units:**	240	**Price / Unit:**	$350,833
Closed:	02/07/2022				

Class A Apartments Building 240 Units of 205,000 SF Sold on 2/7/2022 for $84,200,000 - Research Complete

ASPIRE THUNDERBIRD

5150 W Eugie | Glendale, AZ 85304

Sale Price:	$45,000,000	**Year Built:**	1984	**Building SF:**	112,766 SF
Price PSF:	$399.06	**No. Units:**	152	**Price / Unit:**	$296,052
Closed:	05/12/2022	**NOI:**	-$1		

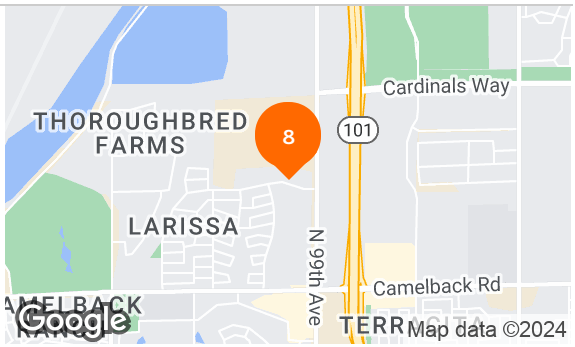
Class B Apartments Building 152 Units of 112,766 SF Sold on 5/12/2022 for $45,000,000 - Research Complete

THE LOTUS

10000 W Missouri Ave | Glendale, AZ 85307

Sale Price:	$93,500,000	**Year Built:**	2021	**Building SF:**	295,000 SF
Price PSF:	$316.95	**No. Units:**	286	**Price / Unit:**	$326,923
Closed:	08/22/2022				

Class A Apartments Building 286 Units of 295,000 SF Sold on 8/22/2022 for $93,500,000 - Research Complete



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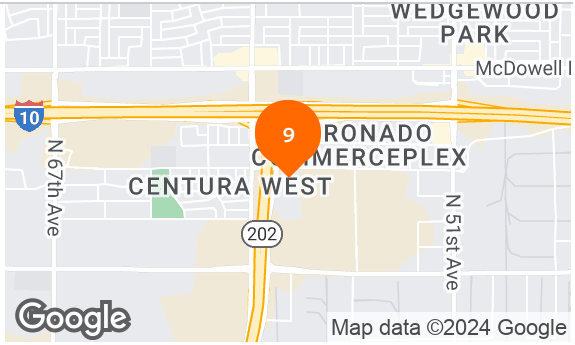
Apartment Sale Comps

RISE ENCORE

5775 W Roosevelt St | Phoenix, AZ 85043

Sale Price:	$125,000,000	**Year Built:**	1986	**Building SF:**	327,308 SF
Price PSF:	$381.90	**No. Units:**	376	**Price / Unit:**	$332,446
Closed:	07/20/2022				

Class C Apartments Building 376 Units of 327,308 SF Sold on 7/20/2022 for $125,000,000 - Research Complete



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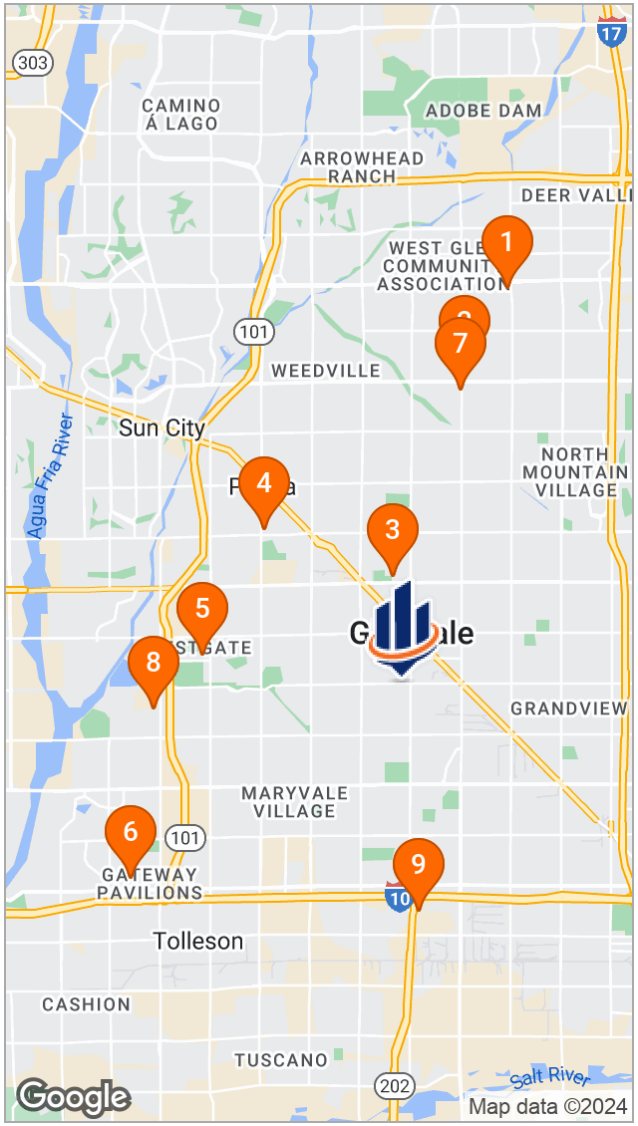
Apartment Sale Comps Summary

	NAME/ADDRESS	PRICE	BLDG SIZE	NO. UNITS	PRICE/UNIT
★	**55 Units READY TO BUILD Parc 59 Apartments** 5810 N 59th Dr Glendale, AZ	$1,595,000	-	-	-
1	**Portola on Bell** 16630 N 43rd Ave Glendale, AZ	$58,100,000	196,000 SF	180	$322,778
2	**Indigo Creek** 14221 N 51st Ave Glendale, AZ	$143,500,024	391,677 SF	408	$351,716
3	**Fringe on 61st** 8050 N 61st Ave Glendale, AZ	$20,350,000	92,866 SF	69	$294,928
4	**Parc Roundtree Ranch** 9201 N 83rd Ave Peoria, AZ	$88,800,000	275,000 SF	275	$322,909
5	**Zone Westgate** 6610 N 93rd Ave Glendale, AZ	$77,000,000	251,426 SF	251	$306,773
6	**Estrella Gateway** 1700 N 103rd Ave Avondlae, AZ	$84,200,000	205,000 SF	240	$350,833
7	**Aspire Thunderbird** 5150 W Eugie Glendale, AZ	$45,000,000	112,766 SF	152	$296,053
8	**The Lotus** 10000 W Missouri Ave Glendale, AZ	$93,500,000	295,000 SF	286	$326,923
9	**Rise Encore** 5775 W Roosevelt St Phoenix, AZ	$125,000,000	327,308 SF	376	$332,447
	AVERAGES	**$81,716,669**	**238,560 SF**	**248**	**$322,818**



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SVN
DESERT COMMERCIAL ADVISORS

5 RENT COMPARABLES

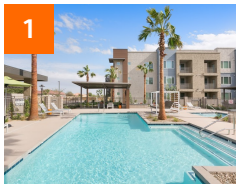
5810 N 59th Dr
Glendale, AZ 85301

Rent Comps

SUBJECT PROPERTY

5810 N 59th Dr
Glendale, AZ 85301

Lease Rate: Negotiable
Lease Type:
Lot Size: 3.51 Acres



1 PARC ROUNDTREE RANCH

9201 N 83rd Ave
Peoria , AZ 85345

Year Built: 2020
No. Units: 275
Avg. Size: 996 SF
Avg. Rent: $1,928
Avg. Rent/SF: $1.94

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 BR	16	29.1	885	$1,816	$2.05
2 Bedroom 2 Bath	39	70.9	1,042	$1,975	$1.90
TOTAL/AVG	**55**	**100%**	**996**	**$1,928**	**$1.94**

2 59 EVERGREEN

8450 N 59th Ave
Glendale, AZ 85302

Year Built: 2022
No. Units: 96
Avg. Size: 863 SF
Avg. Rent: $1,668
Avg. Rent/SF: $1.93

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1BR	16	29.1	697	$1,500	$2.15
2BR	39	70.9	932	$1,737	$1.86
TOTAL/AVG	**55**	**100%**	**863**	**$1,668**	**$1.93**

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Rent Comps

3 NACONA APARTMENTS

8772 N 67th Ave
Glendale, AZ 85345

Year Built: 2023
Avg. Size: 972 SF
Avg. Rent/SF: $1.82
No. Units: 264
Avg. Rent: $1,770

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1BR	16	29.1	910	$1,606	$1.76
2BR	39	70.9	998	$1,838	$1.84
TOTAL/AVG	**55**	**100%**	**972**	**$1,770**	**$1.82**

4 COPPER FALLS

5151 N 95th Ave
Glendale, AZ 85305

Year Built: 2020
Avg. Size: 966 SF
Avg. Rent/SF: $1.72
No. Units: 240
Avg. Rent: $1,666

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1BR	16	29.1	783	$1,525	$1.95
2BR	39	70.9	1,042	$1,725	$1.66
TOTAL/AVG	**55**	**100%**	**966**	**$1,666**	**$1.72**

5 ASCEND ON GLENDALE

7601 W Glendale Ave
Glendale, AZ 85303

Year Built: 2023
Avg. Size: 1,054 SF
Avg. Rent/SF: $1.73
No. Units: 216
Avg. Rent: $1,826

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1BR	16	29.1	762	$1,538	$2.02
2BR	39	70.9	1,174	$1,945	$1.66
TOTAL/AVG	**55**	**100%**	**1,054**	**$1,826**	**$1.73**

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Rent Comps

FLATS 602

6025 W Thomas Rd
Phoenix, AZ 85033

Year Built: 2022
No. Units: 180
Avg. Size: 1,056 SF
Avg. Rent: $1,953
Avg. Rent/SF: $1.85

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1BR	16	29.1	670	$1,546	$2.31
2BR	39	70.9	1,215	$2,120	$1.74
TOTAL/AVG	**55**	**100%**	**1,056**	**$1,953**	**$1.85**

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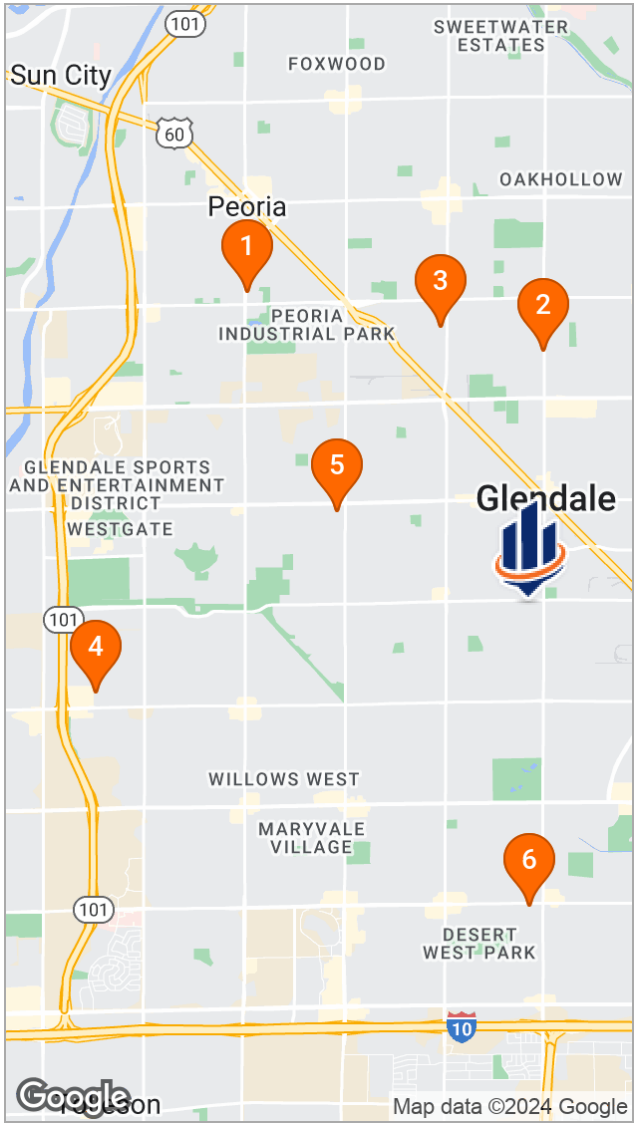
Rent Comps Map & Summary

	NAME/ADDRESS	NO. UNITS	AVG RENT/SF	AVG RENT
★	**55 Units READY TO BUILD Parc 59 Apartments** 5810 N 59th Dr Glendale, AZ	-	-	-
1	**Parc Roundtree Ranch** 9201 N 83rd Ave Peoria , AZ	275	$1.94	$1,929
2	**59 Evergreen** 8450 N 59th Ave Glendale, AZ	96	$1.93	$1,668
3	**Nacona Apartments** 8772 N 67th Ave Glendale, AZ	264	$1.82	$1,771
4	**Copper Falls** 5151 N 95th Ave Glendale, AZ	240	$1.72	$1,667
5	**Ascend on Glendale** 7601 W Glendale Ave Glendale, AZ	216	$1.73	$1,827
6	**Flats 602** 6025 W Thomas Rd Phoenix, AZ	180	$1.85	$1,953
	AVERAGES	**211**	**$1.83**	**$1,803**



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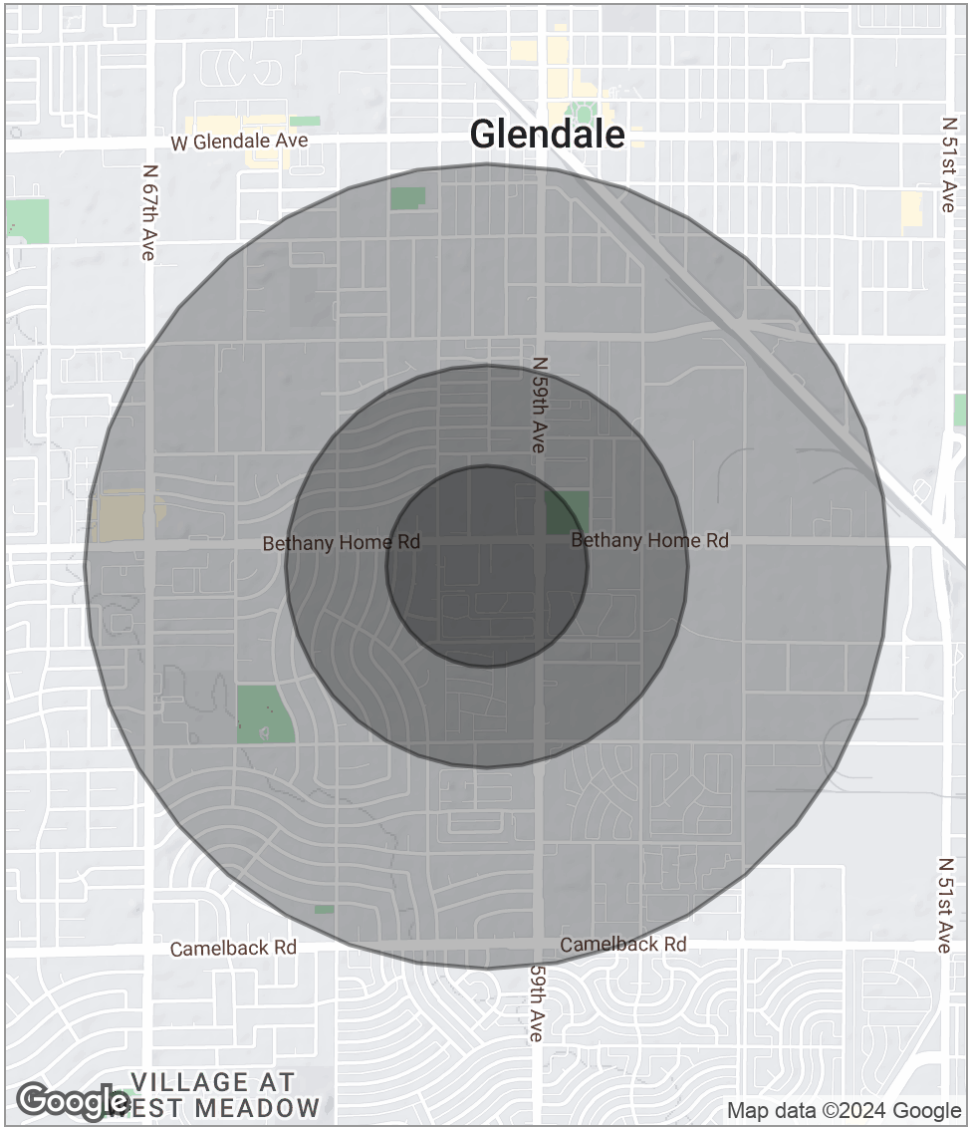
Demographics Map



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	1,995	6,570	27,925
Median age	29.0	26.9	26.7
Median age (Male)	26.2	24.3	25.0
Median age (Female)	31.6	29.9	28.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	715	2,015	8,530
# of persons per HH	2.8	3.3	3.3
Average HH income	$29,465	$35,296	$39,875
Average house value	$37,295	$68,498	$73,167

** Demographic data derived from 2020 ACS - US Census*

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MEET THE TEAM

Carrick Sears, CCIM, MBA

Senior Investment Advisor

Biography

Carrick Sears has been involved in the Phoenix real estate market since 2004. His extensive knowledge and experience in both real estate and finance provides clients the opportunity to strategize in a comprehensive way, ensuring they make the most educated and confident decisions in regards to their real estate purchases. Carrick grew up on a cattle ranch in a small town in northern California. Upon graduating from Saint Mary's College in the San Francisco Bay area, he launched his career in corporate finance. After working for Longs Drugs/CVS, DHL Worldwide Express, Hewlett-Packard, Gap and U-Haul in both corporate financial planning and real estate roles, he obtained his MBA from Thunderbird School of Global Management.

He chose to launch his post-MBA career with Keller Williams Commercial in 2009 followed by a couple of smaller local firms. In 2013 he was recruited by SVN to join their multi-family team as Senior Investment Advisor. While Carrick helps clients with various types of commercial sales and leases, he specializes in multi-family assets as well as hospitality.

In 2011, Carrick earned his CCIM designation (Certified Commercial Investment Member) further enhancing his skills with analyzing investment properties and consulting, using the full capabilities of the CCIM tools and skill sets. Carrick is active in local organizations such as ULI (Urban Land Institute), LAI (Lambda Alpha International), and CoreNet Global. He serves on the board of directors for SVP (Social Venture Partners) and previously served on the board of the National Teen Leadership Program and was active in Kiwanis and Rotary International. Carrick's personal and professional experience in both the multi-family and commercial worlds makes him an invaluable asset to our investor clients

carrick.sears@svn.com
480.425.5529

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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