

Property Details

CONTROL: Exclusive
VALUE: \$13,910,000
LOAN: \$6,400,000
EQUITY: \$7,510,000

TITLE: NEWLY BUILT MULTIFAMILY - 34 UNIT RENTAL PROJECT IN GLENDALE, AZ

TYPE: Multi-Family
Newly built prime multifamily project in Glendale, AZ, near Phoenix.

HAVE: Situated on 2.1 acres in the heart of the city, the property consists of 17 two-story duplex buildings totaling 34 rental apartment units. Flexible terms: sell, trade or exchange.

WEBSITE URL: www.TempoArizona.com

ADDRESS: 6077 N. 60th Avenue, Glendale, Arizona

BENEFITS TO NEW OWNER: Brand new apartment project, 17 duplexes, 34 total units, 3/2 and 2/2 in growing community of Glendale, AZ.

GROSS SCHEDULED INCOME: \$772,368 Projected
VACANCY LOSS: \$38,768
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$142,617
NOI: \$590,983
DEBT SERVICE: \$0
CASH FLOW: \$590,983
CAP RATE: 4.25%



BENEFITS SOUGHT: Sale or trade, gain liquidity, build other small multifamily projects in San Diego, Southern CA or Phoenix.

MOTIVATION: Project is being leased up, wants to build other small projects closer to San Diego, Southern CA, or Phoenix.

CAN ADD: Land - fully entitled, shovel-ready for 30 rental units in Apache Junction, AZ, development (www.CieloArizona.com). New development, construction, sales and marketing advisory services.

REMARKS: 17 two-story duplex buildings on a single APN, totaling 34 rental units. Product mix: 22 - 2BR/2BA, 12 - 3BR/2BA, 1 carport, 1 assigned parking per unit, sub-metered utilities. Completed in 2026. Flexible terms: sell, trade or exchange.

OWNER:

COUNSELOR: Robert W. Dudek, MSEL
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