Property Details

CONTROL:	Exclusive	VALUE:	$12,500,000
		LOAN:	$6,400,000
		EQUITY:	$6,100,000

TITLE:	NEW MULTIFAMILY - 34 UNIT RENTAL PROJECT IN GLENDALE, AZ
TYPE:	Multi-Family
HAVE:	MAJOR PRICE REDUCTION! Newly built, prime multifamily project in Glendale, AZ, near Phoenix. Situated on 2.1 acres, 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:	4.73%



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 develop other small projects closer to San Diego and Southern CA.
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 12750 High Bluff Dr. Ste. 300 San Diego, California, 92130	Phone: 6192801400 Cell: 619-203-2056 Fax: 1-888-994-2FAX Email: rdudek@tbsreg.com