# Property Details

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

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| 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. |

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| 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% |



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| 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:


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| COUNSELOR: | Robert W. Dudek, MSEL<br>12750 High Bluff Dr. Ste. 300<br>San Diego, California, 92130 | Phone: 6192801400<br>Cell: 619-203-2056<br>Fax: 1-888-994-2FAX<br>Email: rdudek@tbsreg.com |