

la vie

MODERN APARTMENTS & TOWNHOMES

3221 NORTH 36TH STREET | PHOENIX, AZ

Modern 28 Unit Townhome & Apartment Community
Located in High Demand Arcadia Lite

NEWMARK

lavie

MODERN APARTMENTS & TOWNHOMES

3221 NORTH 36TH STREET | PHOENIX, AZ

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Licensed as Newmark Multifamily in Arizona



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01

EXECUTIVE SUMMARY





La Vie Modern Townhomes consists of 5 newly constructed, three-bedroom / two-and-a-half bathroom luxury townhome-style units measuring 1,760 SF. These extremely spacious townhome units are some of the largest townhomes in the submarket and offer residents all the modern finishes and amenities. Those amenities include modern plank flooring, shaker cabinets, quartz countertops, subway backsplash, full size stainless steel appliances including dishwashers, in unit washer/dryers, modern lighting and fixtures, sliding glass doors, private back patios, and 2 car private carports for each unit.

La Vie Modern Apartments consists of 23 units that were fully renovated and upgraded in 2020 with over \$1M in quality capital improvements to the unit interiors and exterior, greatly enhancing the resident living experience. The unit interiors were fully upgraded with premium finishes. The existing 23 units at La Vie underwent a full renovation in 2020 and the entire properties plumbing, electrical, roof and HVAC's were replaced. Additional exterior improvements and amenities include all new dual pane windows, attractive two-tone exterior paint, new pedestrian gates, new modern decorative cement patio walls with decorative iron metal fencing between patios providing extremely large private patios for resident to enjoy. In the pool area ownership chipped out and completely resurfaced the pool plaster, added dual drains, pool tiles, new pool decking, and replaced the old pool fence with a modern iron mesh pool fence with ivy intertwined. Within the pool area ownership added resort style lounge chairs, tables, and pool umbrellas for residents to lounge poolside and enjoy the Arizona sun.

La Vie Modern Townhomes and Apartments are located in one of the hottest rental neighborhoods in Metro Phoenix, the desirable Citrus Acres neighborhood of Arcadia Lite. In recent years the immediate neighborhood has been rejuvenated and seen a complete transformation with many older homes and apartment communities being renovated and upgraded or have been razed and redeveloped into high end homes with values over \$1M and similar fully upgraded Apartment communities selling at \$300K+/unit. The demand is being stemmed from the continued strength of the Camelback Corridor which hosts a dynamic mix of class "A" quality office space coupled with high end retail and popular shops and trendy restaurants providing the Live, Work, Play environment right in the neighborhood. Neighborhood hotspots for the residents of La Vie include La Grande Orange, Postino's, The Vig Arcadia, The Porch, OHSO, Hillstone, Tarbell's, Zipp's, Buck & Rider, Chestnut, Flower Child and Pita Jungle. All a short walk or bike ride away. The transformation has led to increased demand and rents & values have risen significantly and continue to rise as the neighborhood continues to gentrify.





28 Units
\$7,895,000

LIST PRICE

\$281,964

PRICE PER UNIT

5 Townhomes Built in 2023
23 Apartments Fully Renovated in 2020

Investment Drivers



NEWLY BUILT
TOWNHOMES



FULLY RENOVATED
APARTMENTS WITH
MODERN INTERIORS



QUALITY
EXTERIOR CAPITAL
IMPROVEMENTS



TRANSFORMED
COURTYARD
& POOL OASIS



DESIRABLE ARCADIA
LITE LOCATION



ABUNDANT NEARBY
EMPLOYMENT &
ENTERTAINMENT

La Vie Modern Townhomes Built in 2023

La Vie Modern Townhomes consists of 5 newly constructed, three-bedroom / two-and-a-half bathroom luxury townhome-style units measuring 1,760 SF. These extremely spacious townhome units are some of the largest townhomes in the submarket and offer residents all the modern finishes and amenities. Those amenities include modern plank flooring, shaker cabinets, quartz countertops, subway backsplash, full size stainless steel appliances including dishwashers, in unit washer/dryers, modern lighting and fixtures, sliding glass doors, private back patios, and 2 car private carports for each unit.

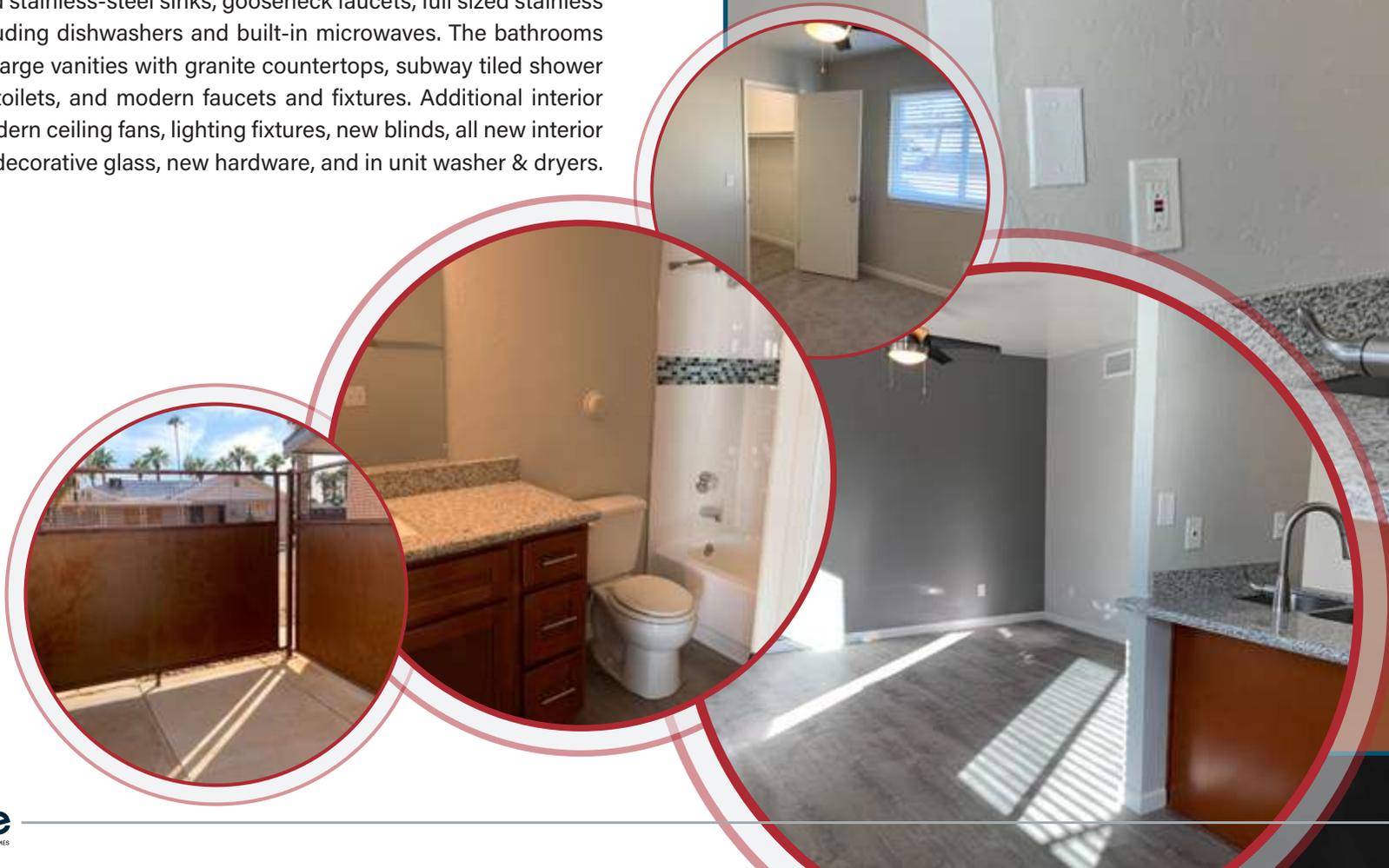




La Vie Modern Apartments Fully Renovated in 2020

MODERN INTERIOR UPGRADES

La Vie Modern Apartments consists of 23 units that were fully renovated and upgraded in 2020 with over \$1M in quality capital improvements to the unit interiors and exterior, greatly enhancing the resident living experience. The unit interiors were fully upgraded with premium finishes which include modern wood laminate floors, modern shaker cabinets, granite countertops, subway tiled backsplash, oversized stainless-steel sinks, gooseneck faucets, full sized stainless steel appliances including dishwashers and built-in microwaves. The bathrooms were upgraded with large vanities with granite countertops, subway tiled shower surrounds, low-flow toilets, and modern faucets and fixtures. Additional interior upgrades include modern ceiling fans, lighting fixtures, new blinds, all new interior and front doors with decorative glass, new hardware, and in unit washer & dryers.





Quality Exterior Capital Improvements

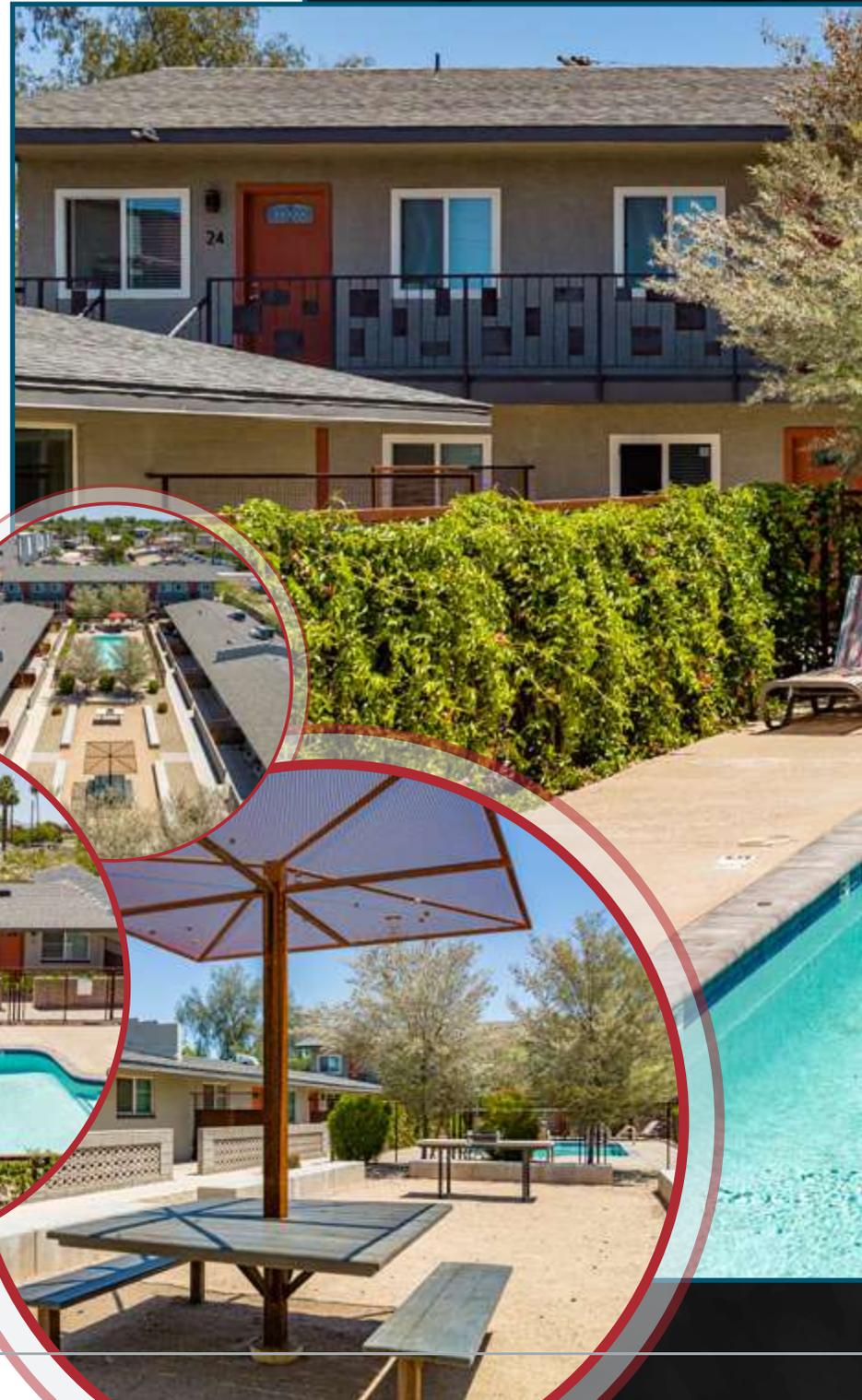
The existing 23 units at La Vie underwent a full renovation in 2020 and the entire properties plumbing, electrical, roof and HVAC's were replaced. All new ABS sewer lines were installed under slab with individual cleanouts, all new exterior electric meters and panels along with all new interior 125 amp panels were installed. Both buildings roofs were replaced with asphalt composite shingles and all 23 units HVAC and interior air handlers were replace in 2020. Additional exterior improvements and amenities include all new dual pane windows, attractive two-tone exterior paint, new pedestrian gates, new modern decorative cement patio walls with decorative iron medal fencing between patios providing extremely large private patios for resident to enjoy. Further improvements include a new monument sign that fronts 36th Street and lastly in 2023 a reseal and restripe of the parking lot.





La Vie Transformed Courtyard and Pool Oasis in 2020

In the pool area ownership chipped out and completely resurfaced the pool plaster, added dual drains, pool tiles, new pool decking, and replaced the old pool fence with a modern iron mesh pool fence with ivy intertwined. Within the pool area ownership added resort style lounge chairs, tables, and pool umbrellas for residents to lounge poolside and enjoy the Arizona sun. In the courtyard and throughout the community ownership installed low-maintenance desert landscaping with native desert rock, palo verde trees, native plants, lantana's, several cactus including the popular Mexican fence post cactus flower. Also within the courtyard ownership installed concrete benches, custom built polished wood picnic benches with custom built iron shade structures and a built in barbecue with concrete table top.







Located in the Trendy Citrus Acres Arcadia Lite Neighborhood

La Vie Modern Townhomes and Apartments are located in one of the hottest rental neighborhoods in Metro Phoenix, the desirable Citrus Acres neighborhood of Arcadia Lite. In recent years the immediate neighborhood has been rejuvenated and seen a complete transformation with many older homes and apartment communities being renovated and upgraded or have been razed and redeveloped into high end homes with values over \$1M and similar fully upgraded Apartment communities selling at \$300K+/unit. The demand is being stemmed from the continued strength of the Camelback Corridor which hosts a dynamic mix of class "A" quality office space coupled with high end retail and popular shops and trendy restaurants providing the Live, Work, Play environment right in the neighborhood. Neighborhood hotspots for the residents of La Vie include La Grande Orange, Postino's, The Vig Arcadia, The Porch, OHSO, Hillstone, Tarbell's, Zipp's, Buck & Rider, Chestnut, Flower Child and Pita Jungle. All a short walk or bike ride away. The transformation has led to increased demand and rents & values have risen significantly and continue to rise as the neighborhood continues to gentrify.





Camelback Corridor Employment & Entertainment Minutes Away

Long considered Phoenix's financial district, The Camelback Corridor is home to more than 26,000 employees and nearly 10M SF of office and retail. The residents of La Vie enjoy the proximity to some of the most popular and trendy restaurants and coffee shops, world class shopping and class A office space in the entire valley. The Biltmore Fashion Park, located along the northeast corner of 24th Street and Camelback Road, contains 535,430 square feet of open-air shop space and many of renowned Fox Restaurants including True Food Kitchen, Zinburger, and Blanco Tacos + Tequila. Retailers within the Fashion Park include Saks Fifth Avenue, Macy's, Ralph Lauren, Apple, J.Crew, Brooks Brothers, and Pottery Barn. Other neighborhood hotspots include the Town & Country with Whole Foods, Snooze, Hopdoddy, The Macintosh, and Pizzeria Bianco. Other surrounding attractions in the immediate area include the Arizona Biltmore Resort and Golf Club, The Wrigley Mansion, Royal Palms, and the Phoenician Resort and Spa.





Interior Upgrades - Apartments (2020)

KITCHEN

- Modern White Shaker Cabinets
- Quartz Countertops
- Modern Decorative Tile Backsplash
- Stainless Steel Under mount Sink
- Retractable Accordion Faucet
- Stainless Steel Appliances including Built-in Microwaves and Dishwashers
- Smooth Top Ceramic Cooking Range
- Modern Lighting Fixtures
- Waterproof Plank Wood Flooring

BATHROOM

- 12" x 24" Tile Shower Surround
- Modern Vanity Cabinets with Quartz Countertops
- Modern Faucets and Fixtures
- Modern Lighting Fixtures
- Low Flow Toilets
- Waterproof Plank Wood Flooring

BEDROOM & LIVING ROOM

- Waterproof Plank Wood Flooring
- New 4" Baseboards
- New Faux Wood Blinds
- Remote Control Modern Dual Draft Ceiling Fans
- Modern Square Panel Interior Doors
- Washer & Dryer In Unit





Exterior Upgrades - Apartments (2020)

UNITS

- Front Patios - New Modern Decorative Block Walls
- Front Patios - New Concrete and Paver Private Walkways
- Front Patios - Modern Exterior Lighting
- New Modern Hardware on Doors & Locks & Unit Numbers

COMMUNITY

- New Smooth Stucco with Modern Paint on Body, Trim, Doors
- New Modern Exterior Lighting
- New Modern Iron Entry Gates
- New Sidewalk Through Courtyard
- New Epoxy Walkways on Stairs & Upstairs Balconies
- Several Artificial Grass Areas in Courtyard
- New Paver Sidewalks and Steps in Courtyard
- New Landscaping with Desert Rock, Palm Trees, Palo Verde Trees, Native Plants, Lantana & Cactus
- New Custom Built-in Concrete Table with Stainless Steel BBQ and Built-in Concrete Stools
- Attractive Pool with Large Newly Coated Sun Deck
- New Resort Style Lounge Chairs and Pool Umbrellas





02

PROPERTY OVERVIEW





NORTHEAST AERIAL

ARCADIA

CAMELBACK MOUNTAIN

SCOTTSDALE

OSBORN ROAD

36TH STREET

NEW LUXURY
TOWNHOME
DEVELOPMENT

NORTHWEST AERIAL

CAMELBACK CORRIDOR

BILTMORE FASHION PARK

ARIZONA BILTMORE
WALDORF ASTORIA RESORT

MONTE VISTA ELEMENTARY SCHOOL

OSBORN ROAD

36TH STREET

NEW LUXURY
TOWNHOME
DEVELOPMENT

WEST AERIAL

DOWNTOWN PHOENIX

MIDTOWN PHOENIX

MONTE VISTA ELEMENTARY SCHOOL

OSBORN ROAD

36TH STREET

NEW LUXURY
TOWNHOME
DEVELOPMENT

SOUTHEAST AERIAL

PAPAGO MOUNTAIN

DOWNTOWN TEMPE

ARIZONA STATE UNIVERSITY

THOMAS ROAD

NEW LUXURY
TOWNHOME
DEVELOPMENT

36TH STREET



Property Details

LA VIE APARTMENTS & TOWNHOMES

ADDRESS:	3221 N. 36th St. Phoenix, AZ 85018
COUNTY:	Maricopa
YEAR BUILT:	2023 (Townhomes) 1967/2020 (Apartments)
NUMBER OF UNITS:	28
NUMBER OF BUILDINGS:	3
RENTABLE AREA:	23,325 SF
AVERAGE UNIT SIZE:	833 SF
LAND AREA:	1.38 Acres

UNIT DESCRIPTION	NO. OF UNITS	UNIT SQ. FT.	PROFORMA MARKET RENT/MONTH	PROFORMA MARKET RENT/SF
One Bedroom				
1 BDRM / 1 BATH	5	550	\$1,095	\$1.99
1 BDRM / 1 BATH	5	550	\$1,200	\$2.18
1 BDRM / 1 BATH	5	625	\$1,250	\$2.00
1 BDRM / 1 BATH	4	625	\$1,295	\$2.07
Two Bedroom				
2 BDRM / 1 BATH	4	850	\$1,595	\$1.88
Three Bedroom (Townhomes)				
3 BDRM / 2.5 BATH	5	1,760	\$2,595	\$1.47
TOTAL / AVG.	28	833	\$1,509	\$1.81

Owner and broker make no representation as to the actual square footage of any units. Prospective purchasers are encouraged to independently confirm the measurement of all units.



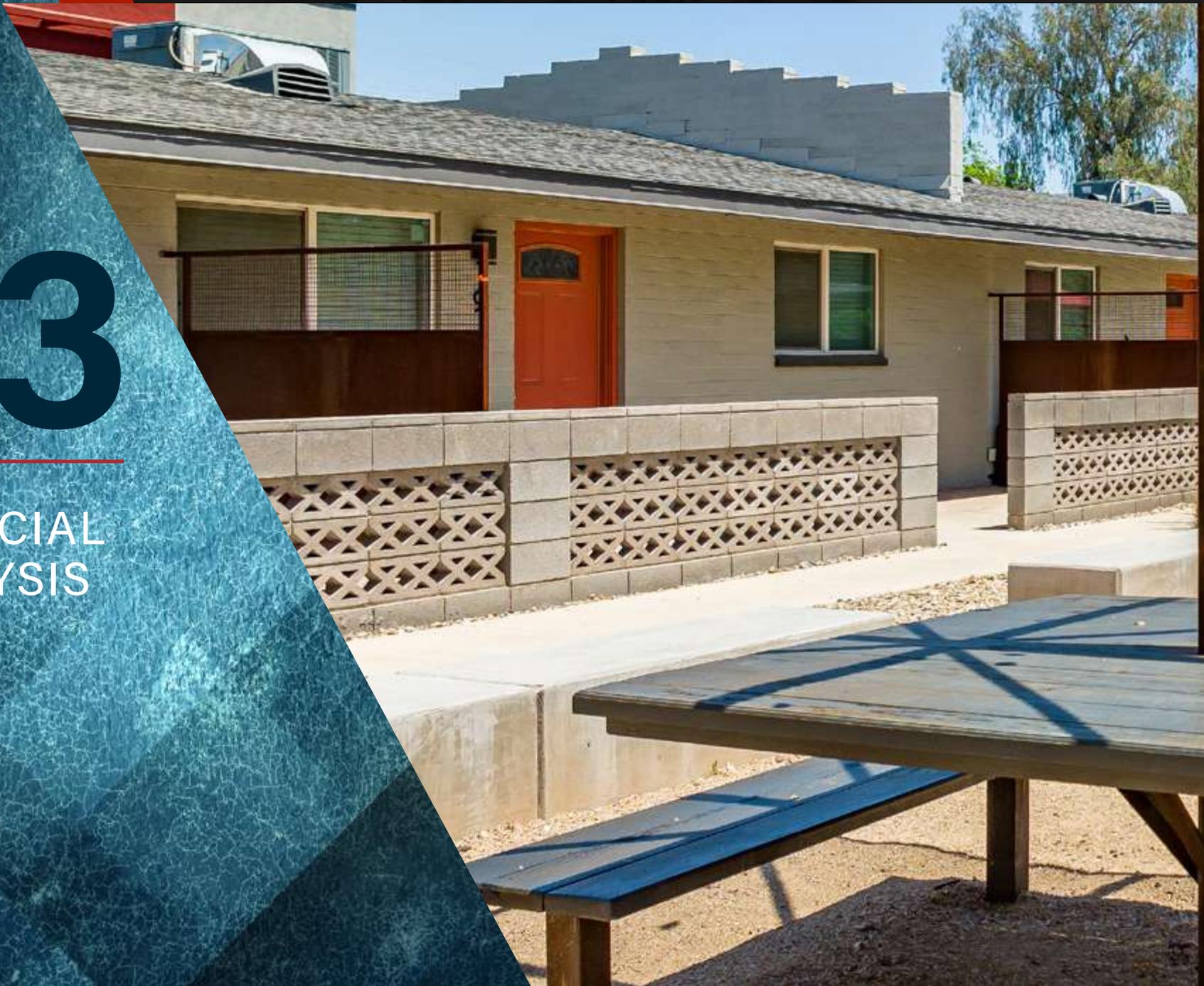
5 TOWNHOMES

23 APARTMENTS

12 LUXURY TOWNHOMES

03

FINANCIAL ANALYSIS





Executive Summary

PROPERTY OVERVIEW

NUMBER OF UNITS	28
YEAR BUILT	1967 & 2023
LIST PRICE	\$7,895,000
PRICE PER UNIT	\$281,964
PRICE PER SF	\$338.48
RENTABLE SF	23,325
AVERAGE SF PER UNIT	833
AVERAGE RENT PER UNIT	\$1,509
AVERAGE RENT PER SF	\$1.81

FINANCING TERMS

DOWN PAYMENT	\$3,158,000
PROPOSED NEW LOAN	\$4,737,000
LOAN-TO-VALUE	60%
INTEREST RATE	5.50%
LOAN TERM	10 Years
AMORTIZATION	30 Years
INTEREST ONLY	3 Years

PROFORMA

	PER UNIT	DOLLARS
EFFECTIVE GROSS INCOME	\$18,490	\$517,724
LESS: OPERATING EXPENSES	3,931	110,071
LESS: CAPITAL RESERVES	250	7,000
NET OPERATING INCOME	14,309	400,653
DEBT SERVICE		260,535
NET CASH FLOW		(4.43%) \$140,118

FINANCIAL RETURN

PROFORMA CAP RATE	5.07%
PROFORMA CASH ON CASH RETURN	4.43%

The information used herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it.

Unit Mix and Proforma Rents

UNIT DESCRIPTION	NO. OF UNITS	% TYPE	UNIT SQ. FT.	PROFORMA RENTS	PROFORMA RENT\SF	PROFORMA MONTHLY RENT TOTAL	PROFORMA ANNUAL RENT TOTAL	TOTAL SQ. FT.
One Bedroom								
1 BDRM / 1 BATH	5	17.9%	550	\$1,095	\$1.99	\$5,475	\$65,700	2,750
1 BDRM / 1 BATH	5	17.9%	550	\$1,200	\$2.18	\$6,000	\$72,000	2,750
1 BDRM / 1 BATH	5	17.9%	625	\$1,250	\$2.00	\$6,250	\$75,000	3,125
1 BDRM / 1 BATH	4	14.3%	625	\$1,295	\$2.07	\$5,180	\$62,160	2,500
Two Bedroom								
2 BDRM / 1 BATH	4	14.3%	850	\$1,595	\$1.88	\$6,380	\$76,560	3,400
Three Bedroom								
3 BDRM / 2.5 BATH	5	17.9%	1,760	\$2,595	\$1.47	\$12,975	\$155,700	8,800
TOTAL / AVG.	28	100%	833	\$1,509	\$1.81	\$42,260	\$507,120	23,325

Market Underwriting Analysis

PROFORMA

INCOME	ASSUMPTIONS	
GROSS SCHEDULED RENT		\$507,120
GROSS POTENTIAL INCOME		\$507,120
LESS: VACANCY	(5.0%)	(25,356)
TOTAL RENTAL INCOME	95.00%	\$481,764
PLUS: OTHER INCOME	\$500	\$14,000
PLUS : RUBS INCOME	\$784	\$21,960
EFFECTIVE GROSS INCOME		\$517,724
EXPENSES	PER UNIT	
REPAIRS & MAINTENANCE	\$500	\$14,000
PAYROLL	\$300	\$8,400
ADMINISTRATIVE/ADVERTISING	\$100	\$2,800
UTILITIES	\$1,000	\$28,000
TOTAL VARIABLE EXPENSES	\$1,900	\$53,200
TAXES	\$1,033	\$28,912
INSURANCE	\$224	\$6,280
MANAGEMENT FEE	\$4.50%	\$21,679
TOTAL OPERATING EXPENSES	\$3,968	\$110,071
PLUS: CAPITAL RESERVES	\$250	\$7,000
TOTAL EXPENSES	\$4,218	\$117,071
NET OPERATING INCOME		\$400,653

DEBT SERVICE

NEW FINANCING - \$4,737,000 (60% LTV)

DEBT SERVICE (5.5% INTEREST ONLY)	\$260,535
CASH FLOW AFTER DEBT SERVICE	(4.43%) \$140,118

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04

COMPARABLE
SALES

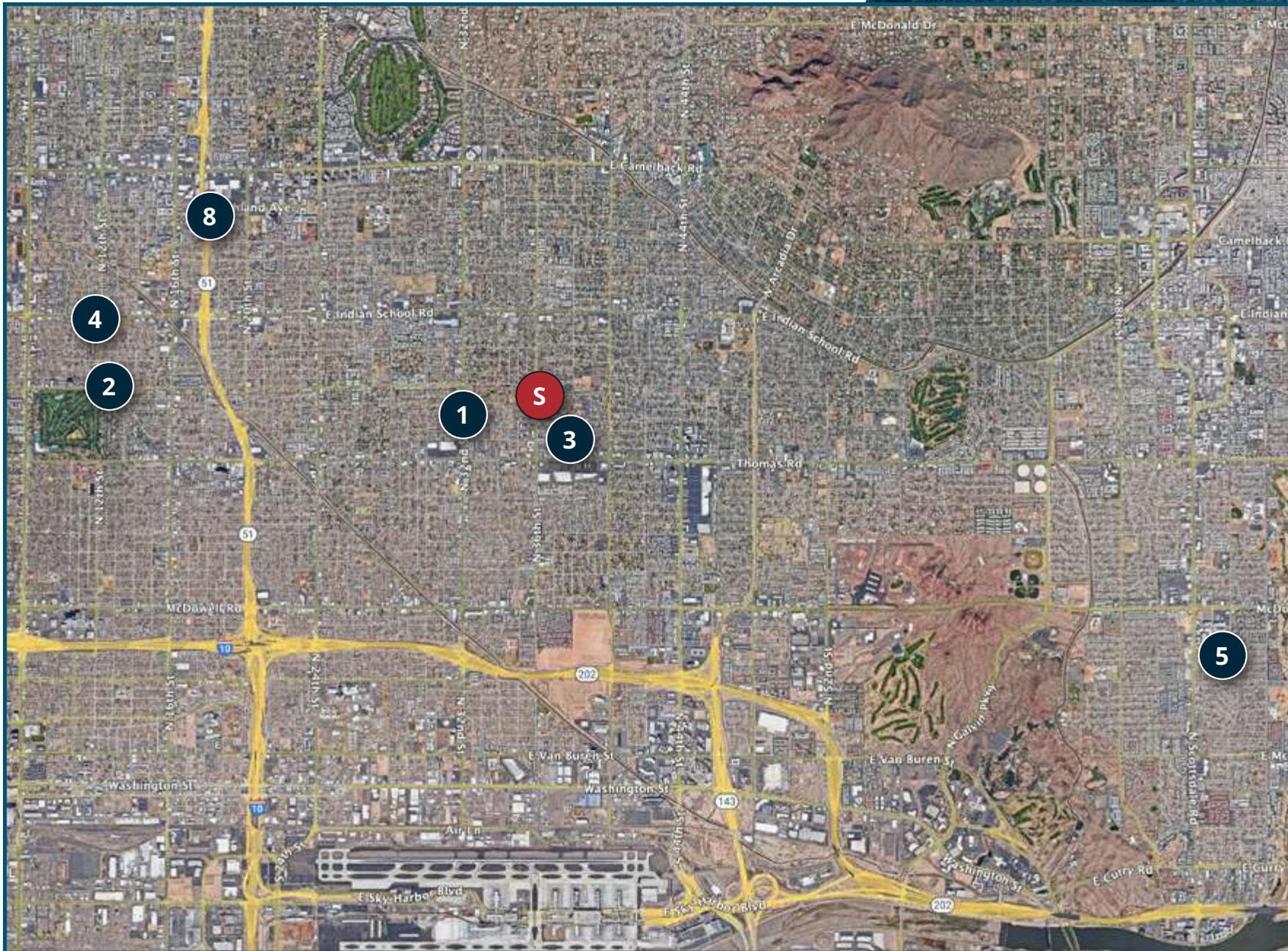




Townhome Sales Comparables

	APARTMENT NAME	CITY	UNITS	PRICE	\$/UNIT	\$/SQ. FT.	YOC	SALE DATE
S	La Vie Modern Townhomes & Apartments	Phoenix	28	\$7,895,000	\$281,964	\$338.48	1967 & 2023	TBD
1	The Hera	Phoenix	20	\$13,700,000	\$685,000	\$395.04	2022	9/2/22
2	Encanto	Phoenix	22	\$12,800,000	\$581,818	\$315.35	2021	3/17/22
3	Lyra	Phoenix	18	\$9,958,700	\$553,261	\$314.35	2020	2/8/22
4	4040 N 12th St	Phoenix	7	\$4,750,000	\$678,571	\$382.07	2021	2/17/22
5	Matera Villas	Scottsdale	8	\$4,300,000	\$537,500	\$374.04	2016	4/10/23
Total/Average			15	\$9,101,740	\$607,230	\$356.17	2020	





Subject Property

la vie

APARTMENTS & TOWNHOMES

3221 NORTH 36TH STREET | PHOENIX, AZ



PROPERTY INFORMATION

NO. OF UNITS **28**

YEAR BUILT **1967/2023**

NRA **23,325**

SALE INFORMATION

PRICE **\$7,895,000**

PRICE PER UNIT **\$281,964**

PRICE PER SF **\$338.48**

SALE DATE **TBD**

UNIT DESCRIPTION	SQ. FT.	NO. OF UNITS
1 BDRM /1 BATH	550	5
1 BDRM /1 BATH	550	5
1 BDRM /1 BATH	625	5
1 BDRM /1 BATH	625	4
2 BDRM / 1 BATH	850	4
3 BDRM / 2.5 BATH	1760	5
TOTAL / AVG.	833	28

Sales Comparables

1



THE HERA

3213 E FLOWER ST | PHOENIX 85018

PROPERTY INFORMATION

NO. OF UNITS	20
YEAR BUILT	2022
NRA	34,680

SALE INFORMATION

PRICE	\$13,700,000
PRICE PER UNIT	\$685,000
PRICE PER SF	\$395.04
SALE DATE	9/2/22

UNIT DESCRIPTION	SQ. FT.	NO. OF UNITS
3 BDRM / 3.5 BATH	1,734	20
TOTAL	1,734	20

2



ENCANTO

3434 N LONGVIEW AVE, SCOTTSDALE 85014

PROPERTY INFORMATION

NO. OF UNITS	22
YEAR BUILT	2021
NRA	40,590

SALE INFORMATION

PRICE	\$12,800,000
PRICE PER UNIT	\$581,818
PRICE PER SF	\$315.35
SALE DATE	3/17/22

UNIT DESCRIPTION	SQ. FT.	NO. OF UNITS
3 BDRM / 4 BATH	1845	22
TOTALS	1,845	22

Sales Comparables

3



LYRA

2950 N 38TH ST, PHOENIX 85018

PROPERTY INFORMATION

NO. OF UNITS	18
YEAR BUILT	2020
NRA	31,680

SALE INFORMATION

PRICE	\$9,958,700
PRICE PER UNIT	\$553,261
PRICE PER SF	\$314.35
SALE DATE	2/8/22

UNIT DESCRIPTION	SQ. FT.	NO. OF UNITS
3 BDRM /2.5 BATH	1760	18
TOTALS	1,760	18

4



4040 N 12TH ST

4040 N 12TH ST, PHOENIX 85014

PROPERTY INFORMATION

NO. OF UNITS	7
YEAR BUILT	2021
NRA	12,432

SALE INFORMATION

PRICE	\$4,750,000
PRICE PER UNIT	\$678,571
PRICE PER SF	\$382.07
SALE DATE	2/17/22

UNIT DESCRIPTION	SQ. FT.	NO. OF UNITS
3 BDRM /2.5 BATH	1776	7
TOTAL	1,776	7

5



MATERA VILLAS

7323 E BELLEVIEW ST, SCOTTSDALE 85257

PROPERTY INFORMATION

NO. OF UNITS	8
YEAR BUILT	2016
NRA	11,496

SALE INFORMATION

PRICE	\$4,300,000
PRICE PER UNIT	\$537,500
PRICE PER SF	\$374.04
SALE DATE	4/10/23

UNIT DESCRIPTION	SQ. FT.	NO. OF UNITS
3 BDRM /2.5 BATH	1437	8
TOTAL	1,437	8

Apartment Sales Comparables

	APARTMENT NAME	CITY	UNITS	PRICE	\$/UNIT	\$/SQ. FT.	YOC	SALE DATE
S	La Vie Modern Townhomes & Apartments	Phoenix	28	\$7,895,000	\$281,964	\$338.48	1967 & 2023	TBD
1	The Clubhouse at Arcadia	Phoenix	43	\$14,200,000	\$330,233	\$319.10	1951	4/6/22
2	Arcadia 52	Phoenix	34	\$11,200,000	\$329,412	\$414.80	1979	4/6/22
3	Village 28	Phoenix	25	\$9,025,000	\$361,000	\$481.33	1969	7/29/22
4	Urbana at Glenrosa	Phoenix	22	\$6,250,000	\$284,091	\$271.20	1963	4/19/23
5	Trinity Arcadia	Phoenix	12	\$3,775,000	\$314,583	\$385.52	1969	5/19/22
Total/Average			27.2	\$8,890,000	\$323,864	\$374.39	1966	



Subject Property

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APARTMENTS & TOWNHOMES

3221 NORTH 36TH STREET | PHOENIX, AZ



PROPERTY INFORMATION

NO. OF UNITS	28
YEAR BUILT	1967 & 2023
NRA	23,325

SALE INFORMATION

PRICE	\$7,895,000
PRICE PER UNIT	\$281,964
PRICE PER SF	\$338.48
SALE DATE	TBD

UNIT DESCRIPTION	SQ. FT.	NO. OF UNITS
1 BDRM /1 BATH	550	5
1 BDRM /1 BATH	550	5
1 BDRM /1 BATH	625	5
1 BDRM /1 BATH	625	4
2 BDRM / 1 BATH	850	4
3 BDRM / 2.5 BATH	1760	5
TOTAL / AVG.	833	28

Sales Comparables

1



THE CLUBHOUSE AT ARCADIA
2620 N 40TH ST | PHOENIX 85008

PROPERTY INFORMATION

NO. OF UNITS	43
YEAR BUILT	1951
NRA	44,500

SALE INFORMATION

PRICE	\$14,200,000
PRICE PER UNIT	\$330,233
PRICE PER SF	\$319.10
SALE DATE	4/6/22

UNIT DESCRIPTION	SQ. FT.	NO. OF UNITS
1 BDRM / 1 BATH	900	15
2 BDRM / 1 BATH	1,100	27
3 BDRM / 2 BATH	1,300	1
TOTAL	1,100	43

2



ARCADIA 52
3930 N 52ND ST, SCOTTSDALE 85018

PROPERTY INFORMATION

NO. OF UNITS	34
YEAR BUILT	1979
NRA	27,001

SALE INFORMATION

PRICE	\$11,200,000
PRICE PER UNIT	\$329,412
PRICE PER SF	\$414.80
SALE DATE	4/6/22

UNIT DESCRIPTION	SQ. FT.	NO. OF UNITS
0 BDRM / 1 BATH	500	6
1 BDRM / 1 BATH	750	4
2 BDRM / 1 BATH	900	12
2 BDRM / 1 BATH	960	12
TOTALS	778	34

Sales Comparables

3



VILLAGE 28

2750 N 28TH ST, PHOENIX 85016

PROPERTY INFORMATION

NO. OF UNITS	25
YEAR BUILT	1969
NRA	18,750

SALE INFORMATION

PRICE	\$9,025,000
PRICE PER UNIT	\$361,000
PRICE PER SF	\$481.33
SALE DATE	7/29/22

UNIT DESCRIPTION	SQ. FT.	NO. OF UNITS
2 BDRM /1 BATH	750	25
TOTALS	750	25

4



URBANA AT GLENROSA

4242 N 25TH ST, PHOENIX 85016

PROPERTY INFORMATION

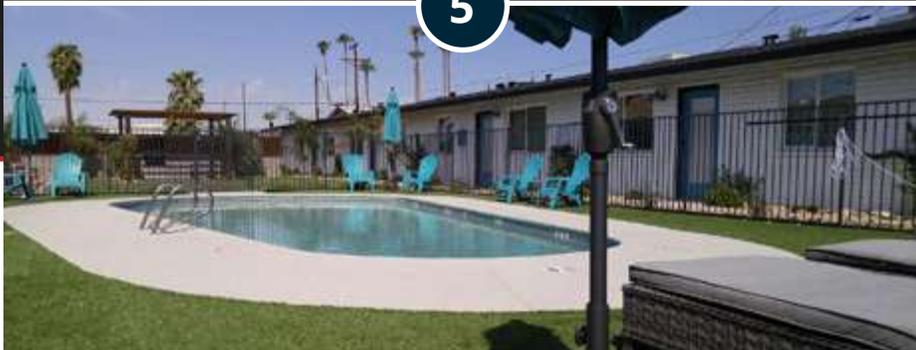
NO. OF UNITS	22
YEAR BUILT	1963
NRA	23,045

SALE INFORMATION

PRICE	\$6,250,000
PRICE PER UNIT	\$284,091
PRICE PER SF	\$271.20
SALE DATE	4/19/23

UNIT DESCRIPTION	SQ. FT.	NO. OF UNITS
1 BDRM /1 BATH	895	11
2 BDRM / 2 BATH	1,200	11
TOTAL	1,048	22

5



TRINITY ARCADIA

3212 N 37TH ST, PHOENIX 85018

PROPERTY INFORMATION

NO. OF UNITS	12
YEAR BUILT	1969
NRA	9,800

SALE INFORMATION

PRICE	\$3,775,000
PRICE PER UNIT	\$314,583
PRICE PER SF	\$385.52
SALE DATE	5/19/22

UNIT DESCRIPTION	SQ. FT.	NO. OF UNITS
2 BDRM / 1 BATH	800	11
3 BDRM / 1 BATH	1,000	1
TOTAL	900	12



Contact Information

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Licensed as Newmark Multifamily in Arizona