

Desert View Residences - 1510 North 48th St, Phoenix, AZ 85008

Desert View Residences is located in the bustling, thriving city of Phoenix. This 28 Unit Multifamily offers stable returns and flowing cash.

Investment Summary

- **Business Plan:** Located in the heart of Phoenix, Arizona, Desert View Residences is at the epicenter of the fastest-growing metropolitan areas in the United States. This Property offers 28 units and Low renovation costs.
- **Key Bets / Opportunities:**
 - High rental demand
 - Thriving economic base
 - Population projected to increase 9.1% by 2026
- **Key Risks:** Outline the main risks that could impact the deal's performance.
 - High Loan Interest rate
 - Competitive market
 - Extreme Hot Weather

Property Photos



Capitalization

# of Units	28	
Square Footage	28,865	
Hold Period	10 Years	
Purchase Sales Date	12/25	12/35

Purchase Price	6500000
Closing Costs & Permits	1.5%
Debt Origination Costs	38,255
Going In Cap Rate	4.71%

Growth Assumptions

Avg. Rent Growth CAGR (10-Year)	4.52%
Other Income Growth	2.00%
Expense Growth	3.005
Tax Growth	3.75%

CapEx Assumptions

Renovation Schedule	4 Years
Total Renovation Expenses	\$445,000
Interior Renovations (per unit)	\$45,000

Returns

Unlevered IRR	12%
Levered IRR	14.55%
Unlevered Multiple	2.58x
Levered Multiple	3.41x

Exit Assumptions

Exit Cap Rate	5.00%
Terminal NOI	\$619,511
Terminal Value	\$12,390,221
Cost of Sale	2.00%