

8927 N 10TH STREET

Phoenix, AZ 85020 | New Construction Fourplex

**ASKING PRICE****\$1,400,000****PROJECTED GROSS RENT****\$96,000 / year****PROJECTED NOI*****\$79,120****PROJECTED CAP RATE*****5.65%**

PROPERTY OVERVIEW

Newly constructed fourplex featuring four 2-bedroom, 2-bath residences, approximately 850 square feet each. Each unit offers quartz countertops, new cabinetry, dual-pane windows, stainless-steel appliances, and a stackable washer and dryer. The property includes a new asphalt parking lot and landscaped grounds. Certificate of Occupancy is pending and expected within approximately 30 days; timing and status are subject to confirmation.

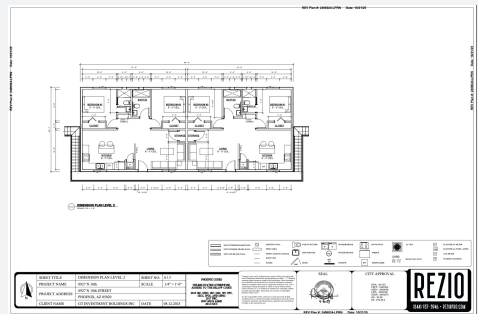
PRELEASING & OPERATING ASSUMPTIONS

- Four units projected at \$2,000 per month each; all units currently vacant.
- Owner pays water, sewer, trash, and landscaping. Residents pay electricity and cable.
- Prior pro forma expenses: management (8%), insurance, W/S/T, estimated taxes, and maintenance.

LOCATION

North Phoenix setting near Dunlap Avenue, with access to SR-51 via Dunlap Road and 7th Street. Nearby services include HonorHealth John C. Lincoln, medical offices, shopping, dining, and everyday amenities.

TYPICAL LEVEL 2 PLAN



PRIOR PRO FORMA EXPENSES

Management (8%)	\$7,680
Insurance	\$2,800
Water / sewer / trash	\$2,500
Estimated property taxes	\$2,900
Maintenance	\$1,000
Total listed expenses	\$16,880
Projected NOI	\$79,120

*Illustrative prior pro forma: \$96,000 projected annual rent less \$16,880 listed operating expenses = \$79,120 NOI; $\$79,120 \div \$1,400,000$ asking price = 5.65% projected cap rate. Estimate excludes vacancy and any expenses not listed. Landlord-paid landscaping is not included because its cost was not provided. Estimated taxes and all income/expenses require buyer verification.

BUYER TO VERIFY ALL INFORMATION

Information is believed reliable but is not guaranteed. Buyer must independently verify property condition, dimensions, zoning, permitted uses, plans, approvals, utilities, financials, and Certificate of Occupancy status. Offering subject to prior sale, withdrawal, or modification without notice.

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