



NO TRESPASSING  
NO PARKING  
NO LOADING  
NO UNLAWFUL USE  
NO OBSTRUCTION  
NO EXCESSIVE NOISE  
NO EXCESSIVE TRAFFIC  
NO EXCESSIVE LIGHTS  
NO EXCESSIVE SMOKE  
NO EXCESSIVE HEAT  
NO EXCESSIVE VIBRATION  
NO EXCESSIVE NOISE  
NO EXCESSIVE TRAFFIC  
NO EXCESSIVE LIGHTS  
NO EXCESSIVE SMOKE  
NO EXCESSIVE HEAT  
NO EXCESSIVE VIBRATION

**OFFERING MEMORANDUM**  
**14 on Stone Apartments**  
2620 N. Stone Ave  
Tucson, Arizona 85705



**MULTI-FAMILY & INVESTMENT SALES TEAM**



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## DISCLAIMER


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# PROPERTY INFORMATION

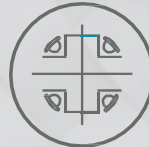
14 on Stone  
2620 N. Stone Ave  
Tucson, AZ 85705



**PRICE**  
\$1,400,000




**PRICE PER UNIT**  
\$100,000












**PRICE PER SF**  
\$178.73







**PROFORMA NOI**  
\$90,959



**CAP RATE**  
6.50%

	<b>LOCATION:</b>	2620 N. Stone Ave Tucson, AZ 85705
	<b>SITE AREA:</b>	0.83 Acres   36,000 Sq. Ft.
	<b>RENTABLE SQFT:</b>	7,833 Sq. Ft.
	<b>ASSESSOR PARCEL NUMBER(S):</b>	107-13-1910
	<b>ZONING:</b>	C-3
	<b>ACCESS:</b>	Ingress / Egress
	<b>PARKING</b>	~ 20
	<b>ROOF/STORIES:</b>	Built Up-Flat / One
	<b>YEAR BUILT:</b>	1941 w/ recent improvements

	<b>LANDSCAPING:</b>	Palm trees, Large shade trees, shrubbery, rock & bushes
	<b>UTILITIES: (Responsibility)</b>	Electricity: Tucson Electric (Tenant) Gas: Southwest Gas (Tenant) Water: City of Tucson (RUBS) Sewer: City of Tucson (RUBS) Trash: City of Tucson (RUBS)
	<b>METERING:</b>	Electric: Individual & common Gas: Individual & common Water/Sewer/Trash: Master-metered Hot Water: Individual
	<b>HEATING/COOLING:</b>	AC, AC mini-split, & EVAP
	<b>CONSTRUCTION:</b>	Frame & Stucco
	<b>FINANCING:</b>	Cash or Traditional Financing

UNIT DESCRIPTION	NO. OF UNITS	%	SQ. FT. PER UNIT
1BD/1BA	8	57%	506
1BD/1BA	5	36%	565
2BD/1BA	1	7%	960
<b>Total/Average (Monthly)</b>	<b>14</b>	<b>100%</b>	<b>560</b>

# PROPERTY SUMMARY

14 on Stone  
2620 N. Stone Ave  
Tucson, AZ 85705



Located on N. Stone Ave in Keeling Neighborhood sits 14 on Stone. This is a 14-unit complex comprised of (13) 1BD/1BA & (1) 2BD/1BA. The property was built in 1941 and is a turn-key investment.

This casita style property has recently gone through improvements including unit renovations, driveway improvements, exterior upgrades, and AC additions. There is an on-site laundry facility, and most units include private backyards. Once inside the community, there is an abundance of lush landscaping along with a cute courtyard.

Unit highlights include private backyards, tile flooring, and AC systems for a majority of the units.

The units are individually metered for electric and gas and master-metered for water, sewer, and trash. Tenants pay their own electric and gas utility expenses. The water, sewer and trash are master metered and paid for by the owners and a percentage of that cost is billed back via RUBS.

The asset is located in the Keeling neighborhood which is surrounded by an abundance of restaurant locations such as the Culinary Dropout, 1912 Brewing Company, and the Angry Crab. It is a short bike ride to the Santa Cruz River and has easy access to I-10. Downtown is just minutes away with even more entertainment options.

# PROPERTY HIGHLIGHTS

14 on Stone  
2620 N. Stone Ave  
Tucson, AZ 85705



## PROPERTY HIGHLIGHTS

- Turn-key building
- Recent capital improvements
- On-site laundry facility
- Casita style property
- Well maintained complex
- Property management in-place

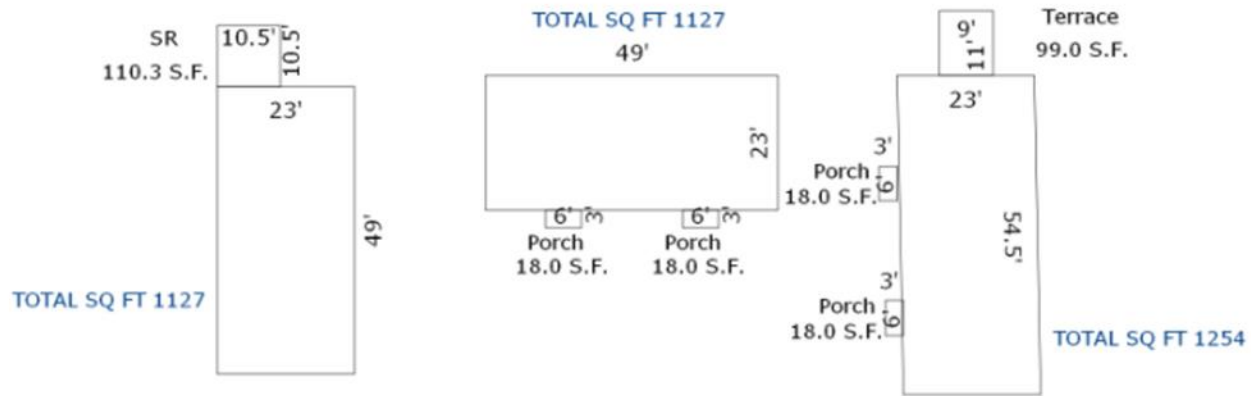


## UNIT HIGHLIGHTS

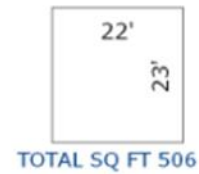
- Upgraded units
- Backyards for some units
- Walk-In closets
- Individual air conditioning in most units
- Individually metered for electric & gas

# PROPERTY LAYOUT

14 on Stone  
 2620 N. Stone Ave  
 Tucson, AZ 85705



107-13-1910  
 2620 N STONE AV



#407 08/2011  
 DRAWN FROM PRC

# FINANCIAL ANALYSIS

14 on Stone  
2620 N. Stone Ave  
Tucson, AZ 85705

UNIT DESCRIPTION	NO. OF UNITS	% OF TOTAL	SQ. FT. PER UNIT	TOTAL RENTABLE SQ. FT.	CURRENT AVERAGE RENT		PROFORMA RENTS		
					PER UNIT	PER MONTH	PER UNIT	PER MONTH	PER SQ. FT.
1BD/1BA	8	57%	506	4,048	\$772	\$6,176	\$825	\$6,600	\$1.63
1BD/1BA	5	36%	565	2,825	\$782	\$3,910	\$850	\$4,250	\$1.50
2BD/1BA	1	7%	960	960	\$1,100	\$1,100	\$1,150	\$1,150	\$1.20
<b>Total/Average (Monthly)</b>	<b>14</b>	<b>100%</b>	<b>560</b>	<b>7,833</b>	<b>\$799</b>	<b>\$11,186</b>	<b>\$857</b>	<b>\$12,000</b>	<b>\$1.53</b>
<b>Annual</b>						<b>\$134,232</b>		<b>\$144,000</b>	

Income Statement	Marketing Pro Forma	Pro Forma Per Unit	Crrnt RR + 2022 Expenses	Crrnt RR + 2022 Exps Per Unit
<b>RENTAL INCOME</b>				
<b>Gross Market Rent</b>	\$144,000	\$10,286		
Vacancy Loss	-\$7,200	-5.0%		
Concessions & Bad Debt	-\$2,160	-1.5%		
<b>Net Rental Income</b>	\$134,640	\$9,617	\$114,000	\$8,143
RUBS	\$8,500	\$607	\$7,887	\$563
Laundry Income	\$500	\$36	\$363	\$26
Other Income	\$6,500	\$464	\$8,985	\$642
<b>TOTAL INCOME</b>	\$150,140	\$10,724	\$131,235	\$9,374
<b>OPERATING EXPENSES</b>				
General & Administrative	\$1,500	\$107	\$1,512	\$108
Advertising	\$1,000	\$71	\$409	\$29
Repairs & Maintenance & Turnover	\$14,000	\$1,000	\$22,000	\$1,571
Contract Services	\$3,000	\$214	\$3,490	\$249
Utilities	\$16,000	\$1,143	\$15,721	\$1,123
<b>TOTAL VARIABLE</b>	\$35,500	\$2,536	\$43,132	\$3,081
Property Taxes	\$4,670	\$334	\$4,670	\$334
Property Insurance	\$3,500	\$250	\$3,500	\$250
Management Fee	\$12,011	8%	\$8,782	7%
Reserves	\$3,500	\$250		
<b>TOTAL EXPENSES</b>	\$59,181	\$4,227	\$60,083	\$4,292
<b>NET OPERATING INCOME</b>	\$90,959	\$6,497	\$71,152	\$5,082

Stabilized Market Analysis	
<b>Value</b>	\$1,400,000
Per Unit	\$100,000
Per Square Foot	\$178.73
<b>Cap Rate</b>	
2022 Actuals	5.08%
Marketing Pro Forma	6.50%

# TRADE MAP

14 on Stone  
2620 N. Stone Ave  
Tucson, AZ 85705





# DEMOGRAPHIC OVERVIEW

14 on Stone  
2620 N. Stone Ave  
Tucson, AZ 85705

## 2022 DEMOGRAPHIC OVERVIEW

	1 MILE	3 MILES	5 MILES
POPULATION	14,354	123,361	257,876
HOUSEHOLDS	6,325	53,846	112,818
AVG HOUSEHOLD INCOME	\$38,936	\$50,027	\$58,676
DAYTIME POPULATION	8,933	92,305	154,951
RETAIL EXPENDITURE	\$110.14 M	\$1.1 B	\$2.55 B

Source: Sites USA -Applied Geographic Solutions 09/2022, TIGER Geography - RF5

## 2027 DEMOGRAPHIC PROJECTIONS

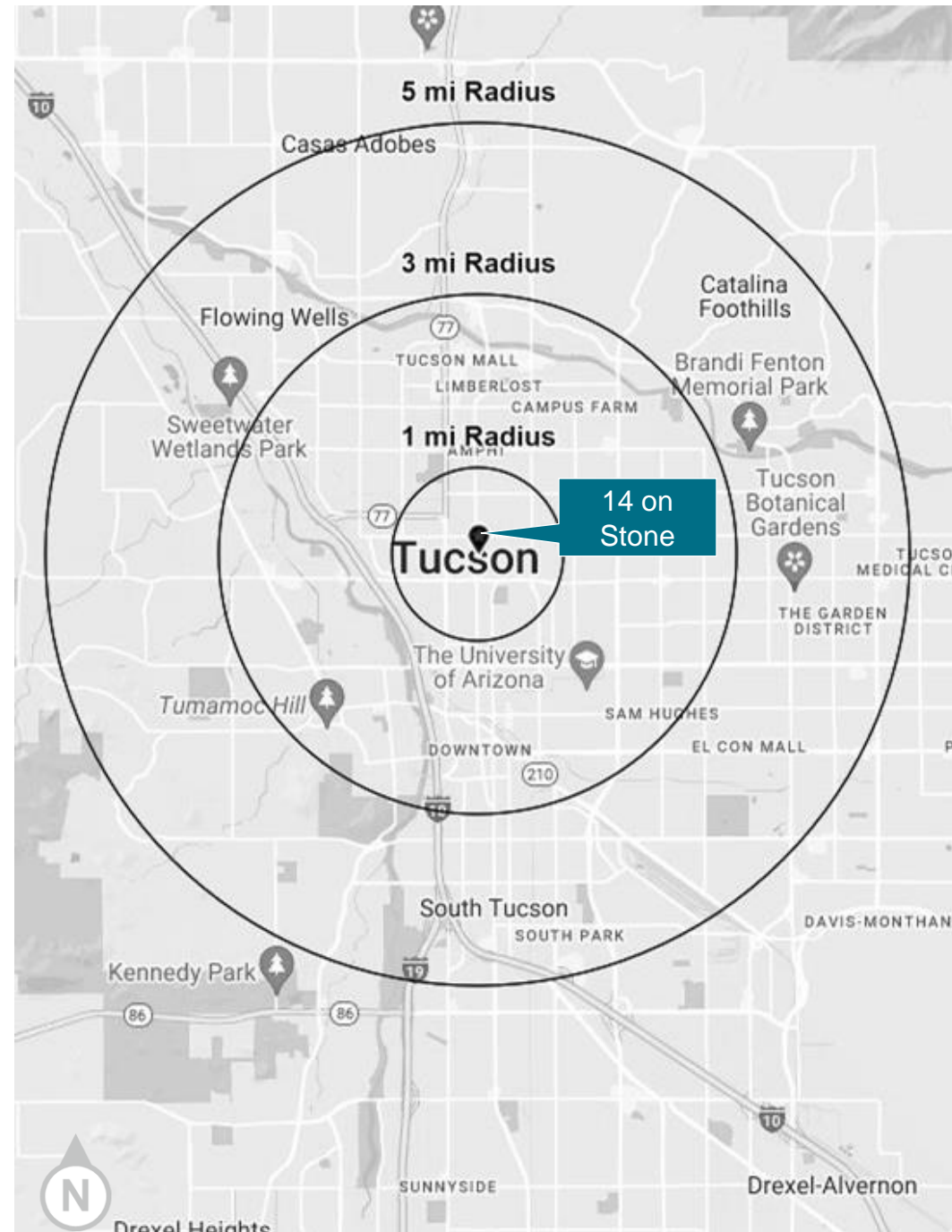
	1 MILE	3 MILES	5 MILES
POPULATION	14,513	125,320	261,700
HOUSEHOLDS	6,351	54,461	113,845
AVG HOUSEHOLD INCOME	\$46,107	\$59,001	\$69,101

Source: Sites USA -Applied Geographic Solutions 09/2022, TIGER Geography - RF5

## TRAFFIC COUNTS VEHICLES PER DAY (VPD)

W. GLENN ST	11,415 VPD	(2021)
N. STONE AVE	14,577 VPD	(2021)

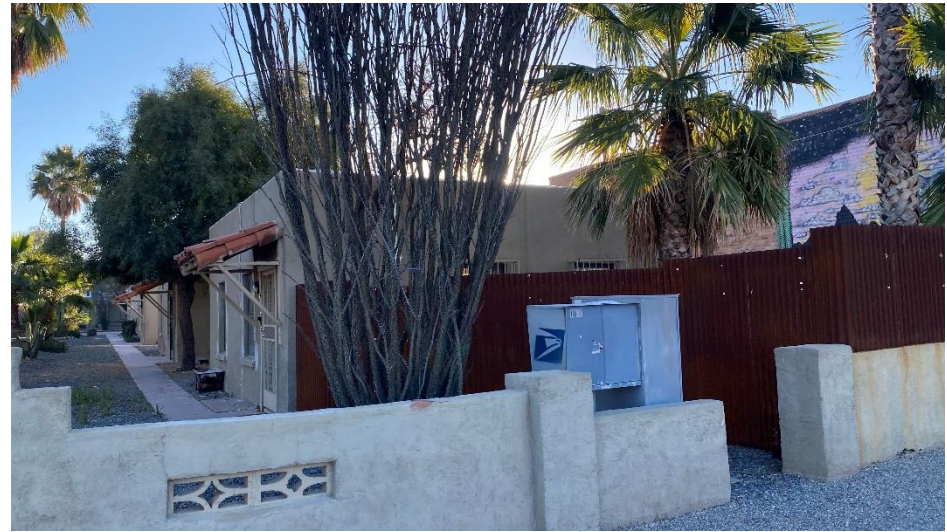
Source: Pima Association of Governments



# EXTERIOR PHOTOS



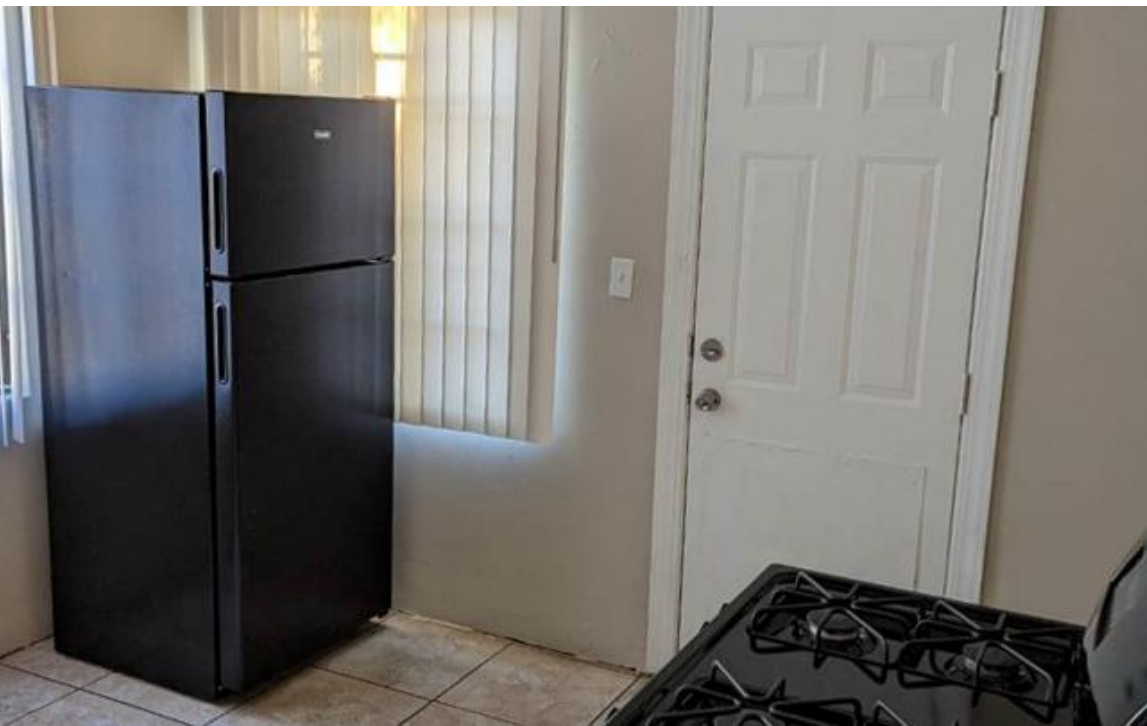
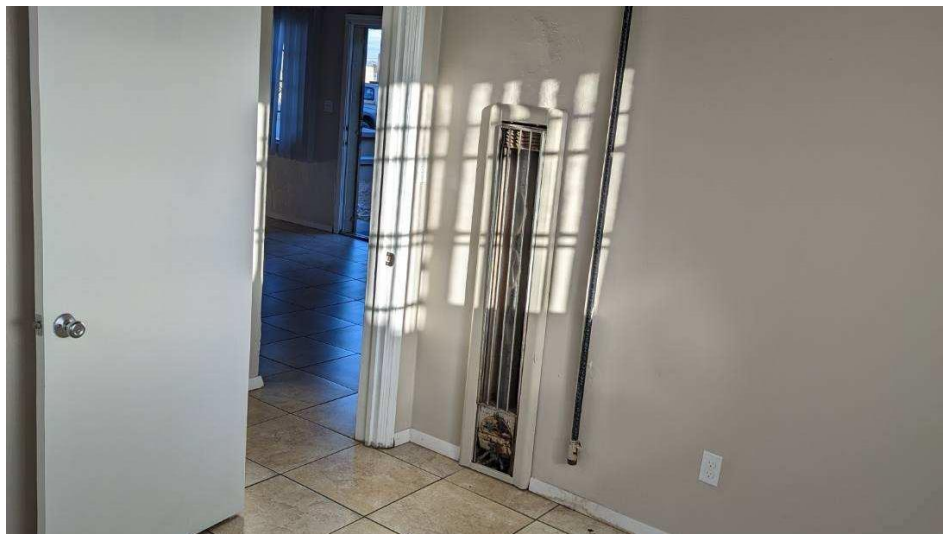
# EXTERIOR PHOTOS



# INTERIOR PHOTOS



# INTERIOR PHOTOS



# BIRDS-EYE VIEW-ABOVE



# BIRDS-EYE VIEW - NORTH



# BIRDS-EYE VIEW-EAST





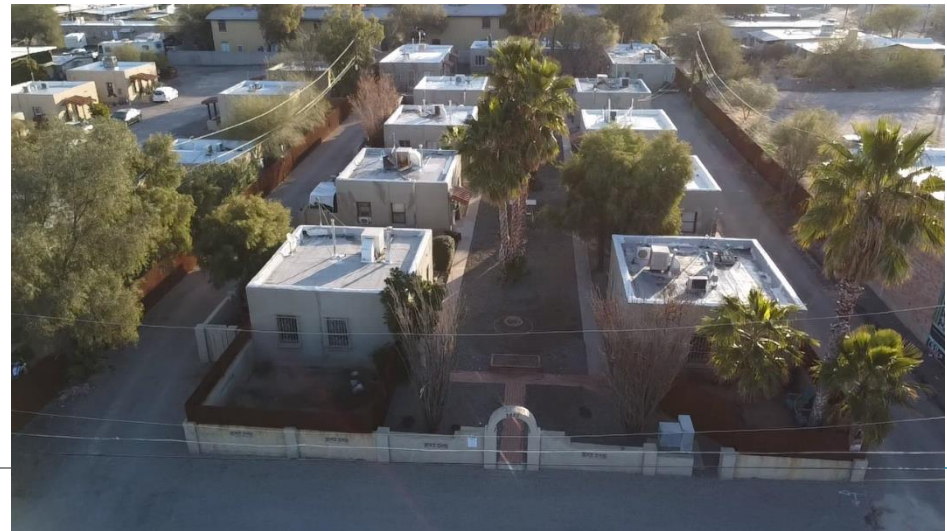
# BIRDS-EYE VIEW - WEST



# BIRDS-EYE VIEW - SOUTH



# DRONE PHOTOS



# ABOUT TUCSON

## ARIZONA: THE BEST STATE FOR BUSINESS

### Quality Jobs Tax Credit\*

Provides up to **\$9,000 of income or premium tax credits** over a three-year period for each net new job to the state and concurrent qualifying capital expenditures.

### Quality Facility Tax Credit\*

Provides **refundable income tax credits up to \$20,000** per qualifying net new job to eligible manufacturing companies that invest in one or more qualifying facilities.

### Additional Depreciation\*

Accelerates depreciation to substantially reduce business personal property taxes.

### Exemption for Machinery and Equipment & Electricity\*

Provides Transaction Privilege Tax (sales tax) and Use Tax exemptions.

### Research & Development Tax Credit\*

Provides an Arizona income tax credit for increased research and development activities conducted in this state. The R&D tax credit is equal to **24% of the first \$2.5 million in qualifying expenses, plus 15% of the qualifying expenses in excess of \$2.5 million**. Beginning in 2023, the tax credit rates will be 20% of the first \$2.5 million in qualifying expenses plus 11% of the qualifying expenses in excess of \$2.5 million.

### Diverse Workforce

As one of the fastest growing megaregions in the U.S., the continuing in-migration of talent at all levels positively impacts the regional economy and translates into increased workforce availability. The local military installations have over 8,000 active airmen and provide a skilled veteran pool for businesses to tap.

*Source: Sun Corridor, Inc.*

\* *Source: AZCommerce.com*

### Oro Valley

Is located in northern Pima County approximately three miles north of the Tucson city limits. Nestled between the Catalina and Tortolita mountain ranges, the town sits at an elevation of 2,620 feet and covers more than 36 square miles.

Incorporated in April 1974 and home to more than 45,184, the Town of Oro Valley employs the council-manager form of municipal government. Oro Valley is administered by a seven-member Town Council.

*Source: [orovalleyaz.gov](http://orovalleyaz.gov)*

### Rio Nuevo Tax Increment Finance District

Rio Nuevo is the only tax increment finance district (TIF) in the state of Arizona. In partnership with developers, investors and lenders, Rio Nuevo invests in projects designed to expand the tax base and bring patrons and new businesses to Downtown Tucson. Rio Nuevo helps defray the steep costs of major new development and property improvements.

### Town of Marana: Job Creation Incentive Program

Helps businesses to locate or expand in Marana by receiving reimbursement from reallocation of construction sales tax on new construction or expansion projects to qualifying employers.

*Source: Sun Corridor, Inc.*

# TUCSON

*At a Glance*



**1.058M**  
TUCSON MSA  
POPULATION



**434,692**  
TOTAL HOUSEHOLDS



**25%**  
EDUCATION-  
SOME COLLEGE



**1.0%**  
POPULATION  
GROWTH RATE



**\$59,391**  
MEDIAN HOUSEHOLD  
INCOME



**3.3%**  
UNEMPLOYMENT  
RATE

Source: BLS, BOC, Moody's Analytics 11/28/22

## LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 15,907
  2. RAYTHEON MISSILE SYSTEMS- 13,000
  3. DAVIS-MONTHAN AFB- 11,769
  4. STATE OF ARIZONA – 8,580
- [www.arizona.edu](http://www.arizona.edu), [suncorridorinc.com](http://suncorridorinc.com)

## RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECHNOLOGY
3. HEXAGON MINING
4. BECTON DICKINSON
5. TUSIMPLE



**46,932**  
UNIVERSITY OF ARIZONA  
TOTAL ENROLLMENT, 2022

- #5 MANAGEMENT INFORMATION SYSTEMS
- #10 SPACE SCIENCE
- #29 NURSING
- #48 TOP PUBLIC SCHOOL
- #54 UNDERGRAD ENGINEERING PROGRAMS
- #67 COLLEGES FOR VETERANS
- #47 BEST BUSINESS SCHOOLS
- #108 BEST GLOBAL UNIVERSITY

UNIVERSITY OF ARIZONA TOP PROGRAMS  
U.S. News & World Report



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