

FOR SALE

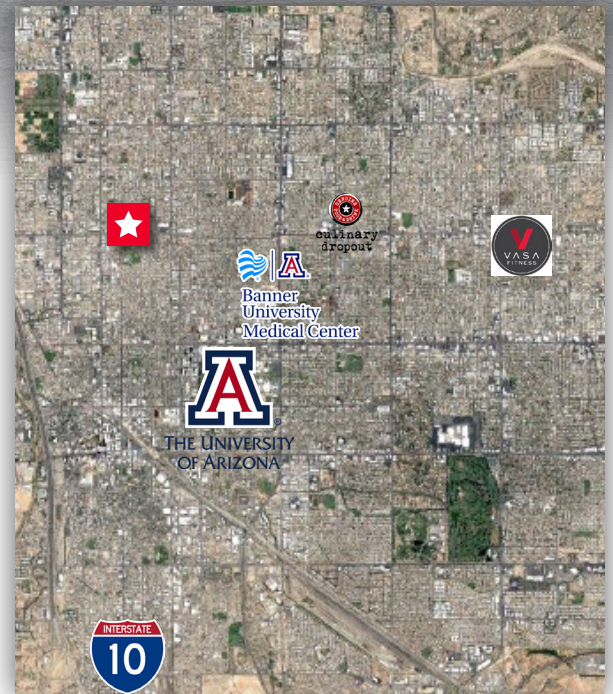


Property Offering

Sale Price	\$515,000
Number of Units	6
Price Per Unit	\$85,833
Rentable SF	4,620
Price Per SF	\$111.47
Year Built/Renov	1980
Land	.41 Acres
Cap Rate	6.24%

Property Highlights

- Value-Add opportunity
- Rental upside in older leases w/ below market rent
- Large 2BD/1BA units
- Close Proximity to Downtown, UofA, & 4th Ave, & I-10
- Mason construction
- In-Unit Washer/Dryer hookups
- Individual backyards and patios for each unit



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PROPERTY OVERVIEW

Property Geronimo Apartments

Address 2511 & 2515 N Geronimo Ave. Tucson, AZ 85705

Units 6 Units - 2BD/1BA Units

Rentable Square Feet 4,620

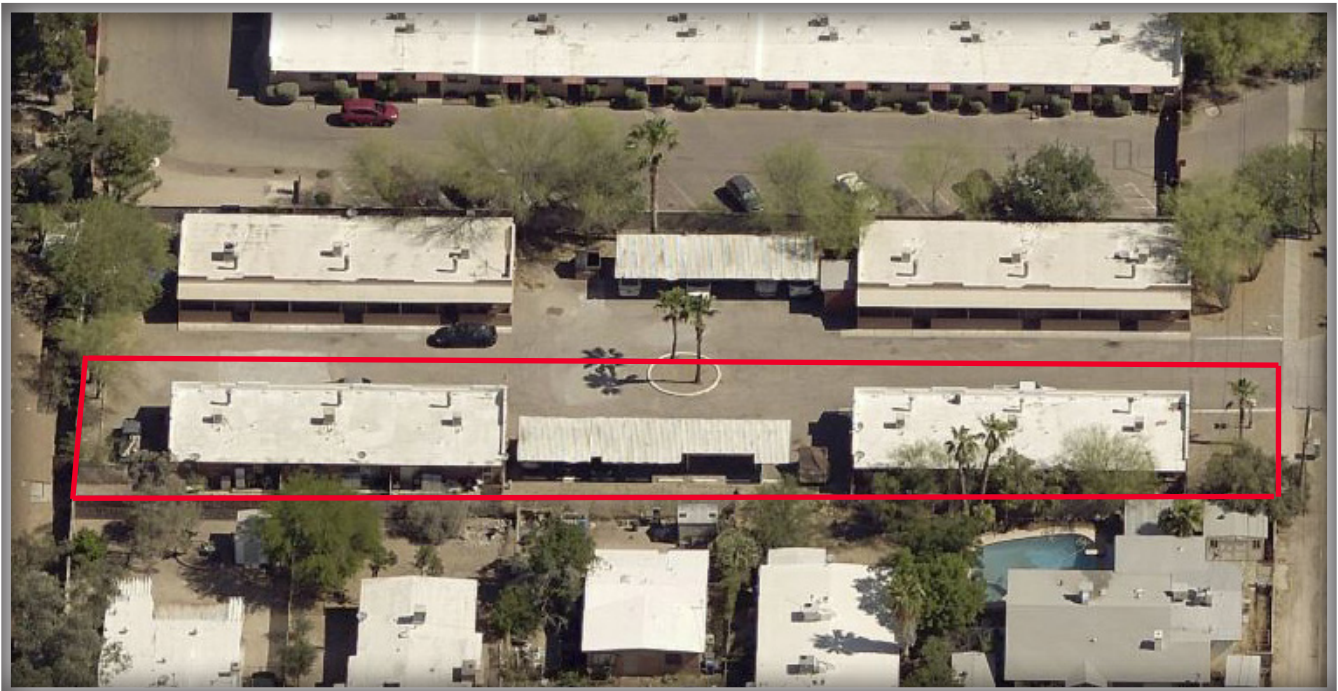
Land .41 Acres

Year Built 1980

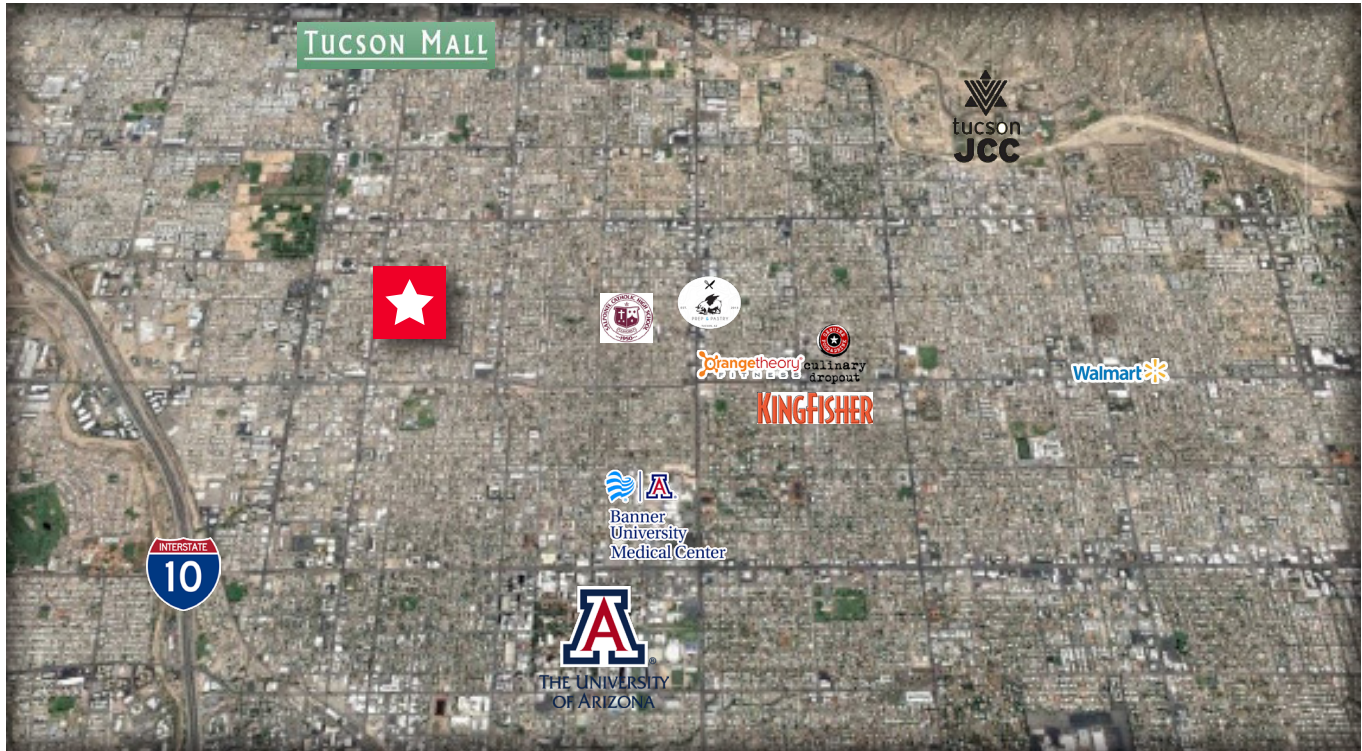
Zoning R-2

Parcel Number 107-14-065A & 107-14-065D

Main Cross Roads N Stone Ave & E Grant Rd



LOCATION OVERVIEW



NEARBY DESTINATIONS



RETAIL

- Culinary Dropout
- King Fisher Restaurant
- Prep & Pastry
- Snooze AM Eatery
- Tucson Mall
- La Encantada Mall



EDUCATION

- University of Arizona
- Pima Community College
- Catalina Foothills High School
- Salpointe Catholic School



HEALTHCARE

- Banner University Medical
- Tucson Medical Center
- Walgreens Pharmacy
- Athlon Physical Therapy
- Southern Arizona Urgent Care



ENTERTAINMENT

- Downtown Tucson
- Randolph Golf Course
- Orange Theory Fitness
- Road House Cinema
- La Madera Park

Location Highlights:

Geronimo Triplexes are centrally located in Tucson with many retail and entertainment locations nearby. It is less than two miles away from the University campus and Banner University Medical. With its close proximity to downtown Tucson and Mercado District it also has entertainment and shopping hubs nearby. The area surrounding Geronimo Triplexes features several parks & recreations within a 2-mile radius. Geronimo Triplexes has easy access to the highly trafficked Interstate-10 making commutes and access convenient.

PROPERTY OVERVIEW



Property Highlights:

Geronimo Triplexes is a 6-unit apartment community comprising of 6 large 2BD/1BA Units. The triplexes are each on their own parcels. The property features a quaint courtyard area and lots of available covered parking for tenants. The units are individually metered for electric. The owner pays for W/S/T. The tenants pay the electric bills.

Geronimo Triplexes has two units which have been turned over and rents have increased to above \$900. The property has value add opportunity through continued turnover & rental increases of the remaining four units. The condition between the units that have and haven't been turned over isn't significant. The lower rent units are just well below market rents. The four lower rent units have been given notice for a rental increase to \$750 beginning in July 2021. Each unit has their own front porch area, washer & dryer hookups, and a fenced backyard.

* The community has 6 other identical units that are owned by different owners. Only the 6 listed in this brochure are for sale.



PROPERTY PHOTOS

Exterior Photos



PROPERTY PHOTOS

Interior Photos

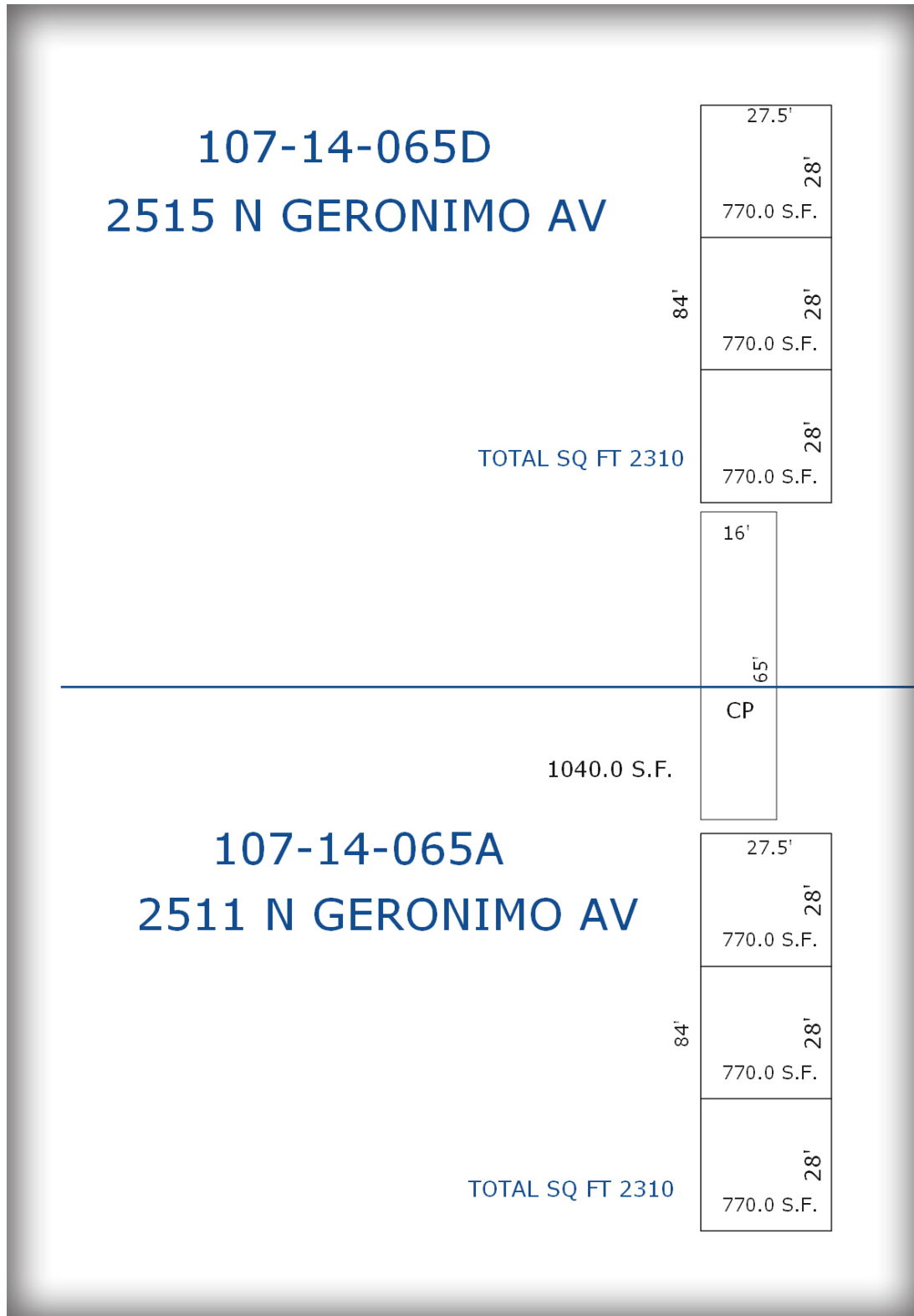


PROPERTY PHOTOS

Interior Photos



PROPERTY LAYOUT



PRICING ANALYSIS

Type	# of Units	Sq. Ft.	Total S.F.	Rent per S.F.	Total Monthly Rent	Stabilized Rent
2BD/1BA (Old Leases)	4	770	3,080	\$0.97	\$3,000	\$750
2BD/1BA (New Leases)	2	770	1,540	\$1.20	\$1,850	\$925
Total/Avg.	6	770	4,620	\$1.05	\$4,850	\$808

Income Statement	"Marketing Pro Forma"	"Proforma Per Unit"	Proforma PSF
<u>RENTAL INCOME</u>			
Gross Market Rent	\$58,200	\$9,700	\$12.60
Vacancy Loss	-\$2,910	-5.0%	-\$0.63
Gross Rent	\$55,290	\$9,215	\$11.97
Concessions & Bad Debt	-\$829	-1.50%	-\$0.18
<u>Net Rental Income</u>	<u>\$54,461</u>	<u>\$9,077</u>	<u>\$11.79</u>
RUBS/Other Income	\$750	\$125	\$0.16
<u>TOTAL INCOME</u>	<u>\$55,211</u>	<u>\$9,202</u>	<u>\$11.95</u>
<u>OPERATING EXPENSES</u>			
General & Admin	\$500	\$83	\$0.11
Repairs/Maintenance/Supplies	\$3,500	\$583	\$0.76
Contract Services	\$750	\$125	\$0.16
Utilities	\$7,000	\$1,167	\$1.52
<u>TOTAL VARIABLE</u>	<u>\$11,750</u>	<u>\$1,958</u>	<u>\$2.54</u>
Property Taxes	\$3,594	\$599	\$0.78
Property Insurance	\$2,100	\$350	\$0.45
Management Fee	\$4,417	8%	\$0.96
Reserves	\$1,200	\$200	\$0.26
<u>TOTAL EXPENSES</u>	<u>\$23,061</u>	<u>\$3,843</u>	<u>\$4.99</u>
<u>NET OPERATING INCOME</u>	<u>\$32,150</u>	<u>\$5,358</u>	<u>\$6.96</u>

Stabilized Market Valuation	
Value	\$515,000
Per Unit	\$85,833
Per Square Foot	\$111.47
Cap Rate	
Marketing Pro Forma	6.24%

TUCSON AT A GLANCE

TUCSON MSA
POPULATION*

1.023M

*As of 2017



1.01%

POPULATION
GROWTH RATE*

4.8%

UNEMPLOYMENT RATE

Year-end 2018

\$41,637

PER-CAPITA INCOME

As of 2017

LARGEST EMPLOYERS

- | | |
|-------------------------------------|------------------------------|
| 1. UNIVERSITY OF ARIZONA - 11,251 | 3. STATE OF ARIZONA - 8,580 |
| 2. RAYTHEON MISSILE SYSTEMS - 9,600 | 4. DAVIS-MONTHAN AFB - 8,406 |

RECENT
ARRIVALS &
EXPANSIONS

- AMAZON
- CATERPILLAR SURFACE MINING & TECHNOLOGY
- HEXAGON MINING
- RAYTHEON MISSILE SYSTEMS
- TUSIMPLE

TOTAL HOUSEHOLDS



398,530

As of 2017

45,217

UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2019PROPORTION OF
HOUSEHOLDS
THAT RENT

38%

As of 2017

APPROXIMATE
MULTIFAMILY
VACANCY

6.13%

As of 2018



- #46 TOP PUBLIC SCHOOL
 - #22 RESEARCH ACTIVITY AMONG PUBLIC INSTITUTIONS
 - #21 BUSINESS PROGRAMS
 - #55 UNDERGRAD ENGINEERING
- UNIVERSITY OF ARIZONA
TOP PROGRAMS*

*U.S. News & World Report

Statistics from City of Tucson and U.S. Census Bureau

Economic Overview

Population and Demographics

Tucson is the second-largest city in Arizona, with a metro area population of 1,023,000. Located 60 miles from the U.S.-Mexico border, the Tucson metropolitan area (which includes nearby suburbs like Marana and Oro Valley, as well as the significant portion of unincorporated Pima County that makes up what is de facto “north Tucson”) has been growing far more quickly than much of the U.S. The population has grown 51% since 1990 and 20% since 2000, compared to the United States averages of just 28% and 13% respectively. The Tucson median age is 37.9 years while Tucson MSA median household income is \$41,637. Average home prices are just \$197,300 providing plenty of affordable options for the growing population.

The natural beauty of the Sonoran Desert makes Tucson a desirable location for residents and businesses alike. Downtown Tucson is a diverse submarket with a rich cultural heritage that contains a blend of Native American, Spanish, Mexican and Anglo-American influences. Tucson ranks high nationally in various categories including: #2 best American small city in 2017 (Resonance Consultancy), 2016 top 100 best places to live (U.S. News and World Report), #9 “city everyone wants to live in” in 2017 (Business Insider), #8 2018 best city for recreation (WalletHub), and one of America’s 2017 best cities for global trade (Global Trade). The University of Arizona is ranked #106 of all nationwide colleges, public or private (U.S. News and World Report).

The University is vital to Tucson and Southern Arizona, having garnered national and international attention. It has the largest optics program among U.S. institutions, and is second in overall research expenditures (University of Arizona). UA brings in more than \$580 million in research investment each year. The university’s enrollment is 45,217, with numerous branch campuses and learning centers throughout Southern Arizona. Pima Community College is a two-year school serving Metro Tucson at six locations throughout the county. Tucson Unified School District is one of the largest in the state, encompassing 229.5 square miles. It serves approximately 47,000 students in grades pre-K through 12 at more than 80 schools.

Employment

Employers will find a diverse, educated and enthusiastic workforce in Tucson stemming from the U of A. As of 2019, the University of Arizona is the top employer with a work force of 11,251 followed by Raytheon Missile Systems, 9,600; Davis-Monthan Air Force Base, 8,406 (both civilian and military personnel); Pima County, 7,100; U.S. Customs and Border Patrol, 6,800; Tucson Unified School District, 6,467; Banner University Healthcare, 6,462, Freeport-McMoRan Copper & Gold, 5,819; CONTINUED ON NEXT PAGE



Economic Overview

and Wal-Mart, 4,360, while the city's unemployment rate is 4.8%. (Bureau of Labor Statistics). Tucson's 2018 job growth rate was 3.1% (MAP for Southern Arizona).

Davis-Monthan is home to the 355th Fighter Wing, part of the Air Combat Command. The base is best known as the location of the Air Force Materiel Command's 309th Aerospace Maintenance and Regeneration Group, the aircraft boneyard for all excess military and government aircraft. In the world of healthcare, Banner Health and the University of Arizona Health Network merged to create a platform of academic medicine, research, instruction and patient care at three academic medical centers.

Economic Development

Innovation is at the forefront of the Tucson economic development agenda. Forbes has called it one of America's Most Innovative Cities, and the city has the highest concentration of startups of any U.S. city its size. Furthermore, it was ranked as a Top Five City for Entrepreneurs by Entrepreneur Magazine in 2013. Metro Tucson is a hub for optics and science, while biotech and other science clusters flourish in the UA Tech Park, BioPark and Innovation Park. Tourism is a key economic driver as well. Tucson is known for its world-class health spas such as Canyon Ranch, more than 20 golf courses, and numerous natural attractions, museums, missions and cultural history.

Interstate 10, the major East-West highway in the Sun Belt, runs east from California, enters Arizona near Ehrenberg and continues through Phoenix and Tucson. It exits at the border with New Mexico. Interstate 19 travels from Nogales to Tucson, and ends at I-10. While the highway is short (63 miles), it is a key corridor, serving as a fast route from Tucson and Phoenix (via I-10) to the Mexican border. The highway is a portion of the U.S. section of the CANAMEX Corridor, a trade route that stretches north from Mexico across the U.S. to the Canadian province of Alberta. The Port of Tucson is a full service inland port, railyard and intermodal facility southeast of the city and 70 miles north of the Mexico border at Nogales. The facility is located adjacent to the Union Pacific Railroad Mainline and I-10, linking California and Texas. In 2014, Tucson launched Sun Link, a fixed electric rail "Modern Streetcar" system that operates eight vehicles between Downtown Tucson and the UA campus. Each streetcar vehicle holds 150 passengers. There are 24 stops along the 3.9-mile route.



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 of the property (or properties) in question.*