



OFFERING MEMORANDUM

Cactus Nectar Townhomes

3553 & 3555 E 4th St. & 703 N Richey Blvd.

Tucson, AZ 85716



MULTI-FAMILY & INVESTMENT SALES TEAM



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PROPERTY INFORMATION

 PRICE \$950,000	 PRICE PER UNIT \$316,667	 PRICE PER SF \$270.58	 PROFORMA NOI \$58,835	 CAP RATE 6.19%
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 LOCATION:	3553 & 3555 E 4 th St. & 703 N Richey Blvd. Tucson, AZ 85716	 LANDSCAPING:	Large shade trees & desert plants																									
 SITE AREA:	0.29 Acres 12,650 Sq. Ft.	 UTILITIES: (Responsibility)	Electricity: Tucson Electric (Tenant) Gas: Southwest Gas (Tenant) Water: City of Tucson (RUBS) Sewer: City of Tucson (RUBS) Trash: City of Tucson (RUBS)																									
 RENTABLE SQFT:	3,511 Sq. Ft.	 METERING:	Electric: Individual & Common Gas: Individual & Common Water/Sewer/Trash: Master- metered Hot Water: Individual																									
 ASSESSOR PARCEL NUMBER(S):	125-11-0200	 HEATING/COOLING:	Air conditioning																									
 ZONING:	R - 2	 CONSTRUCTION:	Masonry & Wood frame/stucco																									
 ACCESS:	Ingress/egress	 FINANCING:	Conventional Financing or Cash																									
 PARKING	~10	<table border="1"> <thead> <tr> <th>Unit Description</th> <th># of Units</th> <th>% of Total</th> <th>SqFt Per Unit</th> <th>Total Rentable SqFt</th> </tr> </thead> <tbody> <tr> <td>1BD/1BA</td> <td>1</td> <td>33%</td> <td>561</td> <td>561</td> </tr> <tr> <td>3BD/2.5BA</td> <td>1</td> <td>33%</td> <td>1475</td> <td>1,475</td> </tr> <tr> <td>3BD/2.5BA (Furnished)</td> <td>1</td> <td>33%</td> <td>1475</td> <td>1,475</td> </tr> <tr> <td>Total/Average (Monthly)</td> <td>3</td> <td>100%</td> <td>1,170</td> <td>3,511</td> </tr> </tbody> </table>		Unit Description	# of Units	% of Total	SqFt Per Unit	Total Rentable SqFt	1BD/1BA	1	33%	561	561	3BD/2.5BA	1	33%	1475	1,475	3BD/2.5BA (Furnished)	1	33%	1475	1,475	Total/Average (Monthly)	3	100%	1,170	3,511
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 ROOF/STORIES:	Flat cool roof / 1 story																											
 YEAR BUILT:	1958 w/ major recent renovations																											

PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Turn-key opportunity
- Major recent renovations
- Well maintained Landscape & Pool
- In unit washer/dryer
- Well located near UofA
- Security systems in-place
- Privacy fence installed around property



UNIT HIGHLIGHTS

- Modern renovated units
- Large 3bd/2.5 units for two units
- Large private yards
- Stainless steel appliances in all units
- Thoughtfully furnished units (not all)
- Historically high occupancy
- Open layouts
- Air-conditioned units

PROPERTY SUMMARY

Cactus Nectar Townhomes
3553 & 3555 E 4th St. & 703 N
Richey Blvd.
Tucson, AZ 85717

Located conveniently five minutes from the University of Arizona and Downtown, Cactus Nectar Townhomes presents an exceptional investment opportunity with promising long-term rental income growth. This property encompasses three units: a : (1) 1BD/1BA apartment, with (2) large 3BD/2.5BAs, one of which is furnished. Both the interior and exterior of all 3 units have been recently renovated. New owners can seize this turnkey asset and potentially boost NOI through rental increases as market conditions permit.

The tri-plex has been meticulously maintained and operated. The interiors have undergone a complete overhaul, starting with the replacement of all plumbing and fixtures for optimal functionality and safety. Electrical wiring and fixtures have been updated to meet current codes, ensuring modern standards. For enhanced tenant comfort, air conditioning units have been relocated or replaced to optimize airflow throughout the units. Kitchens have new quartz countertops, stainless steel appliances, energy-efficient dual-pane windows, and stylish new flooring. In-unit washer and dryer – owned by Owner. Future investors can benefit from the low-maintenance nature of this well-preserved property, as it is fully leased until the summer of 2025.

Extensive property enhancements have transformed this triplex into an inviting oasis. A new privacy fence, paved walkways, and a revitalized pool area complete with a heater create a peaceful oasis. Safety features include pool fencing and a comprehensive security system. To maximize outdoor living space, Arizona rooms were removed from units one and two. The exterior has fresh stucco, a coat of paint, and upgraded landscaping with rock accents. Structural integrity has been reinforced with a new roof installation, beam adjustments, while new security locks and concrete slabs for units two and three provide added safety and convenience.

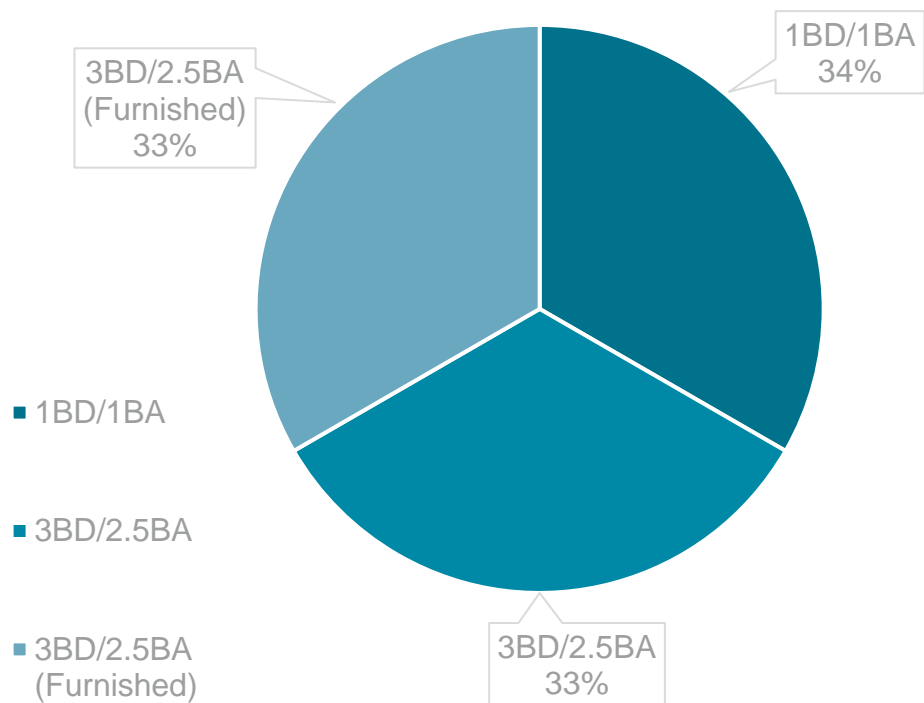
Placed within miles of Downtown Tucson, U of A, and Pima community college the tri-plex is the perfect housing choice for students, since it is close to the University of Arizona in addition to young professionals. Entertainment options are easily accessible within walking distance, adding to its desirability. Nearby attractions, such as Tumamoc Hill, the Kino Sports Complex, the Tucson Botanical Gardens, and the Tucson Airport, ensuring residents have many recreational and cultural activities to explore. Additionally, commuting is a breeze, with easy access to I-10 and I-19.



FINANCIAL ANALYSIS

Unit Description	# of Units	% of Total	SqFt Per Unit	Total Rentable SqFt	Current Avg. Rent		Pro Forma Market Rent		
					Per Unit	Per Month	Per Unit	Per Month	Per SqFt
1BD/1BA	1	33%	561	561	\$1,250	\$1,250	\$1,250	\$1,250	\$2.23
3BD/2.5BA	1	33%	1475	1,475	\$2,500	\$2,500	\$2,500	\$2,500	\$1.69
3BD/2.5BA (Furnished)	1	33%	1475	1,475	\$3,300	\$3,300	\$3,300	\$3,300	\$2.24
Total/Average (Monthly)	3	100%	1,170	3,511	\$2,350	\$7,050	\$2,350	\$7,050	\$2.01
Annual						\$84,600		\$84,600	
1BD/1BA	1	33%	561	561	\$1,250	\$1,250	\$1,250	\$1,250	\$2.23

Unit Breakdown



FINANCIAL ANALYSIS

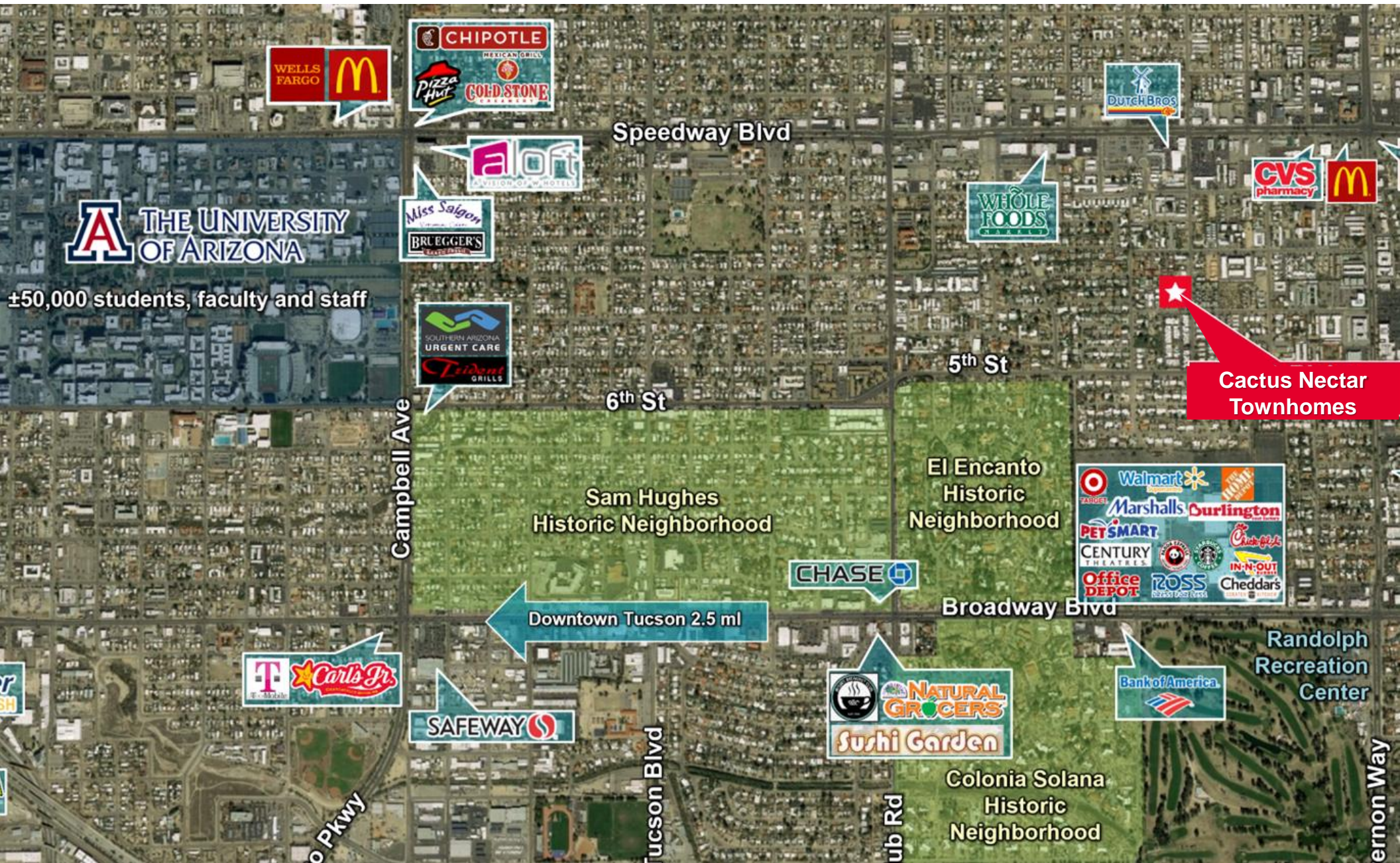
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Income Statement	Marketing Pro Forma	Pro Forma Per Unit	Owner Budget	Owner Budget Per Unit
RENTAL INCOME				
Gross Market Rent	\$84,600	\$28,200		
Vacancy Loss	-\$5,076	-6.0%		
Concessions & Bad Debt	-\$1,692	-2.0%		
Net Rental Income	\$77,832	\$25,944	\$91,400	\$30,467
RUBS - E/G - Expiring upon renewal	\$500	\$167	\$4,400	\$1,467
Other Income	\$500	\$167		\$0
TOTAL INCOME	\$78,832	\$26,277	\$95,800	\$31,933
OPERATING EXPENSES				
General & Administrative	\$1,000	\$333		\$0
Repairs & Maintenance & Turnover	\$3,000	\$1,000		\$0
Pool Services	\$1,200	\$400	\$1,200	\$400
Contract Services	\$1,200	\$400	\$1,200	\$400
Utilities - E/G - Expiring upon renewal	\$0	\$0	\$5,900	\$1,967
Utilities - W/S/T	\$2,500	\$833	\$2,248	\$749
TOTAL VARIABLE	\$8,900	\$2,967	\$10,548	\$3,516
Property Taxes	\$2,540	\$847	\$2,552	\$851
Property Insurance	\$1,500	\$500	\$4,020	\$1,340
Management Fee	\$6,307	8%	\$1,200	1%
Reserves	\$750	\$250		
TOTAL EXPENSES	\$19,997	\$6,666	\$18,320	\$6,107
NET OPERATING INCOME	\$58,835	\$19,612	\$77,480	\$25,827

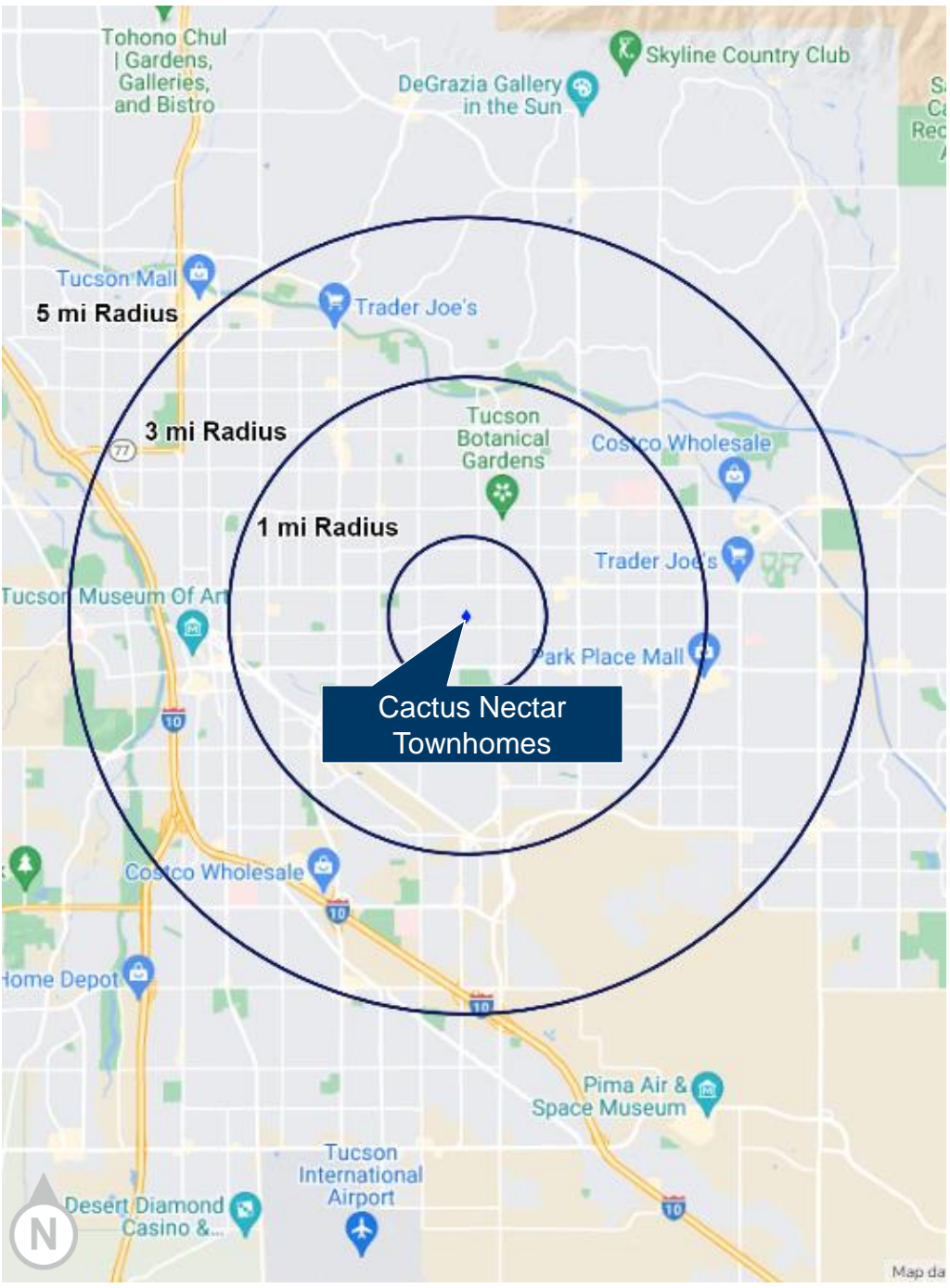
Stabilized Market Analysis	
Value	\$950,000
Per Unit	\$316,667
Per Bed	\$135,714
Per Square Foot	\$270.58
Cap Rate	
Marketing Pro Forma	6.19%

TRADE MAP

Cactus Nectar Townhomes
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DEMOGRAPHIC OVERVIEW



2024 DEMOGRAPHIC OVERVIEW

	1 MILE	3 MILES	5 MILES
POPULATION	14,286	135,692	282,174
HOUSEHOLDS	6,987	60,045	124,853
AVG HOUSEHOLD INCOME	\$91,581	\$76,140	\$77,689
DAYTIME POPULATION	5,928	75,065	166,465
RETAIL EXPENDITURE	\$205.79 M	\$1.64 B	\$3.44 B

Source: Sites USA -Applied Geographic Solutions 11/2021, TIGER Geography - RF5

2029 DEMOGRAPHIC PROJECTIONS

	1 MILE	3 MILES	5 MILES
POPULATION	14,879	137,175	124,853
HOUSEHOLDS	7,297	61,437	127,978
AVG HOUSEHOLD INCOME	\$96,057	\$78,390	\$99,256

Source: Sites USA -Applied Geographic Solutions 11/2021, TIGER Geography - RF5

TRAFFIC COUNTS VEHICLES PER DAY (VPD)

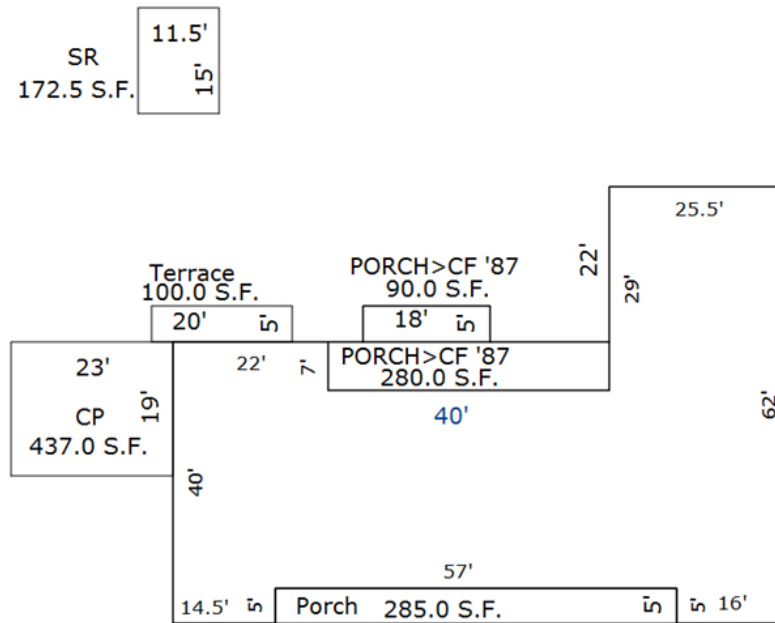
N. ALVERNON WAY	28,387 VPD	(2023)
E. SPEDWAY BLVD.	39,863 VPD	(2023)

Source: Pima Association of Governments

PROPERTY LAYOUT

Cactus Nectar Townhomes
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Richey Blvd.
Tucson, AZ 85717

125-11-0200
3553 E 4TH ST



TOTAL SQ FT 3866

#407 01/2014
DRAWN FROM PRC

EXTERIOR PHOTOS

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INTERIOR PHOTOS

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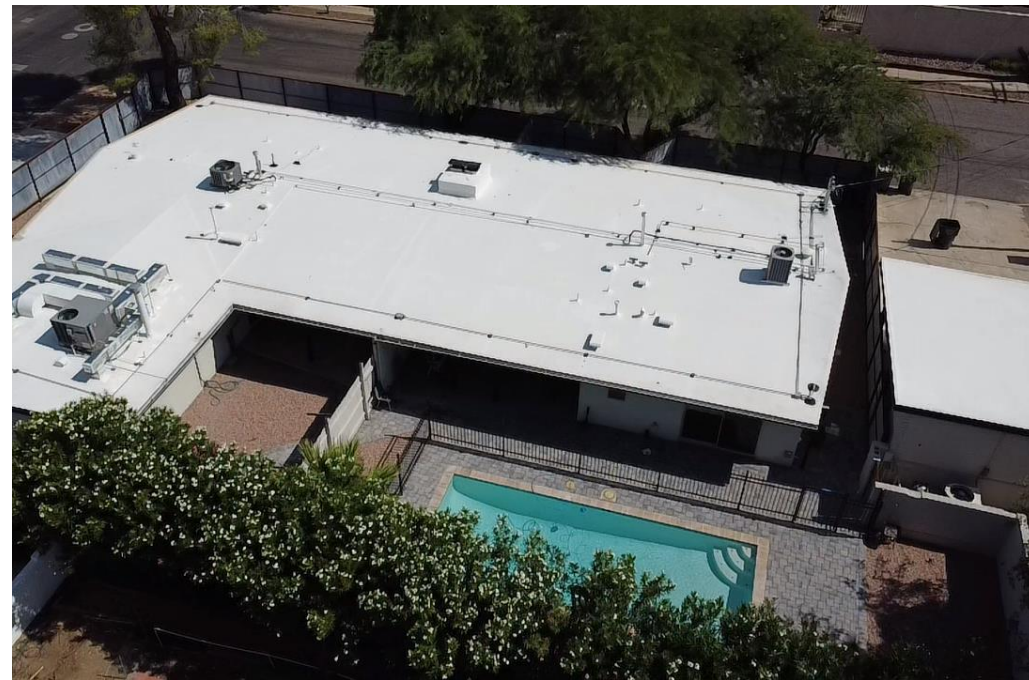
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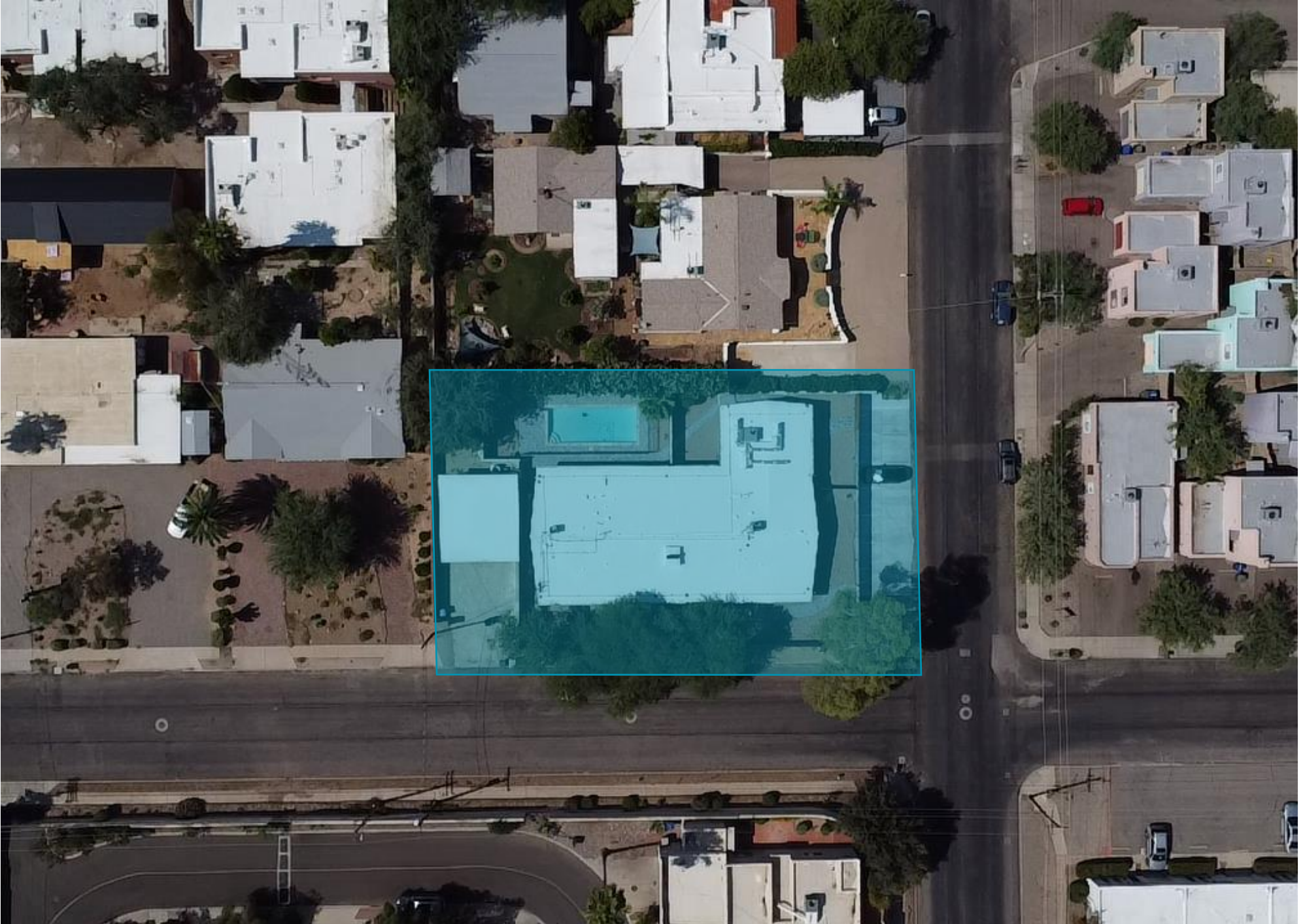
DRONE PHOTOS

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BIRDS-EYE VIEW ABOVE

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BIRDS-EYE VIEW NORTH

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BIRDS-EYE VIEW EAST

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BIRDS-EYE VIEW WEST

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BIRDS-EYE VIEW SOUTH

4th & Richey Tri-plex
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ABOUT THE REGION

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

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 MARKET OVERVIEW



1.08M

TUCSON MSA
POPULATION



484,397

TOTAL
HOUSEHOLDS



35%

COLLEGE
EDUCATION



0.75%

POPULATION
GROWTH RATE



\$64,323

MEDIAN HOUSEHOLD
INCOME



3.2%

UNEMPLOYMENT
RATE



53,187

UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2023

- #3 MANAGEMENT INFORMATION SYSTEMS
- #10 SPACE SCIENCE
- #17 MEDICINE
- #18 EDUCATION
- #47 BEST BUSINESS SCHOOLS
- #48 TOP PUBLIC SCHOOL
- #54 UNDERGRAD ENGINEERING PROGRAMS
- #67 COLLEGES FOR VETERANS
- #99 BEST GLOBAL UNIVERSITY

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,699
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,769
4. STATE OF ARIZONA – 8,580

RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECHNOLOGY
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY





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