



# OFFERING MEMORANDUM

Morris Apartments  
5733- 5737 S Morris Blvd  
Tucson, AZ 85706



MULTI-FAMILY & INVESTMENT SALES TEAM





MULTI-FAMILY TEAM

**ALLAN MENDELSBERG**

Principal, Multi-Family Team

D +1 520 546 2721

M +1 520 490 2113

amendelsberg@picor.com

**JOEY MARTINEZ**

Principal, Multi-Family Team

D +1 520 546 2730

M +1 520 668 3858

jmartinez@picor.com

PICOR Commercial Real Estate Services

5151 E Broadway Blvd, Suite 115

Tucson, Arizona 85711 | USA

Main +1 520 748 7100

picor.com | multifamilytucson.com

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# PROPERTY INFORMATION

Morris Apartments  
5733-5737 S. Morris Blvd.  
Tucson, AZ 85706

 <b>PRICE</b> <b>\$1,700,000</b>	 <b>PRICE PER UNIT</b> <b>\$130,769</b>	 <b>PRICE PER SF</b> <b>\$160.53</b>	 <b>PROFORMA NOI</b> <b>\$108,667</b>	 <b>CAP RATE</b> <b>6.39%</b>
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 <b>LOCATION:</b> 5733- 5737 S Morris Blvd Tucson, AZ 85705	 <b>LANDSCAPING:</b> Large shade trees & desert plants
 <b>SITE AREA:</b> 0.85 Acres   36,930 Sq. Ft.	 <b>UTILITIES: (Responsibility)</b> Electricity: Tucson Electric (Tenant) Gas: Southwest Gas (Tenant) Water: City of Tucson (Owner) Sewer: City of Tucson (Owner) Trash: City of Tucson (Owner)
 <b>RENTABLE SQFT:</b> 13,200 Sq. Ft.	 <b>METERING:</b> Electric: Individual Gas: Individual Water/Sewer/Trash: Master- metered Hot Water: Individual
 <b>ASSESSOR PARCEL NUMBER(S):</b> 140-23-085A, 140-23-085B, & 140-23-084A	 <b>HEATING/COOLING:</b> Air conditioning
 <b>ZONING:</b> R - 2	 <b>CONSTRUCTION:</b> Wood frame / Stucco
 <b>ACCESS:</b> Ingress/Egress	 <b>FINANCING:</b> Cash or Traditional financing
 <b>PARKING</b> ~14	
 <b>ROOF/STORIES:</b> Pitched – shingle roof / 1 Story	
 <b>YEAR BUILT:</b> 1980 w recent updates	

Unit Description	# of Units	% of Total	SqFt Per Unit	Total Rentable SqFt
Studio	1	8%	315	315
2BD/1BA	9	69%	853	7,677
3BD/2BA	3	23%	866	2,598
<b>Total/Average (Monthly)</b>	<b>13</b>	<b>100%</b>	<b>815</b>	<b>10,590</b>





## PROPERTY HIGHLIGHTS

- Strong in-place financials
- Large units & attractive unit mix
- Private patios
- On-site laundry facility
- Well located near Tucson Airport, Raytheon, & DMAFB
- Three tax parcels



## UNIT HIGHLIGHTS

- Some upgraded units
- Strong historical occupancy
- Individually metered for electric and gas
- Open layouts
- Air-conditioned units
- Owner pays water/sewer/trash, RUBS
- Tile throughout

# PROPERTY SUMMARY

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Morris Apartments presents an exceptional turn-key investment opportunity with some additional upside potential. Strategically located near Tucson International Airport and Davis-Monthan Air Force Base, the property is ideally positioned to attract a diverse tenant base, including professionals and military personnel.

The property offers a desirable mix of unit types: (1) Studio, (9) 2BD/1BA, and (3) 3BD/2BA units, catering to a variety of tenant needs. The property has had strong historical occupancy creating day one cash flow for investors and positive returns. Each unit features open layouts with durable tile flooring throughout, offering modern and low-maintenance living spaces. Some units have been upgraded with contemporary finishes, including updated cabinets and fresh interior paint, showcasing the potential for further property-wide enhancements. Additional amenities, such as air conditioning and private patios, enhance tenant satisfaction and retention.

The property also features an on-site laundry facility and ample parking spaces for tenants and their guests. Operational costs are minimized through a Ratio Utility Billing System (RUBS), as the owner currently covers water, sewer, and trash expenses. Furthermore, individual utility meters for electricity and gas ensure efficient energy management. The individually parceled unit buildings offer flexibility for future investment strategies, such as selling the parcels individually or exploring creative financing options.

The property's proximity to major employers ensures a strong tenant pool, further bolstering its investment appeal. With its solid foundation, strategic location, and opportunities for growth through additional renovations and optimized leasing strategies, Morris Apartments represents a compelling opportunity to capitalize on a well-maintained asset with remarkable value-add potential.



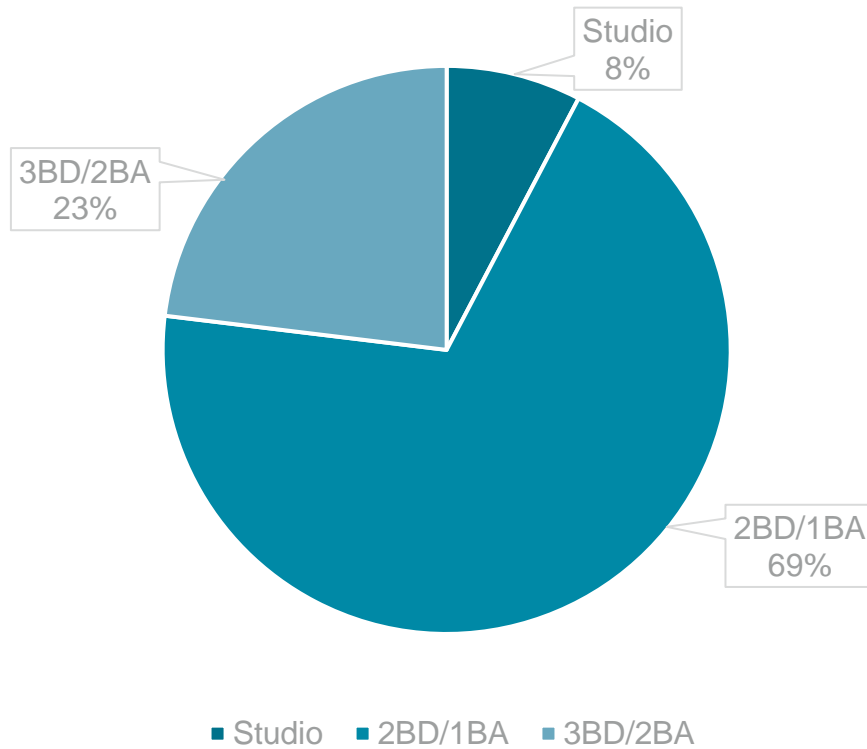


# FINANCIAL ANALYSIS

Morris Apartments  
5733-5737 S. Morris Blvd.  
Tucson, AZ 85706

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
Studio	1	8%	315	315	\$650	\$650	\$700	\$700	\$2.22
2BD/1BA	9	69%	853	7,677	\$1,191	\$10,719	\$1,250	\$11,250	\$1.47
3BD/2BA	3	23%	866	2,598	\$1,333	\$3,999	\$1,400	\$4,200	\$1.62
<b>Total/Average (Monthly) Annual</b>	<b>13</b>	<b>100%</b>	<b>815</b>	<b>10,590</b>	<b>\$1,182</b>	<b>\$15,368</b> <b>\$184,416</b>	<b>\$1,242</b>	<b>\$16,150</b> <b>\$193,800</b>	<b>\$1.53</b>

Unit Breakdown



# FINANCIAL ANALYSIS

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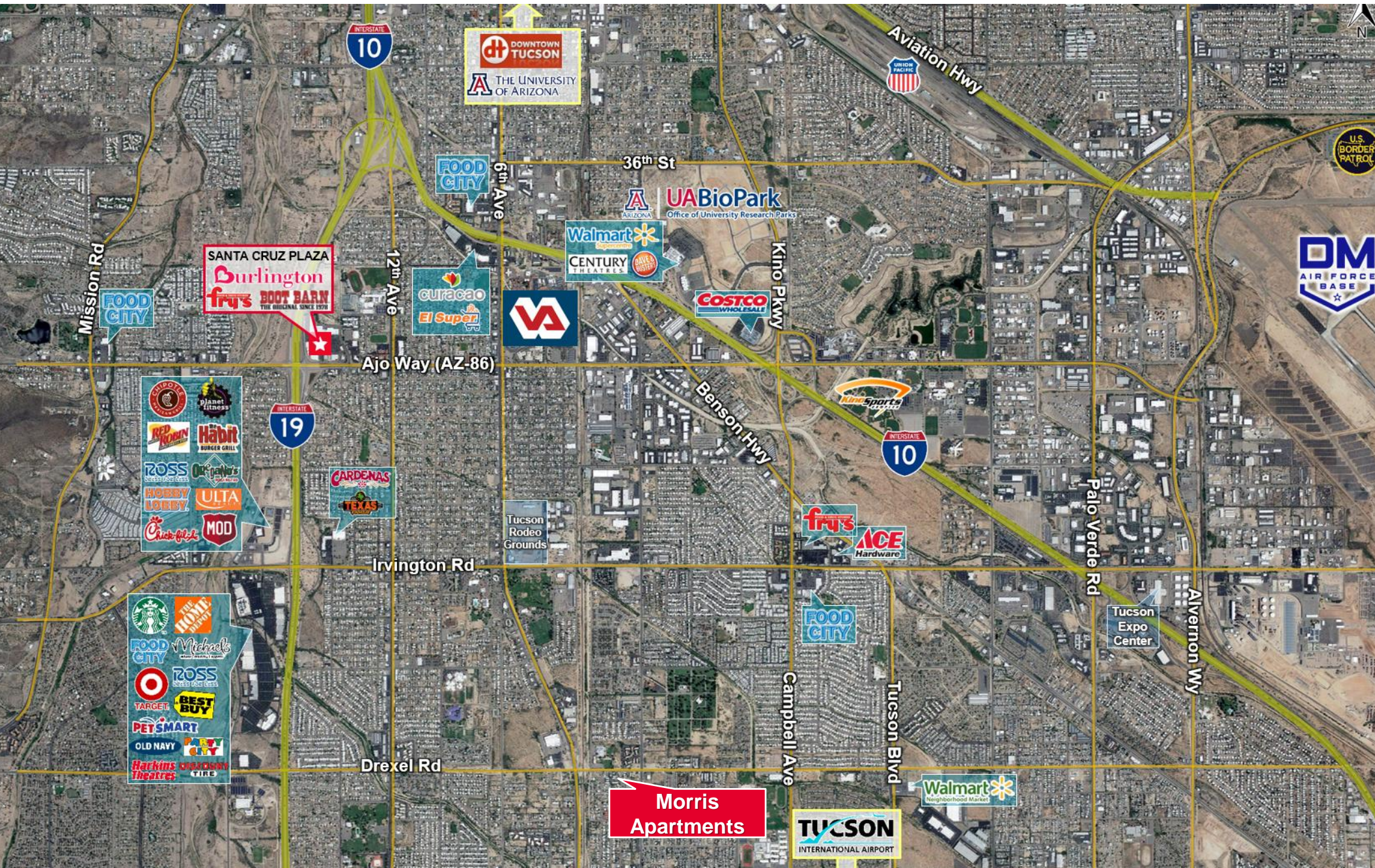
Income Statement	Marketing Pro Forma	Pro Forma Per Unit	T-9 Annualized	T-9 Annualized Per Unit
<b>RENTAL INCOME</b>				
<b>Gross Market Rent</b>	\$193,800	\$14,908		
Vacancy Loss	-\$11,628	-6.0%		
Concessions & Bad Debt	-\$3,876	-2.0%		
<b>Net Rental Income</b>	\$178,296	\$13,715	\$181,860	\$13,989
RUBS	\$4,000	\$308	\$3,109	\$239
Other Income	\$2,000	\$154	\$3,792	\$292
<b>TOTAL INCOME</b>	\$184,296	\$14,177	\$188,761	\$14,520
<b>OPERATING EXPENSES</b>				
General & Administrative	\$1,000	\$77	\$831	\$64
Advertising	\$500	\$38	\$340	\$26
Professional Fees	\$2,500	\$192	\$2,699	\$208
Repairs & Maintenance & Turnover	\$13,000	\$1,000	\$11,123	\$856
Contract Services	\$3,250	\$250	\$3,908	\$301
Utilities	\$22,000	\$1,692	\$20,896	\$1,607
<b>TOTAL VARIABLE</b>	\$42,250	\$3,250	\$39,796	\$3,061
Property Taxes	\$6,885	\$530	\$6,885	\$530
Property Insurance	\$8,500	\$654	\$8,095	\$623
Management Fee	\$14,744	8%		
Reserves	\$3,250	\$250		
<b>TOTAL EXPENSES</b>	\$75,629	\$5,818	\$54,776	\$4,214
<b>NET OPERATING INCOME</b>	\$108,667	\$8,359	\$133,986	\$10,307

<b>Stabilized Market Analysis</b>	
<b>Value</b>	\$1,700,000
Per Unit	\$130,769
Per Square Foot	\$160.53
<b>Cap Rate</b>	
T-9 Annualized	7.88%
Marketing Pro Forma	6.39%



# TRADE MAP

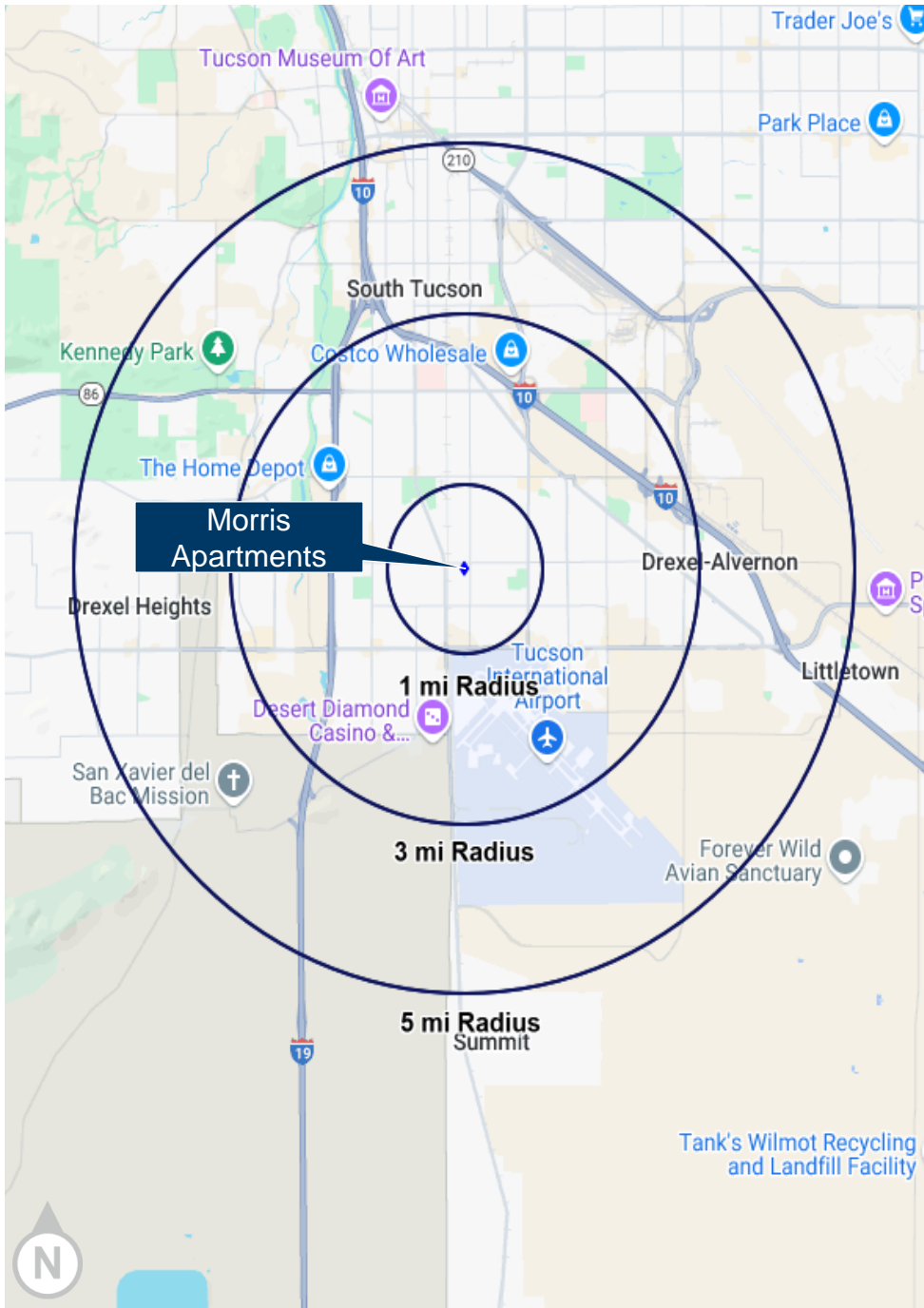
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# DEMOGRAPHIC OVERVIEW

Morris Apartments  
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## 2025 DEMOGRAPHIC OVERVIEW

	1 MILE	3 MILES	5 MILES
POPULATION	19,153	91,516	167,169
HOUSEHOLDS	6,532	31,222	58,979
AVG HOUSEHOLD INCOME	\$67,726	\$68,045	\$72,030
DAYTIME POPULATION	2,690	42,599	70,722
RETAIL EXPENDITURE	\$273.04 M	\$1.36 B	\$2.61 B

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

## 2029 DEMOGRAPHIC PROJECTIONS

	1 MILE	3 MILES	5 MILES
POPULATION	19,332	91,336	167,637
HOUSEHOLDS	6,678	31,570	60,024
AVG HOUSEHOLD INCOME	\$69,163	\$69,435	\$73,444

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

## TRAFFIC COUNTS VEHICLES PER DAY (VPD)

E. DREXEL RD.	11,046 VPD	(2023)
S. NOGALES HWY.	14,947 VPD	(2023)

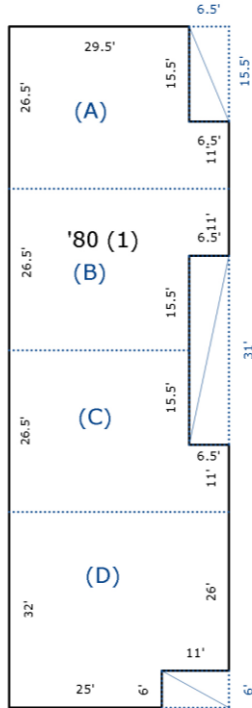
Source: Pima Association of Governments



# PROPERTY LAYOUT

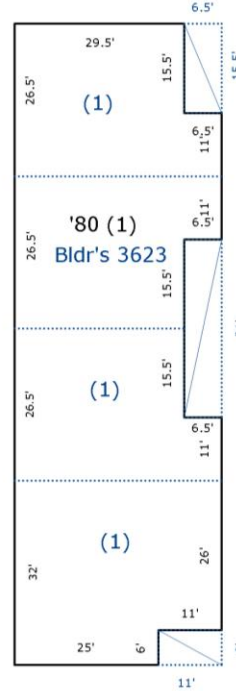
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140-23-085A  
5733 S MORRIS BL  
Bldr's 3623



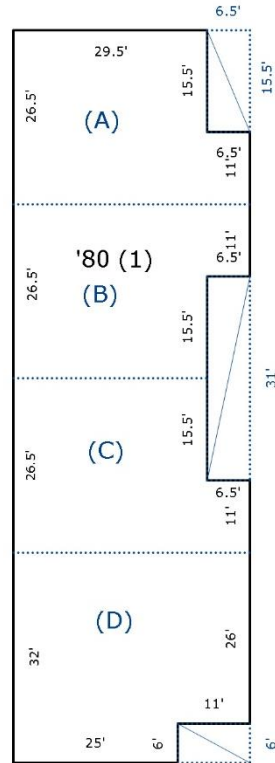
Drawn by #402 on 1-2014

140-23-085B  
5735 S MORRIS BL



Drawn by #402 on 1-2014

140-23-084A  
5737 S MORRIS BL  
Bldr's 3623



Drawn by #402 on 1-2014

12.1' x 26.1' '05  
315.8 sf  
Unit (E)









# 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



THE UNIVERSITY  
OF ARIZONA

**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

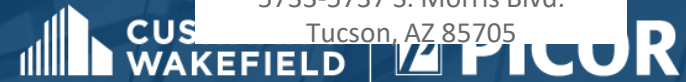
## RECENT INDUSTRY ARRIVALS & EXPANSIONS

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





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## **BROKER CONTACTS**

### **ALLAN MENDELSBERG**

Multi-Family Team, Principal  
D +1 520 546 2721  
M +1 520 490 2113  
amendelsberg@picor.com

### **JOEY MARTINEZ**

Multi-Family Team, Principal  
D +1 520 546 2730  
M +1 520 668 3858  
jmartinez@picor.com

## **SUPPORT TEAM**

### **LEXY PACHECO**

Multi-Family Team, Assistant  
D +1 520 546 2760  
lpacheco@picor.com