

AVAILABLE FOR SALE



675 SOUTH ROOSEVELT STREET TEMPE, ARIZONA 85281

12 ULTRA CONTEMPORARY LOFTS

INVESTMENT HIGHLIGHTS

- 2009 Construction
- Walking Distance to Arizona State University/ Downtown Tempe
- Condominium Mapped
- 2 + 3 Story Townhome Units
- Private Attached Garages
- Concrete Block & Steel Construction

OFFERING SUMMARY:

- Price: \$5,650,000

Presented by:

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COMMERCIAL REAL ESTATE SERVICES

BRAUN APARTMENT GROUP

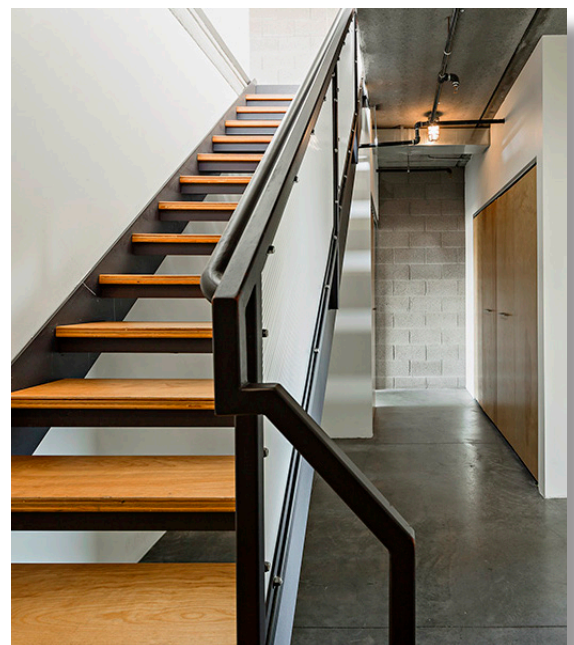
675 SOUTH ROOSEVELT STREET | TEMPE, ARIZONA



675 South Roosevelt is a unique urban condo development located in an up and coming area of Tempe. It consists of 12 contemporary, 2 bedroom condos, which feature concrete flooring, 10-foot exposed industrial ceilings, sleek kitchens and patio garage doors which creates an indoor/outdoor space. Its convenient location to many employment opportunities, dining, nightlife as well as the new light rail system allow for the "Live/Work" lifestyle. It is located less than a mile away from Tempe's Mill Avenue and Town Lake.

675 South Roosevelt was designed by renowned Vincent/ Goldstein and built by ARCbilt development.

The property's cutting edge design and quality construction must be seen and toured to be fully appreciated.



COMMUNITY AMENITIES:

- Excellent location in highly desirable area
- Built in 2009
- Private two car garage parking
- Gated common area and hallways
- Walking distance to iconic dining, shopping and entertainment
- Elevator served
- Pet run
- BBQ area

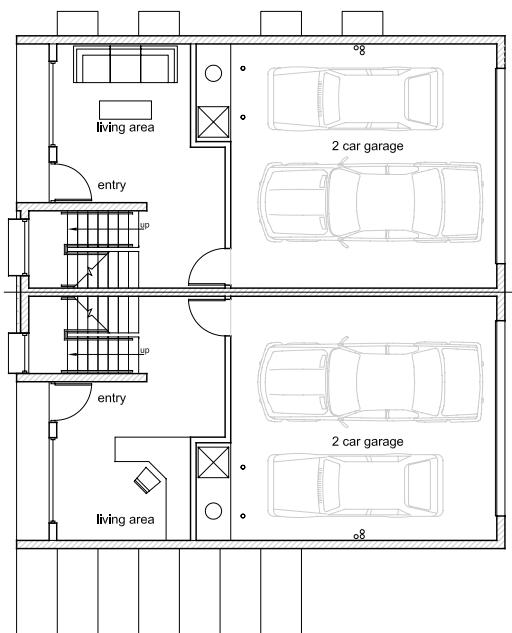


UNIT AMENITIES:

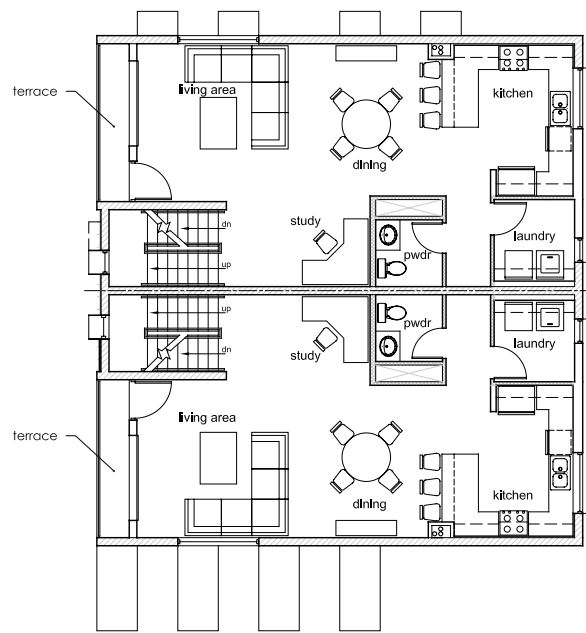
- Spacious units with well conceived floor plans
- Concrete floors
- Caesarstone countertops
- Full-size pantry*
- Modern black appliance package
- Cable television and high-speed internet access
- Ultra contemporary, industrial style units
- 10 foot exposed ceilings
- Living room garage doors w/ electric opener
- Scenic views
- Euro style cabinets
- Washer/dryer in each unit
- Private balconies
- Private two car garages
- Bamboo staircase
- Frosted glass entry doors
- Lighted and secured hallways



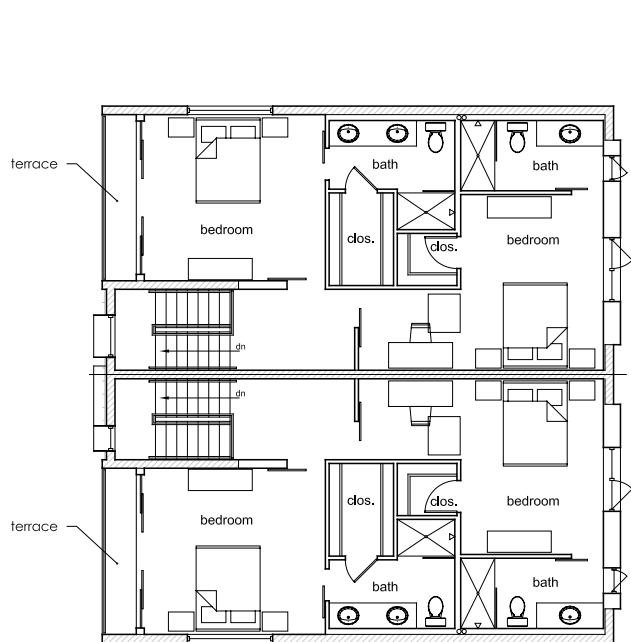
FLOOR PLANS:



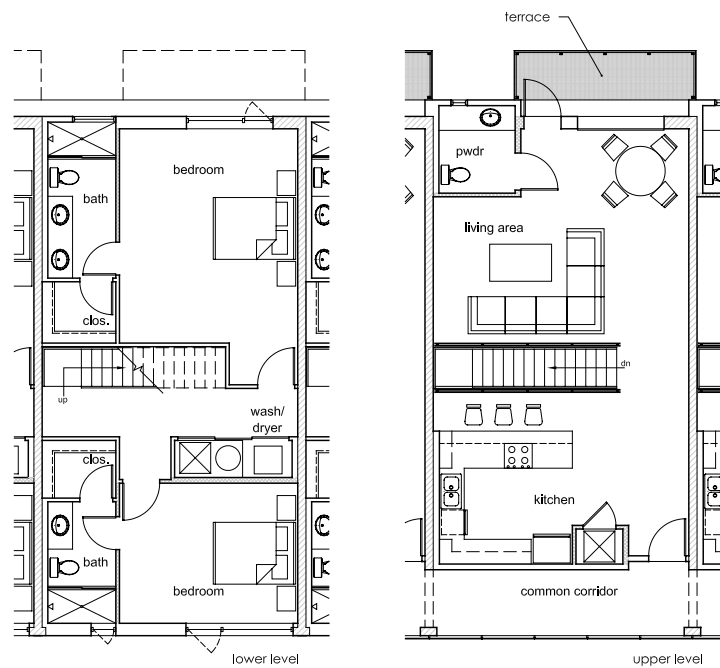
BUILDING A - Ground Floor



BUILDING A - Second Floor



BUILDING A - Third Floor



BUILDING B - Unit Floor Plans

PROFORMA:

Type	# of Units	Sq. Ft. +/-	Total S.F. +/-	Current Rent	Profoma
2 Bedroom 2.5 Bath	2	1,642	3,284	\$1,700	\$2,400
2 Bedroom 3 Bath	5	1,565	7,825	\$1,600	\$2,300
2 Bedroom 2.5 Bath	5	1,565	7,825	\$1,500	\$2,200
Total/Avg.	12	1,578	18,934	\$1,575	\$2,275

RENTAL INCOME

Gross Market Rent

Vacancy Loss

Concessions

Net Rental Income

Other Income

TOTAL INCOME**OPERATING EXPENSES**

Administrative

Repairs & Maintenance

Utilities

Payroll

Property Taxes

Property Insurance

Management Fee

Reserves/Capital

TOTAL EXPENSES**NET OPERATING INCOME****Profoma**

\$327,600

(13,104)

(6,552)

\$307,944

2,400

\$310,344

2,040

7,200

10,900

5,000

42,924

3,470

9,141

2,400

\$83,075**\$227,269**

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SALES COMPARABLES - CONDOMINIUMS

	PROPERTY ADDRESS	SALE DATE	SALE PRICE	PRICE/SF	YEAR BUILT
	140 E. Rio Salado Tempe, AZ	3/18/16	\$610,000	\$332	2008
	421 W. 6 th Street Tempe, AZ	2/23/16	\$610,807	\$269	2016
	945 E. Playa Del Norte Drive Tempe, AZ	1/20/16	\$637,000	\$344	2008
	945 E. Playa Del Norte Drive Tempe, AZ	11/2/15	\$619,900	\$314	2008
	2402 E. 5 th Street Tempe, AZ	7/22/15	\$295,000	\$176	2007
	629 S. Roosevelt Tempe, AZ	7/14/15	\$400,000	\$205	2006
	520 S. Roosevelt Tempe, AZ	4/15/15	\$335,000	\$225	2007
	140 E. Rio Salado Tempe, AZ	1/9/15	\$755,000	\$325	2008
	120 E. Rio Salado Parkway Tempe, AZ	9/29/14	\$585,000	\$352	2006
	543 W. 6 th Street Tempe, AZ	6/20/14	\$450,000	\$181	2006

