

AN EXCELLENT 556-UNIT VALUE-ADD OPPORTUNITY  
IN THE CAMELBACK CORRIDOR

## INVESTMENT HIGHLIGHTS

- Rare value-add multifamily opportunity built in 1971 with irreplaceable frontage along Camelback Road in the high-end Arcadia neighborhood.
- In-place rents are more than \$600 below new construction rents in the Camelback Corridor.
- Surrounding home prices in adjacent Arcadia and Paradise Valley neighborhoods average \$1.4M and \$1.9M, respectively.

*Source: MLS*

- Walkability to marquee Arcadia neighborhood restaurants.
- Active lifestyle enhanced by proximity to Camelback Mountain, Arizona Canal biking/jogging trails, and Echo Canyon Recreation Area.



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**PARADISE VALLEY  
AVERAGE SINGLE  
FAMILY HOME PRICE  
\$2,000,000**

**CAMELBACK  
MOUNTAIN**

**PHOENICIAN  
RESORT**

**DOWNTOWN  
SCOTTSDALE  
±30,000 JOBS**

**ARCADIA  
AVERAGE SINGLE  
FAMILY HOME PRICE  
\$1,423,000**

**AVERAGE SINGLE  
FAMILY HOME PRICE  
\$1,160,000**

**44TH ST & CAMELBACK  
RETAIL**

**44TH ST**

**CAMELBACK RD**

**CAPRI  
ON CAMELBACK**

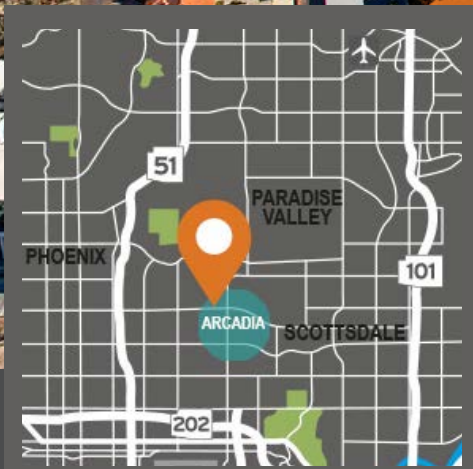
**NORTH  
STELLA**

**40TH ST**

**CHELSEA'S  
KITCHEN**

**Vincent**

**SushiHolic**



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