

Twillingate

EXCLUSIVELY LISTED BY

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7141 NORTH 19TH AVENUE
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PHOENIX, AZ 85021

**Villa
Ventura**

OFFERING SUMMARY

SALE PRICE	\$4,400,000
PRICE PER UNIT	\$84,615
PRICE PER SF	\$108.91
UNITS	52
PROPERTY SIZE	40,400 SF
PARCEL SIZE	1.92 Acres
YEAR BUILT	1973 1978
ZONING	PAD-14
CROSS STREETS	19th Ave & Myrtle Ave

PROPERTY OVERVIEW

Twillingate is a 52-unit garden-style apartment community located in central Phoenix. Developed in 1973 and 1978, the property is constructed of two-story wood frame and stucco. The community is on central metering for electricity, with 36 of 52 units that incorporate a master chiller and boiler with the remaining 16 units having roof mounted HVAC units. The community features a mix of 32 one bedroom units measuring 700 square feet and 20 two bedroom and one bath units measuring 900 square feet. Each unit features a fully equipped kitchen, oversized closets, ceiling fans, and either a private patio or balcony. The property has a unique garden feel with a well maintained pool and lush courtyard featuring mature orange trees. There is a leasing office, stand-alone laundry facility, and fully covered parking.

PROPERTY HIGHLIGHTS

- Two Story, Wood frame & Stucco build
- Private Patios or Balconies
- Central Metering for Electricity
- Large One & Two Bedroom Floor plans
- Frontage to the Metro Valley Light Rail
- Garden Style Apartment

**OFFERING SUMMARY**

SALE PRICE	\$4,600,000
PRICE PER UNIT	\$92,000
PRICE PER SF	\$101.10
UNITS	50
PROPERTY SIZE	45,500 SF
PARCEL SIZE	3.24 Acres
YEAR BUILT	1970
ZONING	R-3
CROSS STREETS	19th Ave & Glendale

PROPERTY OVERVIEW

Villa Ventura is a 50-unit, single story, multifamily asset in central Phoenix. The property was constructed in 1970 of concrete block and stucco with pitched, shingle roofing. The unit mix is all two bedroom units that are approximately 910SF. The property is individually metered for electricity and heating & cooling is provided by roof mounted HVAC units. Common area amenities include laundry facilities, BBQ areas and a swimming pool. Unit amenities include private patios, walk-in closets, and garbage disposals. Select units have new cabinets, vinyl flooring, tile backsplash, stainless steel kitchen hardware, and new appliances. The property features open outdoor living space and ample shade with 100 outdoor parking spaces.

PROPERTY HIGHLIGHTS

- Single Level, Block Construction
- Private Patios
- Individually Metered for Electricity
- Large Two Bedroom Floor plans
- Frontage to the Metro Valley Light Rail
- Low Density, Garden Style Apartment
- Value Add Potential by Adding in-suite Washer/Dryer



