

Soleil

APARTMENT
HOMES

725 NORTH DOBSON ROAD
CHANDLER, AZ 85224

EXCLUSIVELY LISTED BY

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MARKETING FLYER

Attractive Condo Rentals in Desirable Location

ORION proudly offers the exclusive opportunity to acquire 134 condo units at Soleil, a two-story, garden style condominium community situated near the heart of Chandler, a suburban technology hub and rapidly growing economic driver for the Greater Phoenix Metropolitan Area. This inviting community boasts many luxury amenities including: prominent clubhouse with business center, separate sales and leasing offices, meeting areas, media room, professional event kitchen, fully equipped fitness center, and cedar sauna room. Outside amenities include: large resort style pool and soothing spa, cabana, barbeques, fire-pit areas, lush courtyards, and multiple picnic areas with gazebos.

This property offering includes an attractive mix of one, two and three-bedroom unit types with four distinctive floor plans that include: mix of high and vaulted ceilings, fully amenitized kitchens, fireplaces (select units), large private patios and balconies, full size washers / dryers in all units, and large walk-in closets. Additional amenities include private detached garages and ample covered parking spaces.

Beautiful, High Quality Asset

Soleil has a total of 188 condominium units situated on 9.73 acres. Residents enjoy the serenity of strolling through lush park like surroundings that cannot be replicated by newer, high density, urban apartment living properties. This high quality asset was designed and constructed in 1995 by the nationally acclaimed AG Spanos Company. The amenities and layout are highly desirable, and recent capital expenditures (all new, warranted roof in 2016; parking lot seal and pool resurface in 2017) will allow investors to focus their capital expenditures on the luxury interior renovations that residents covet most.

Value Add Opportunity

Soleil offers great upside potential for value add investors through modernization of the community amenities and unit interiors. Once repositioned, the property will be able to compete favorably with newer, Class A construction by undercutting these premium luxury rentals. Community upgrade ideas include fully renovating the clubhouse and pool area. Unit interior upgrade ideas include premium packages with quartz countertops, mosaic tile backsplash, tile or marble shower surrounds, stainless steel appliances, and vinyl wood look flooring.

PROPERTY HIGHLIGHTS

- High Quality Asset in Prestigious Location
- Proximity to Major Employment, Highly Rated Education, Chandler Fashion Center and Entertainment Area, Downtown Chandler, and Technology Hub
- Located Along Major Arterial with Quick Access to Loop 101 and Loop 202
- Walking Distance to Grocery-Anchored Neighborhood Retail Centers
- Low Density, Garden Style Condominiums
- Luxury Community with Premium Amenities
- Significant Value Add Potential

PROPERTY SUMMARY

OFFERING SUMMARY

| | |
|------------------|---------------------------|
| SALE PRICE | Market Pricing |
| FINANCING | All Cash |
| BULK CONDO UNITS | 134 of Soleil's 188 Units |
| OCCUPANCY | 92% |

THE OFFERING

| | |
|---------------------|---|
| CONDO COMMUNITY | Soleil |
| YEAR COMPLETED | 1995 |
| ADDRESS | 725 North Dobson Road Chandler, AZ 85224 |
| MAJOR CROSS STREETS | Dobson Rd & Ray Rd |

NUMBER OF UNITS

| | |
|----------------------|----------------------|
| FOR SALE | 134 Bulk Condo Units |
| PRIVATELY-OWNED | 54 Units |
| TOTAL SOLEIL PROJECT | 188 Units |

| | |
|-------------------------|---|
| BULK CONDO RENTABLE SF | 124,868 SF |
| BULK CONDO AVG UNIT SF | 932 SF |
| TOTAL PROJECT BUILDINGS | 14 Residential; Two-level 1 Clubhouse with Offices, Fitness, Media Room, etc. |

| | |
|-----------------------|---------------------|
| YEAR CONVERTED | 2006 |
| TOTAL PROJECT AREA | 9.73 Acres |
| TOTAL PROJECT DENSITY | 19.3 Units per Acre |

ASSESSOR / PARCEL INFORMATION

| | |
|-----------------------|---|
| TAX PARCEL NUMBER | 302-51-148 thru 302-51-336 (less 54 Privately-owned Units) |
| ZONING | PAD |
| SCHOOL DISTRICT | Chandler Unified School District |
| GARAGES | 45 offered in Bulk Sale, 15 Privately-owned = 60 |
| TOTAL PROJECT PARKING | 373 Spaces 186 Covered, 127 Uncovered |
| PROJECT PARKING RATIO | 1.98 |

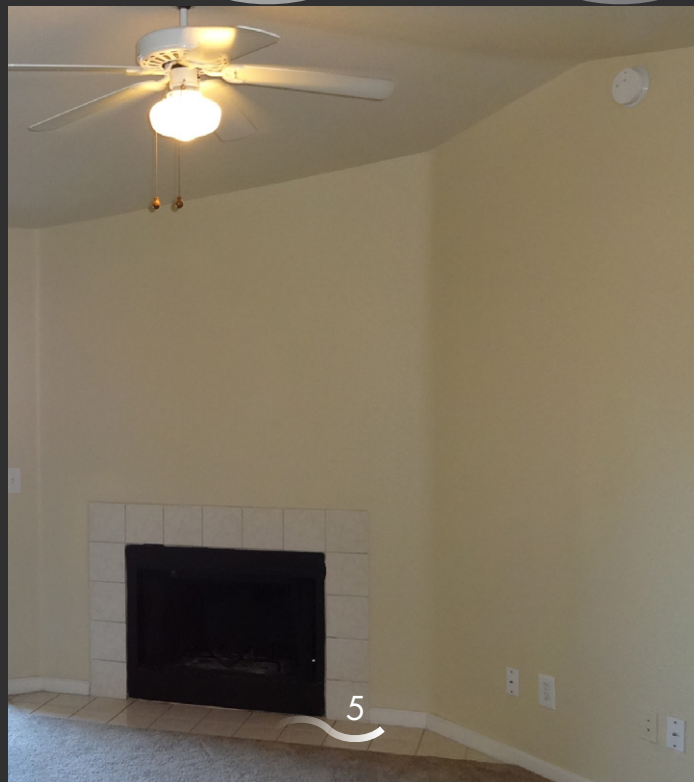
UTILITIES

| | |
|----------|--------------------------|
| ELECTRIC | Salt River Project |
| GAS | HOA - Southwest Gas Corp |
| WATER | HOA - City of Chandler |
| SEWER | HOA - City of Chandler |
| TRASH | HOA - City of Chandler |
| PHONE | Cox or CenturyLink |
| CABLE | Cox or CenturyLink |
| INTERNET | Cox or CenturyLink |

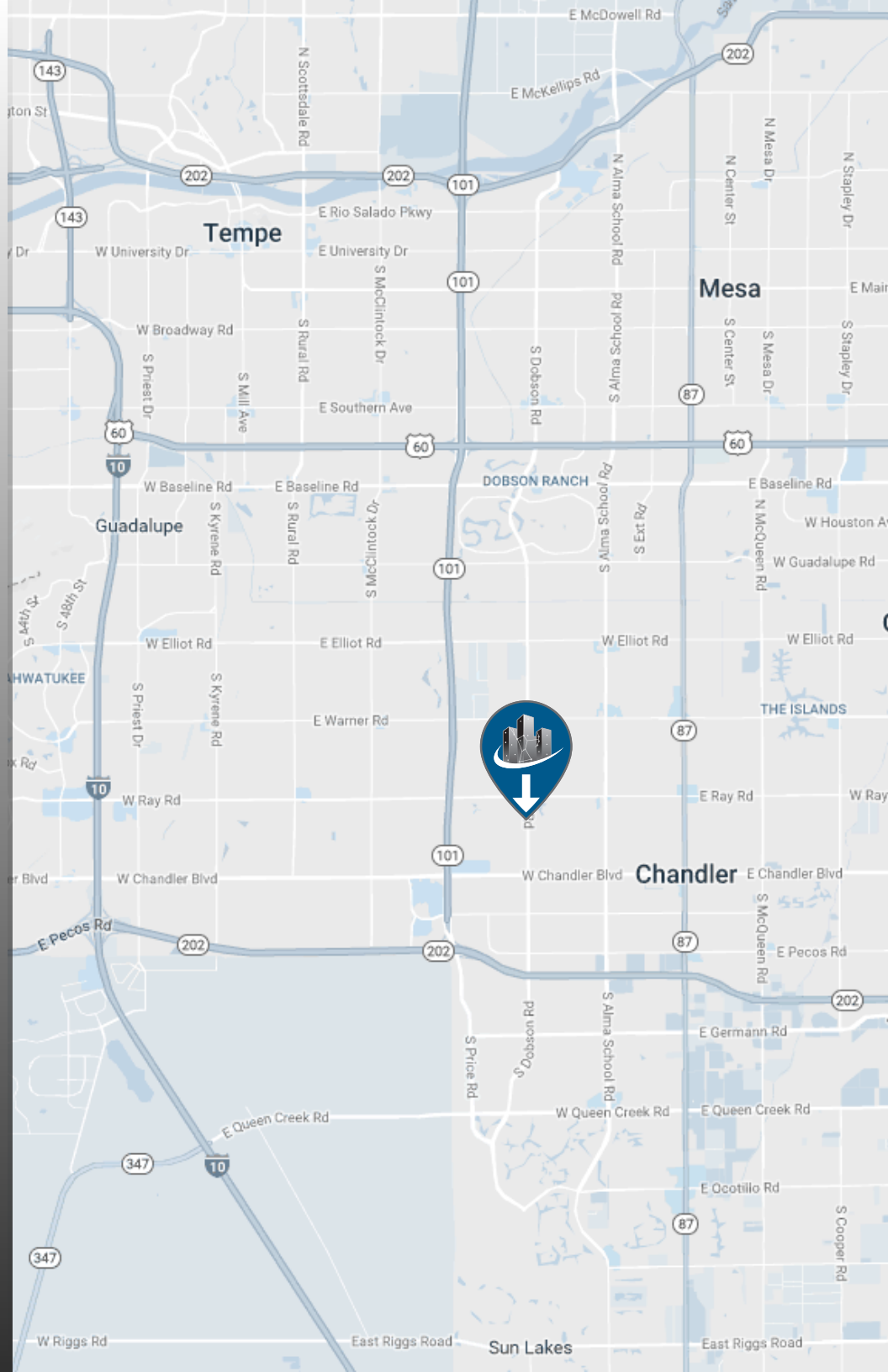
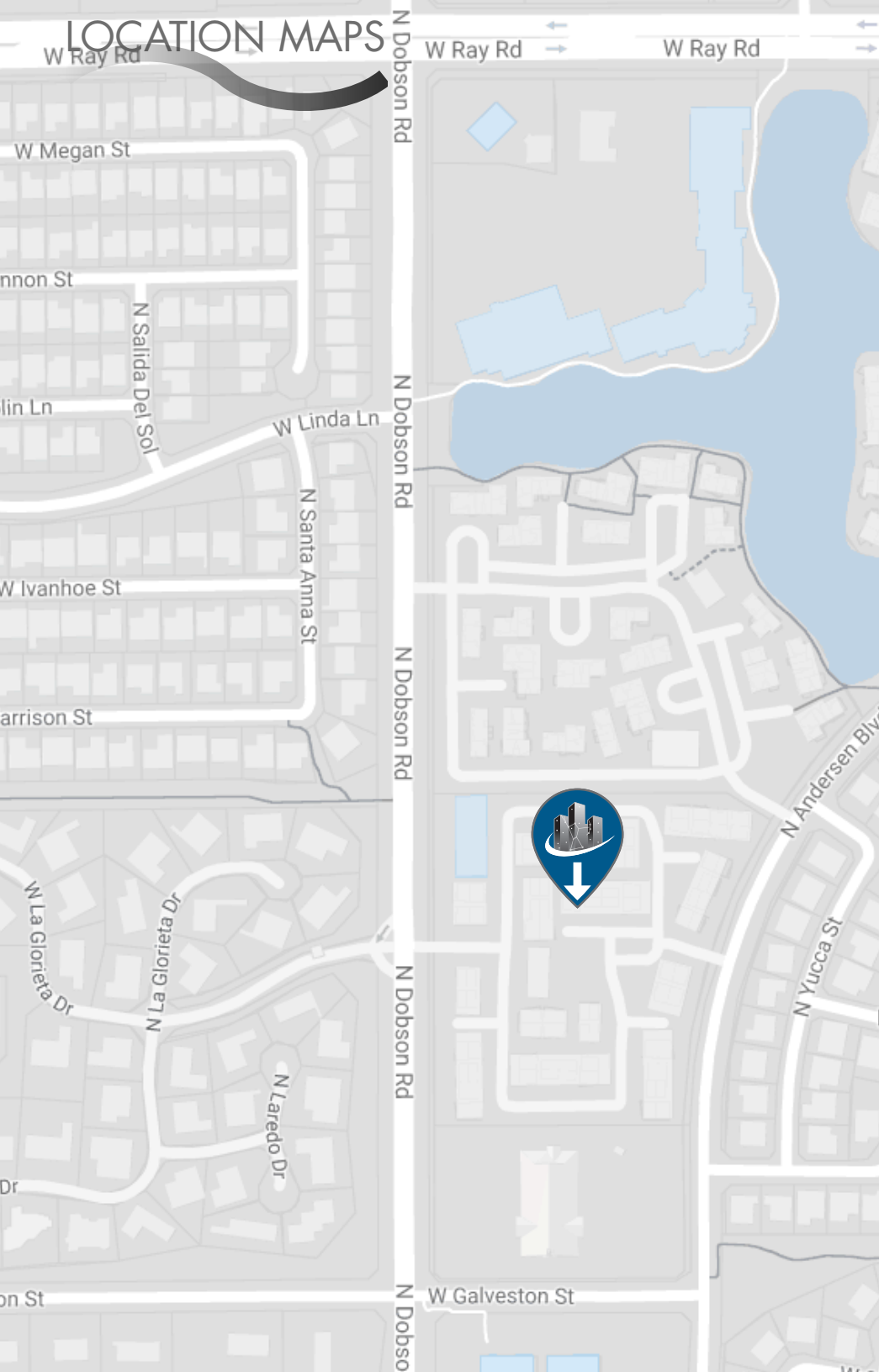
CONSTRUCTION / MECHANICAL

| | |
|-------------------|--|
| BUILDING TYPE | Two-Story, Garden Style |
| CONSTRUCTION TYPE | Wood Frame & Stucco |
| FOUNDATION TYPE | Concrete |
| ROOFS | Pitched, Tile |
| PARKING SURFACE | Asphalt |
| HVAC | Individual Electric |
| ELECTRICAL | Individual Metering |
| HOT WATER | Individual Electric |
| PLUMBING | Copper |
| WIRING | Copper |
| LIFE SAFETY | Fire Sprinklers & Smoke Detectors in Each Unit |





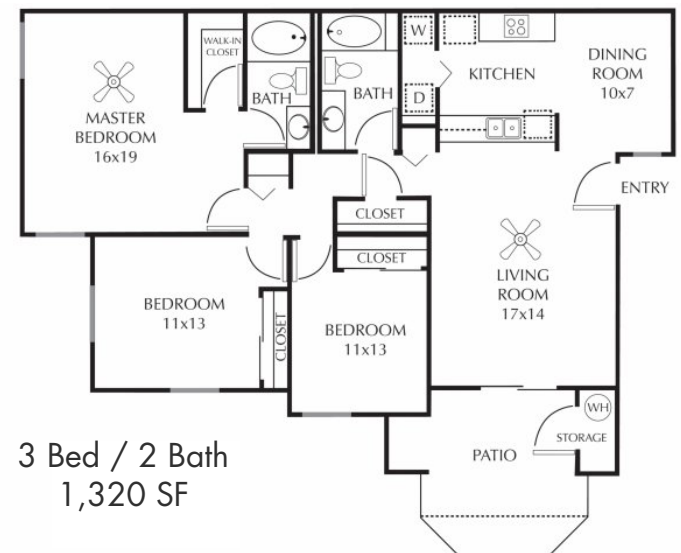
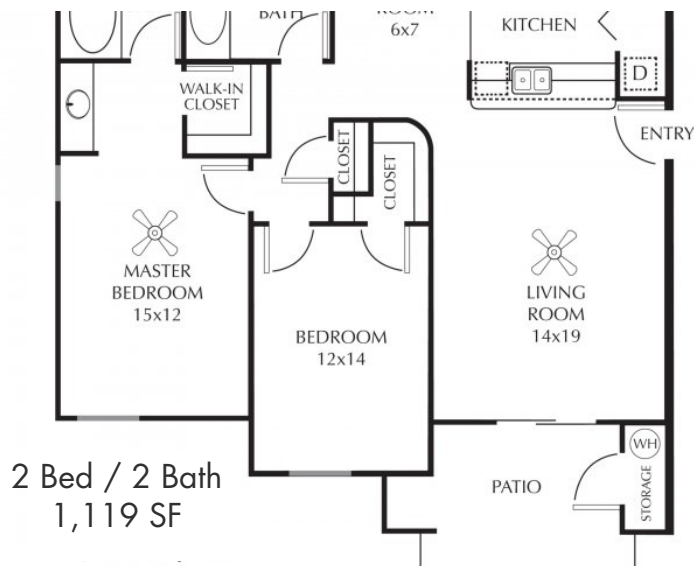
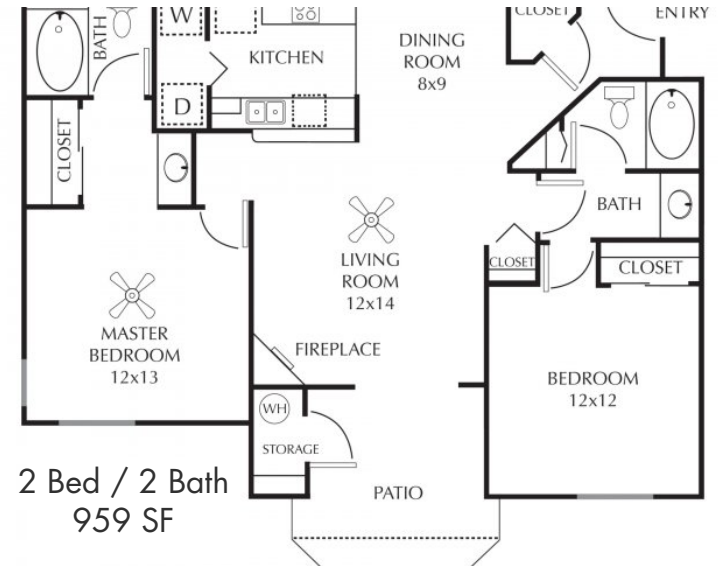
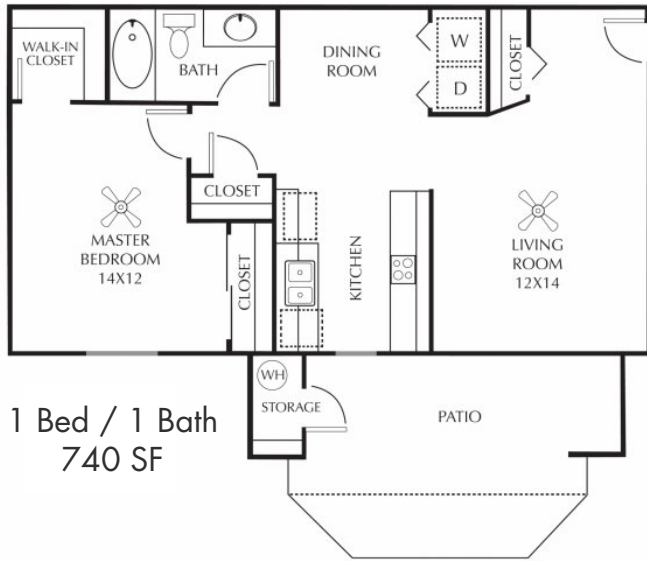
LOCATION MAPS



UNIT MIX & PLANS

unit mix and rent schedule

| Units | Type | Unit Description | Sq. Ft. | Total Sq. Ft. | Market Rent | Month Total |
|------------|------|----------------------|------------|----------------|----------------|------------------|
| 57 | 1/1 | One Bed / One Bath | 740 | 42,180 | \$986 | \$56,202 |
| 28 | 2/2 | Two Bed / Two Bath | 959 | 26,852 | \$1,122 | \$31,416 |
| 44 | 2/2 | Two Bed / Two Bath | 1,119 | 49,236 | \$1,170 | \$51,480 |
| 5 | 3/2 | Three Bed / Two Bath | 1,320 | 6,600 | \$1,378 | \$6,888 |
| 134 | | | 932 | 124,868 | \$1,089 | \$145,986 |



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