

Shangri-la

8-UNIT INVESTMENT

9238 N 7TH AVE | PHOENIX

\$832,000
8 UNITS

SHANGRI-LA IS A HIGH PERFORMING INVESTMENT OPPORTUNITY WITH IMMEDIATE VALUE-ADD UPSIDE. BUYER CAN SUBSTANTIALLY INCREASE A PORTION OF THE RENTS TO MAXIMIZE RENTAL INCOME AND CAN POTENTIALLY BUILD MORE UNITS.

POTENTIAL
8% CAP

listed by:

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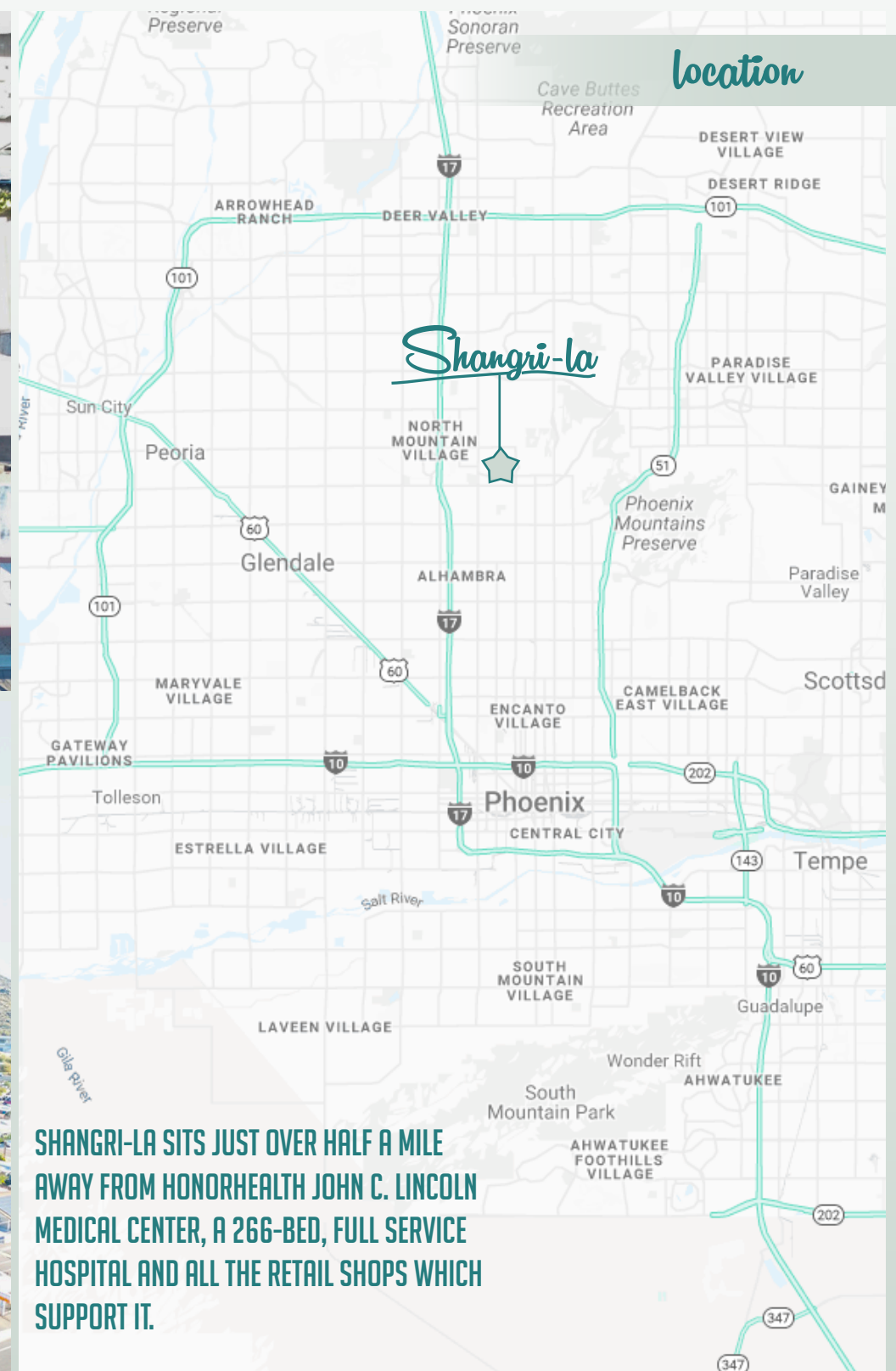
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ORION 
INVESTMENT REAL ESTATE



(VIEW FROM PROPERTY LOOKING NORTH)

JUST STEPS FROM SHANGRI-LA ARE THE GRAND CANAL AND THE NORTH MOUNTAIN & SHAW BUTTE TRAILHEADS, WHICH PROVIDE MILES OF HIKING AND BIKING TRAILS RANGING FROM EASY TO DIFFICULT.



SHANGRI-LA SITS JUST OVER HALF A MILE AWAY FROM HONORHEALTH JOHN C. LINCOLN MEDICAL CENTER, A 266-BED, FULL SERVICE HOSPITAL AND ALL THE RETAIL SHOPS WHICH SUPPORT IT.



A DELIGHTFUL
COMMUNITY, TASTEFULLY
RENOVATED IN THE HEART
OF MAJOR EMPLOYMENT
AND SITUATED FOR THE
ACTIVE LIFESTYLE TENANT.





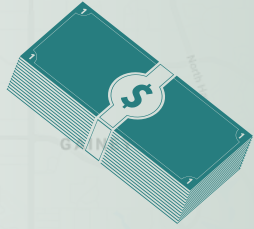
NORTH MOUNTAIN VILLAGE is known for its access to hiking trails in North Mountain Park, Lookout Mountain Preserve and nearby Phoenix Mountain Preserve. The area is also home to the upscale Lookout Mountain Golf Club. Pubs and sports bars dot the neighborhood, as well as casual restaurants serving breakfast, pizza and Mexican food. Castles ~n~ Coasters amusement park features go-kart rides and mini-golf. North Mountain Village is centrally located, just minutes to Paradise Valley, North Phoenix, and Midtown, with ease of access to the entire valley by freeways.

Demographic Highlights

DAYTIME POPULATION
535,941
 * 5 Mile Radius



AVERAGE HOUSEHOLD
 INCOME
\$71,446
 * 5 Mile Radius



MEDIAN
 AGE
33.7
 * 1 Mile Radius



2018 SUMMARY (ESRI)	ONE MILE	THREE MILE	FIVE MILE
DAYTIME POPULATION	26,043	195,159	535,941
POPULATION	19,934	135,197	397,248
AVG HOUSEHOLD SIZE	2.79	2.42	2.50
AVG HOUSEHOLD INCOME	\$64,206	\$71,225	\$71,446
MEDIAN AGE	33.7	36.6	36.9