

Waterfall

SE Corner of Chandler Blvd & Lakeview Blvd

**Presale 106 Unit Condo Portfolio
To Be Constructed**

**CALL FOR OFFERS
THURSDAY, JUNE 21, 2019**



ROLLINS & RANDALL MULTI-FAMILY GROUP

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CPAC International

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SE Corner of Chandler Blvd & Lakeview Blvd | Chandler, AZ 85225



The Opportunity

TO BE CONSTRUCTED

Address	SE Corner of Chandler Blvd & Lakeview Blvd Chandler, AZ 85225
Total Units	106
Total Rentable SF	154,804
Offering	Residential Condo Portfolio
Proposed Sale Price	\$31,588,000
Price / Unit	\$298,000
Price / SF	\$204.05
CAP Rate	5.59%
Year Built	Proposed
Tax Parcel Number	303-69-855
Zoning	PAD
Parking Ratio	2.83/Unit



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THE OPPORTUNITY

Waterfall presents an opportunity to purchase an infill project consisting of 106 brand new condominiums at presale bulk pricing. The condo mapping allows for a variety of investment strategies; 100% ownership means complete control and potentially significant savings on property taxes through an optional HOA. Waterfall is located at the northeast entrance of "The Springs", an established waterfront lake community in what was ranked the #1 Best Place to Find a Job and #4 Most Prosperous Large Cities, Chandler Arizona, a strong market for employment, education and opportunity. The units are designed with 9ft ceilings and open floor plans to provide the spacious relaxing atmosphere of a modern project and with the opportunity for the buyer to participate in choosing the final finishes to customize their portfolio.

- New development with opportunity to deliver in phases (5-6 at a time) allowing for quicker lease-up at minimal carrying costs.
- Purchase portfolio at presale bulk pricing
- Gated first class resort themed development utilizing elements of the Spanish Mission Architecture
- Resort style landscaping all selected from AZDWR low water use to provide a lush green look with low water use and maintenance.
- Centrally located between 4 major employment corridors
- Located in the Top Ranked City of Chandler AZ (see page 42)
- Close proximity to Arizona Ave and Chandler Blvd voted #4 Top Intersection in the Phoenix Metro area
- Popular open floor plans with 9ft ceilings to provide a modern, spacious, relaxing atmosphere
- Each unit has an attached 2 car garage, and a generous sized private patio or balcony
- Direct connectivity to a network of parks and paths for the outdoor enthusiasts

The Waterfall development is a gated resort community that is designed to appeal to a wide range of users including the executive professional, outdoor enthusiast, and young families. After passing by the existing waterfall and lush landscaping of The Springs monumentation, the approach up to the entry gates is flanked by lush green turf and date palms on both sides of the entry drive. The wrought iron gates and stucco walls and columns link the Spanish Mission architecture of the residences with the rest of the thematic elements. After passing through the stylized entry gates the arrival sequence is completed by terminating on the primary amenity that continues the architectural stylings and lush resort style landscape.

The primary amenity was located and designed at the west end of the development to complete the arrival sequence that is off of Lakeview Boulevard. The termination of the entry is framed with a pedestrian entry into the pool amenity and the architecture of the restroom building. In addition to the restroom building, this amenity area includes a resort style pool, ramadas, pergolas, and a variety of site furnishings.

The secondary amenity is located at the eastern end of the Waterfall community. This amenity will include an informal turf play area, a dynamic tot lot designed for children, seating, and shade trees. Retention will also be provided within portions of this area, but active amenities will remain outside the basins. Additional passive open space areas will be provided throughout the development.



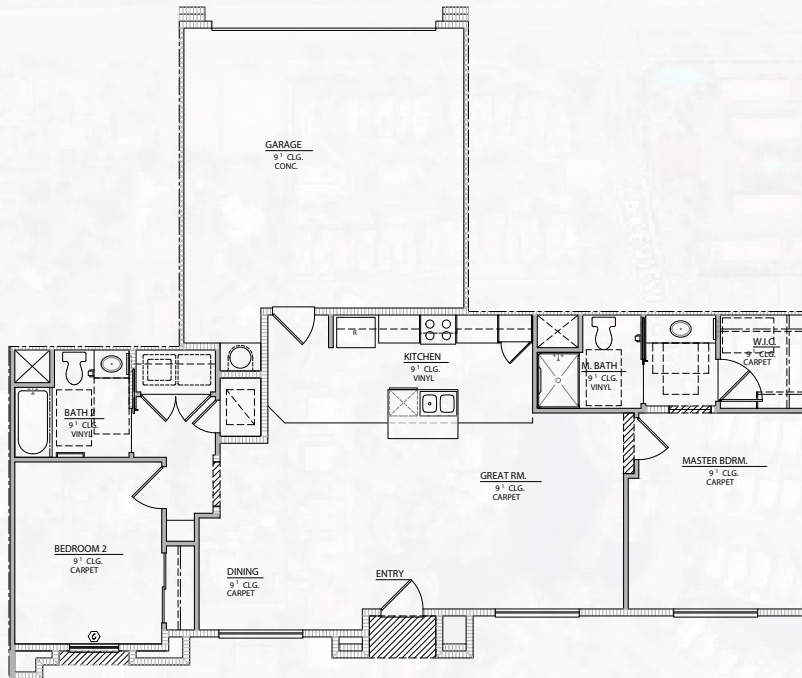
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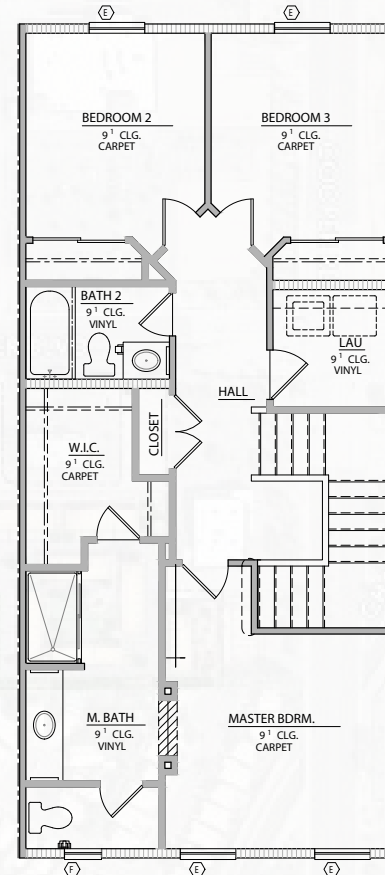


Floor Plans

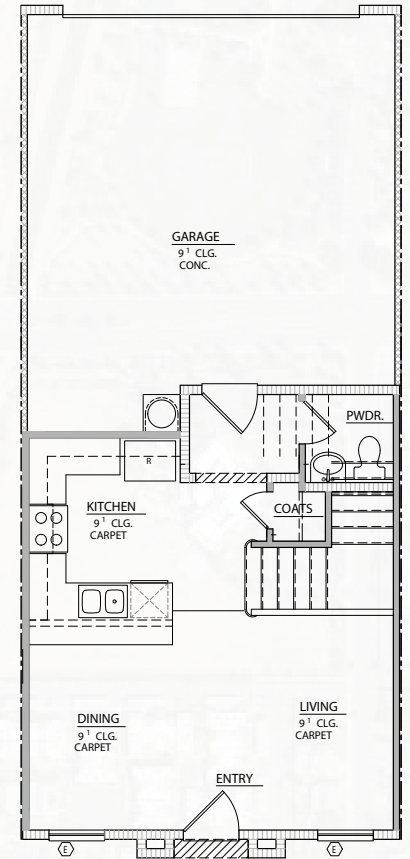
- 9ft Ceilings and open floor plans to provide a modern spacious, relaxing atmosphere
- Appealing finishes such as stainless steel appliances, solid surface countertops, and tile floors to provide chic style
- Generous amounts of private outdoor living space. Each plan has either a private patio at the entry way or airy decks with large sliding glass doors to enlarge the living space along with private entries to the master bedrooms from the deck.
- All residents benefit from having an attached 2 car garage



Plan 1 - 1,224 SF



Plan 2 - 1,350 SF



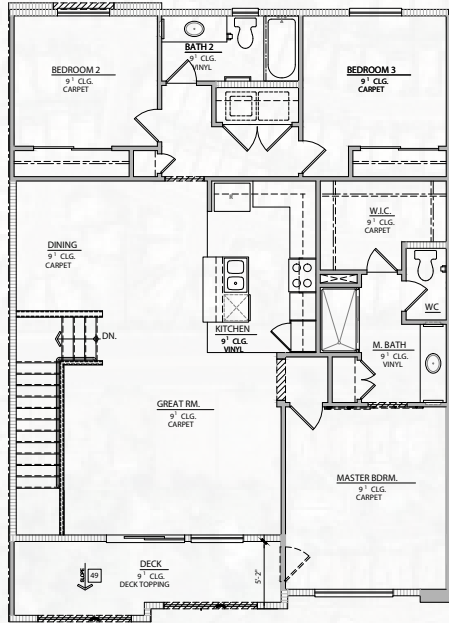
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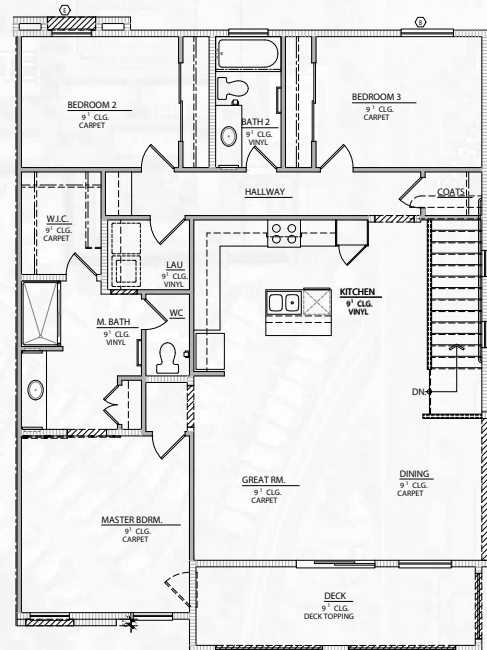
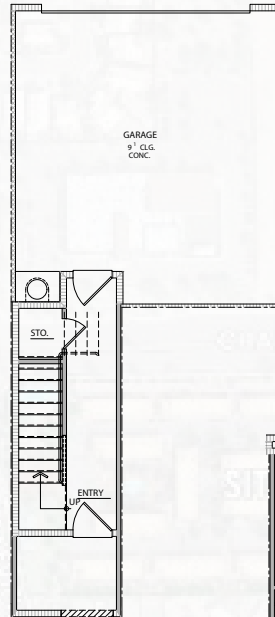
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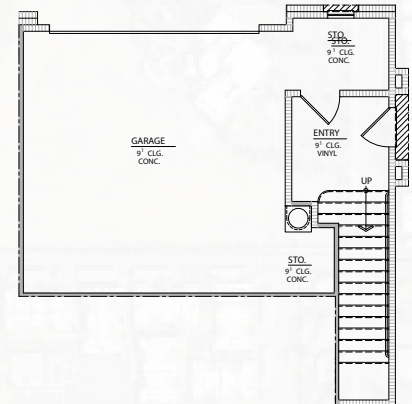
Floor Plans



Plan 3 - 1,541 SF



Plan 4 - 1,626 SF



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Conceptual 5 Plex Elevations



Left Elevation

Front Elevation

Rear Elevation

Right Elevation

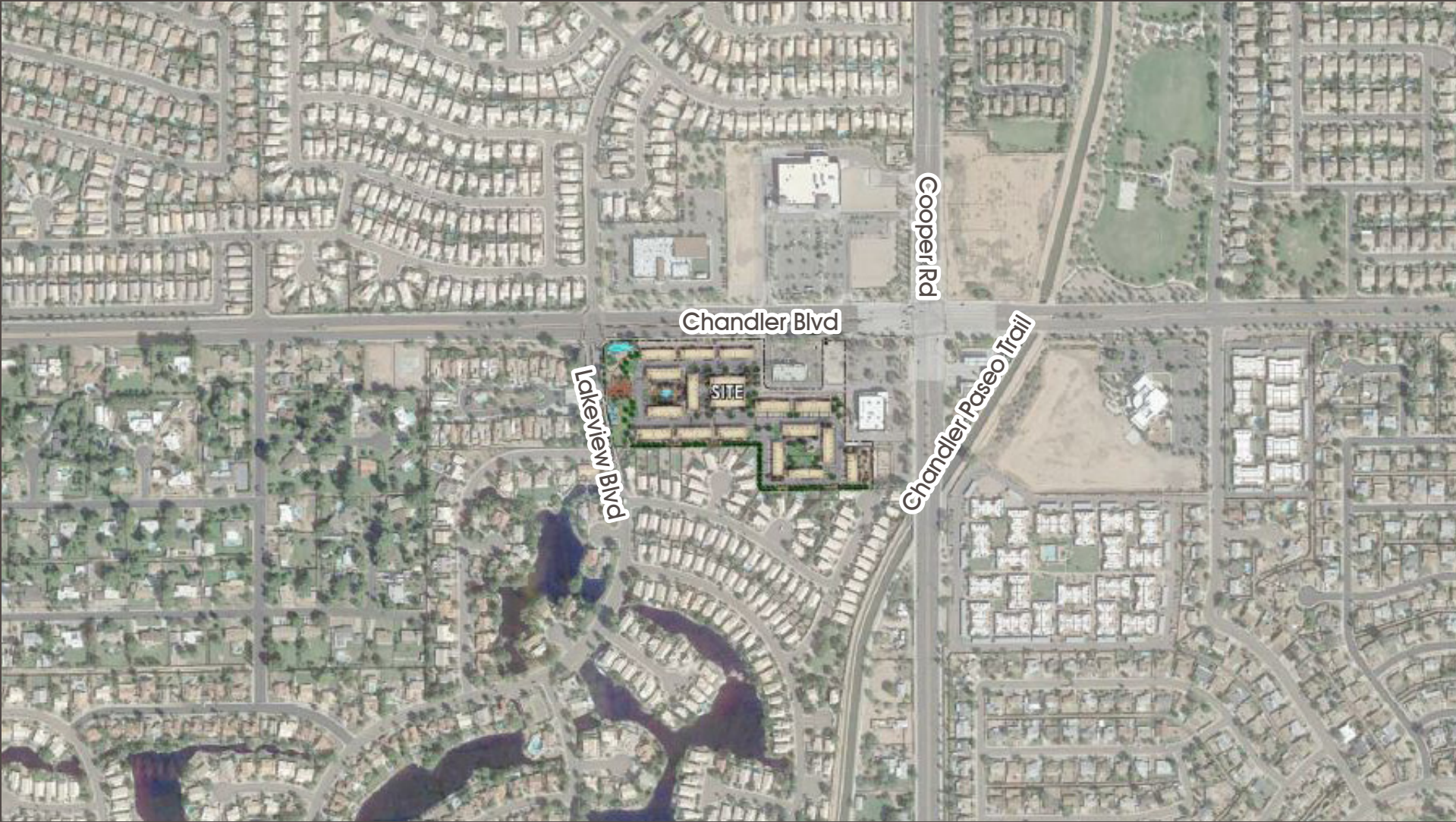
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Mid Zoom Map



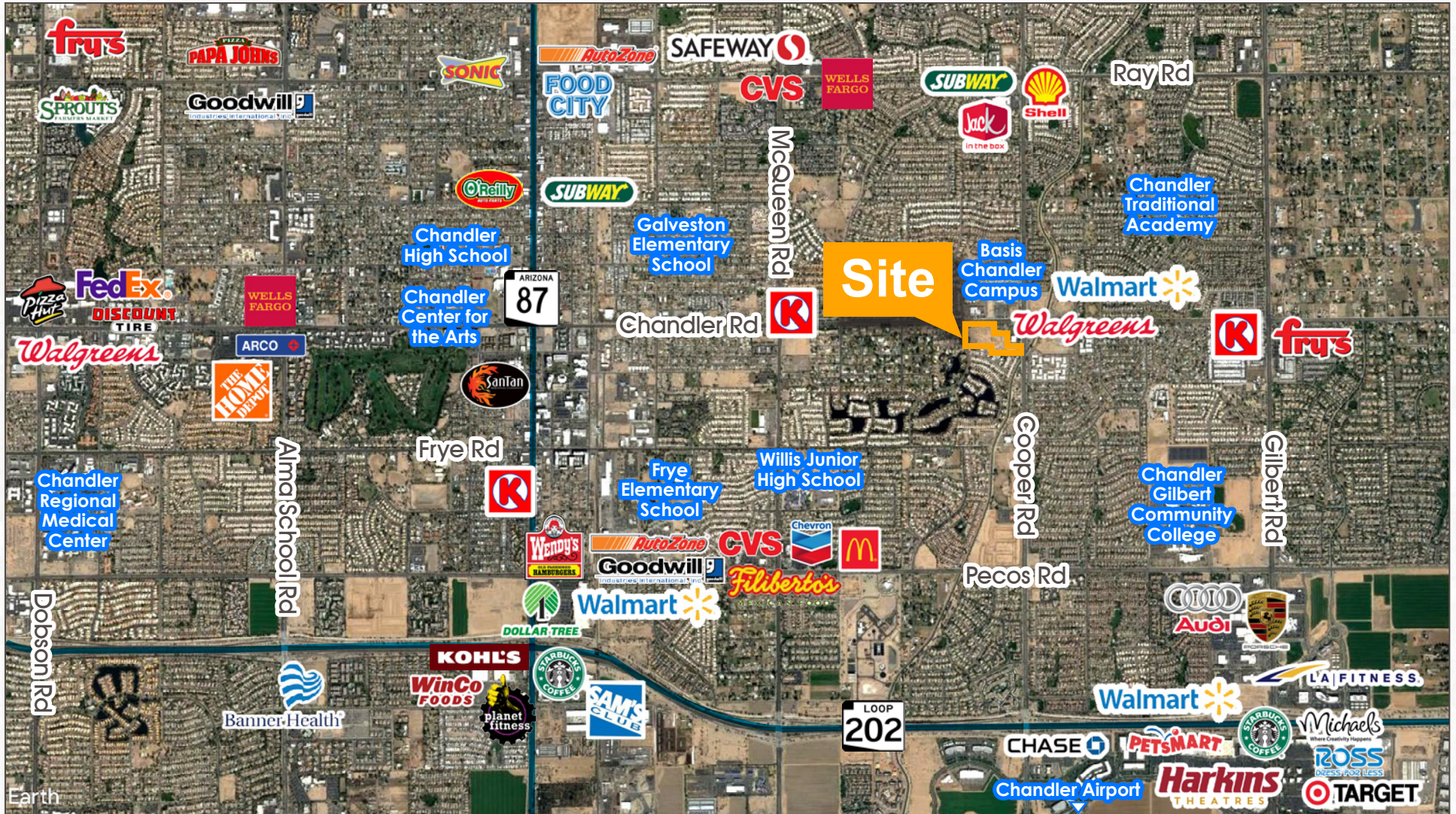
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Zoom Out Map



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