



NAVAJO APARTMENTS

238 W NAVAJO ROAD
TUCSON, AZ 85705

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ORION 
INVESTMENT REAL ESTATE



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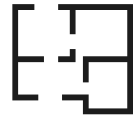
PROPERTY OVERVIEW



SALE PRICE:
\$1,150,000



PRICE PER UNIT:
\$164,285



UNIT COUNT:
7 UNITS

This exceptional seven-unit property features oversized residences, each with a private yard, that have been fully renovated down to the studs. Recent upgrades include new HVAC systems, water heaters, and electrical panels, ensuring long-term operational efficiency. The spacious floor plan, 800 SF two-bed/one-bath units and 1,200 SF three-bed/two-bath units, offer tenants generous living space ideal for today's live-work lifestyle.

Address:	238 W Navajo Road Tucson, AZ 85705
Unit Mix:	(4) 2bed/1bath units (3) 3bed/2bath units
Size (GBA):	8,322 SF
Lot Size:	29,621 SF
Year Built:	1981
Year Renovated:	2024
Cap Rate:	7.07%



INTERIOR PHOTOS



EXTERIOR PHOTOS



AERIAL MAP

LOCATION HIGHLIGHTS



EASY ACCESS TO



WALKABLE & BIKEABLE



9 MINUTE DRIVE TO



TRAILING 12 MONTH FINANCIALS

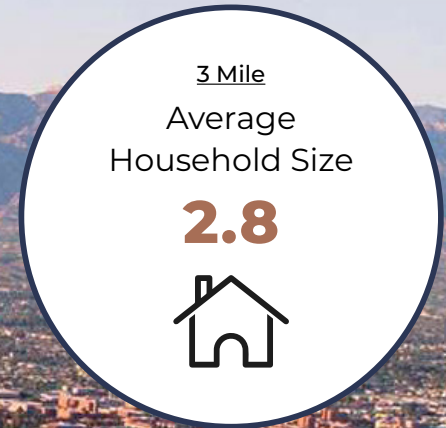
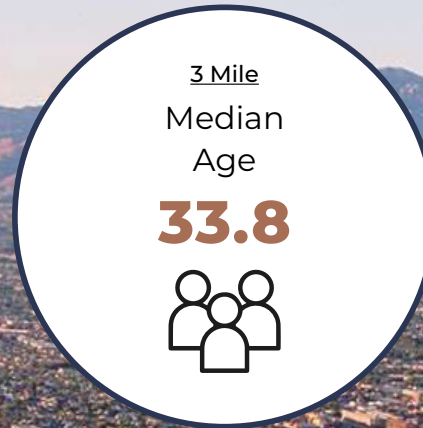
INFO	24-Aug	24-Sep	24-Oct	24-Nov	24-Dec	24-Jan	24-Feb	24-Mar	24-Apr	24-May	24-Jun	24-Jul	T12 Numbers
Unit A (2/1)	\$1,280.00	\$1,280.00	\$1,260.00	\$1,260.00	\$1,260.00	\$1,260.00	\$1,260.00	\$1,285.00	\$1,260.00	\$1,260.00	\$1,260.00	\$1,260.00	\$15,185.00
Unit B (3/2)	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	MOVED	REHAB	\$1,550.00	\$14,150.00
Unit C (2/1)	\$1,350.00	\$1,350.00	\$1,350.00	\$1,350.00	\$1,600.00	ED OUT /UNIT T	VACANT	nant moved in 04.	\$1,349.00	\$1,349.00	\$1,349.00	\$1,349.00	\$12,396.00
Unit D (3/2)	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$16,800.00
Unit E (2/1)	\$1,565.00	\$1,565.00	\$1,565.00	\$1,565.00	\$1,565.00	\$1,565.00	\$1,565.00	\$1,565.00	\$1,565.00	\$1,565.00	\$1,565.00	\$1,565.00	\$18,780.00
Unit F (3/2)	\$1,240.00	\$1,240.00	\$1,240.00	\$1,240.00	\$1,240.00	\$1,204.00	\$1,040.00	\$1,240.00	\$1,330.00	\$1,240.00	\$1,240.00	\$1,240.00	\$14,734.00
Unit G (2/1)	\$1,350.00	\$1,350.00	\$1,350.00	\$1,350.00	\$1,350.00	\$1,350.00	\$1,350.00	\$1,375.00	\$1,560.00	\$1,350.00	\$1,350.00	\$1,350.00	\$16,435.00
Insurance - Nationwide	\$199.85	\$199.85	\$199.85	\$199.85	\$199.85	\$199.85	\$199.85	\$199.85	\$199.85	\$199.85	\$199.85	\$199.85	\$2,398.20
Flood Insurance	\$269.50	\$269.50	\$269.50	\$269.50	\$269.50	\$269.50	\$269.50	\$269.50	\$269.50	\$269.50	\$269.50	\$269.50	\$3,234.00
Taxes	\$358.02	\$358.02	\$358.02	\$358.02	\$358.02	\$358.02	\$358.02	\$358.02	\$358.02	\$358.02	\$358.02	\$358.02	\$4,296.24
Property Management Fee	\$956.50	\$956.60	\$956.60	\$956.50	\$842.60	\$654.32	\$641.20	\$661.20	\$677.12	\$653.12	\$653.12	\$653.12	\$9,262.00
SW& Trash	\$638.22	\$626.61	\$719.45	\$669.46	\$676.26	\$575.01	\$531.00	\$531.00	\$547.43	\$599.64	\$604.85	\$575.13	\$7,294.06
Landscaping	\$100.00		\$100.00		\$100.00		\$100.00		\$100.00		\$100.00		\$600.00
Total:	\$7,062.91	\$7,174.42	\$6,961.58	\$7,111.67	\$7,368.77	\$6,122.30	\$5,915.43	\$6,245.43	\$7,712.08	\$6,083.87	\$5,978.66	\$7,658.38	\$81,395.50

CAPITAL IMPROVEMENTS

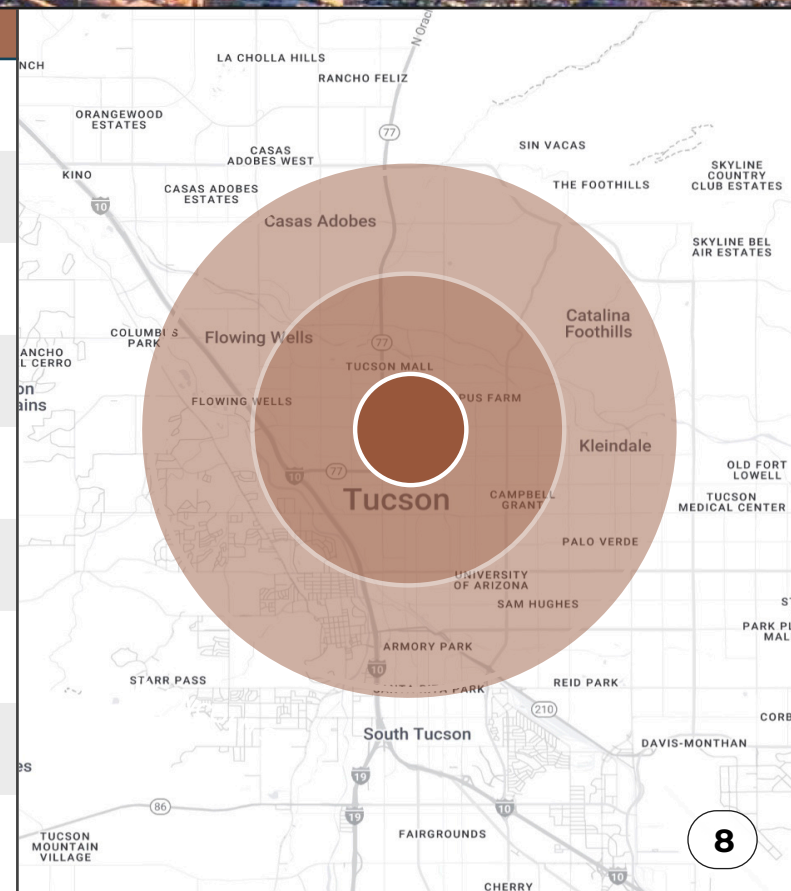
- NEW HVAC System
- New Hot Water Heater
- Replaced Front Door and Frame
- Replaced All interior Doors
- New Shaker Style Kitchen Compact Cabinets Through-out
- New Granite Countertops Through-Out
- New Stainless-Steel Appliances
- New Tile Flooring Through-Out
- New Light Fixtures & Fans
- New Window and Sliding Door in Kitchens
- New Drywall and Paint Through-out



DEMOGRAPHICS



2025 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	25,546	194,520	381,429
Estimated Population:	20,619	124,789	249,783
Total Households:	9,333	56,285	111,886
Average Household Income:	\$49,353	\$65,727	\$81,719
Median Age:	34.4	33.8	36.3
Average Household Size:	2.8	2.8	2.8
Housing Units:	10,364	62,374	124,268
Total Businesses:	660	6,977	14,214
Total Employees:	4,926	69,731	131,646





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EXCLUSIVELY LISTED BY:

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