# 298 MULTIFAMILY UNITS
# HORIZONTAL IMPROVEMENTS NEARLY COMPLETE

## EXCLUSIVE LISTING | NEC OF SOUTH 59TH AVENUE & WEST ELLIOT ROAD

### CONTACT FOR MORE INFORMATION


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# EXECUTIVE SUMMARY

**LOCATION**

This property is located at the northeast corner of South 59th Avenue & West Elliot Road.

**SIZE**

±26.42 Acres (Net)
298 Units

Please click on the link to access the site plan

**PRICE**

Submit - Horizontal improvements have commenced. Buyer may submit an offer based upon the horizontal improvements being completed by Seller (including the roads). Alternatively, Buyer may submit an offer that deducts the remaining improvements from the purchase price. Seller is open to assigning its contracts with its consultant, LJA.

**ZONING**

R-3 - PRD Option

Please click on the link to access the zoning document

**UNIT MIX**

Plans are approved and can be assigned to Buyer as part of the acquisition. Additionally, the 172 stand alone 2 bdr units may be converted to 3bdr or 4bdr 2 story units, and it is believed that the site plan can accommodate the additional parking requirements. Buyer to verify parking requirements and feasibility and design of any product changes.

| Plan | No. Units | Area/Unit | Total Area |
|---|---|---|---|
| 1 Bedroom - Type 1 | 52 | 568 sf | 29,536 sf |
| 1 Bedroom - Type 2 | 74 | 764 sf | 56,536 sf |
| 2 Bedroom | 172 | 1,082 sf | 187,186 sf |
| **Totals** | **298** | **-** | **273,258 sf** |

Please click here to access the one bedroom - Type 1 floorplans

Please click here to access the one bedroom - Type 2 floorplans

Please click here to access the two bedroom's floorplans

**PROVIDED PARKING**

| | |
|---|---|
| Garage (Reserved) | 58 Spaces |
| Open Parking (Unreserved) | 222 Spaces |
| Covered Parking (Reserved) | 292 Spaces |
| Open Accessible (Unreserved) | 3 Spaces |
| Covered Accessible (Reserved) | 6 Spaces |
| **Total** | **581 Spaces** |

**HORIZONTAL IMPROVEMENTS**

- Approximately $15,447,332 has already been invested in horizontal improvements on the site.
- The remaining cost for additional horizontal improvements is estimated to be $2,857,495.
- Landscaping is not included as a part of the horizontal improvement budget.
- Please click on this link to see the enclosed map detailing the remaining improvements.

**SCHOOLS**

Desert Meadows Elementary School
Laveen Elementary School
Betty Fairfax High School
Cactus Canyon High School

**UTILITIES**

Water - City of Phoenix
Sewer - City of Phoenix
Electric - Salt River Project (SRP)
Gas - Southwest Gas Company

**COMMENTS**

- The project presents limited development risk exposure, as the horizontal improvements have already been initiated and are ±85% complete.
- The subject property is located within a Difficult Development Area (DDA).
- Employment in Laveen, Arizona, is steadily growing due to its proximity to Phoenix and the ongoing development of residential and commercial projects. The area offers opportunities in sectors such as retail, healthcare, education, and construction, with many residents commuting to nearby Phoenix for additional job prospects. Vacant land to the south of the subject property is planned for a hospital, auto mall, and shopping center, further enhancing local employment opportunities.

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The information contained within is subject to change without notice.

# DETAIL

Bret Rinehart | Ryan Garlick | 480.483.8100 | landadvisors.com

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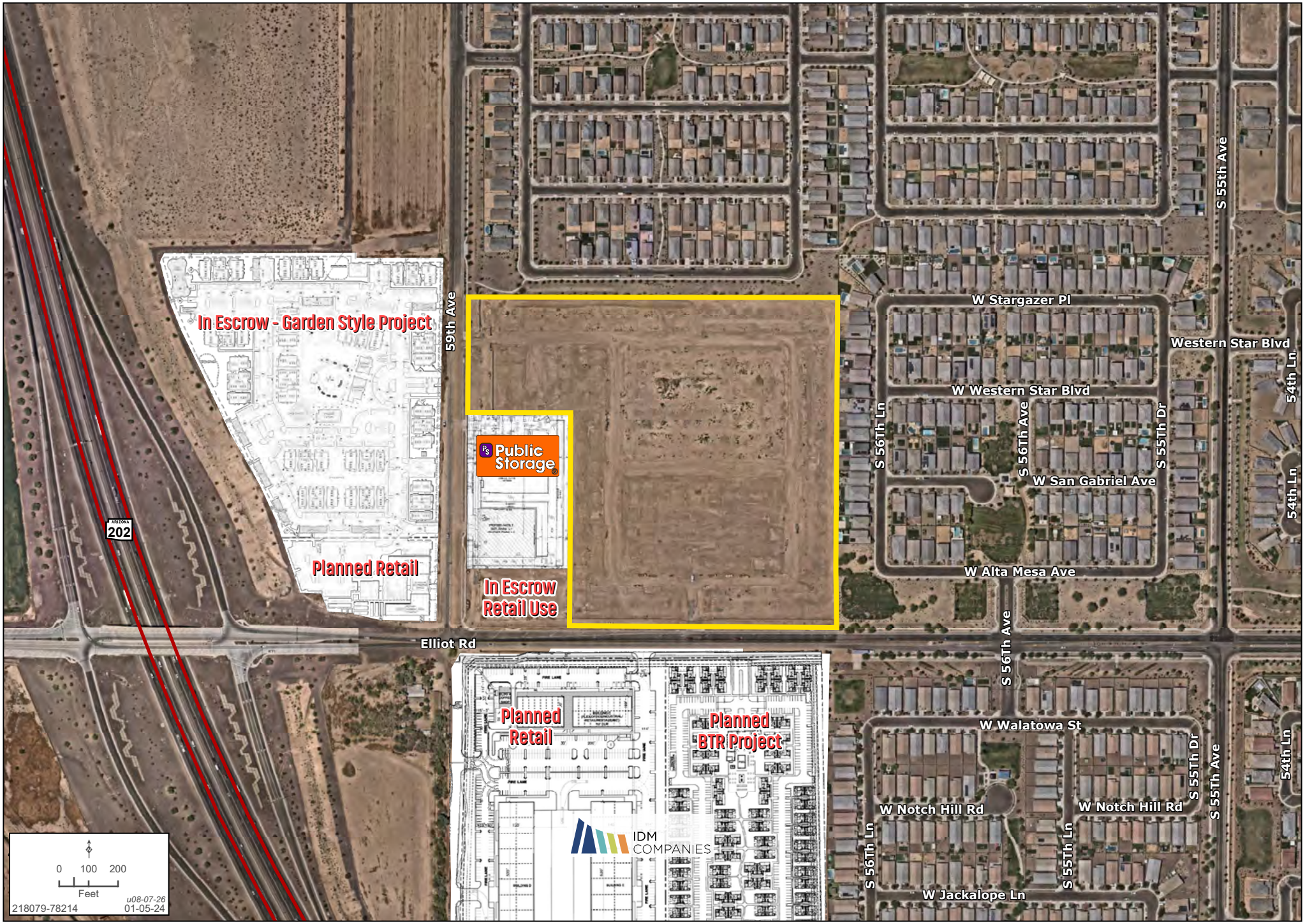


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# MARKET ACTIVITY

Bret Rinehart | Ryan Semro | Ryan Garlick | 480.483.8100 | landadvisors.com

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# SITE PLAN

City of Phoenix Plan #: 19-796A1-AMND Date: 11/05/24

## CITY OF PHOENIX SITE PLAN NOTES

a. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.

b. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.

c. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.

d. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-AT-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.

e. ALL SIGNAGE REQUIRES A SEPARATE REVIEW AND PERMIT.

f. GATES ARE TO REMAIN OPEN, OR ARE TO OPEN AUTOMATICALLY, BETWEEN THE HOURS OF 8 AM AND 6 PM.

g. ADDITIONAL INDIVIDUAL LOT REQUIREMENTS ( I.E. SETBACKS, WALL ELEVATIONS) ARE LOCATED ON THE APPROVED FINAL SITE PLAN.

h. I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN FOR THE PURPOSE OF FUTURE AMENDMENTS PROVIDED THAT IF MODIFICATIONS ARE MADE, THE ARCHITECTS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE PLAN.

i. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.

j. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.

k. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.

l. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS, AND OTHER MECHANICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO PUBLIC STREETS.

m. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FORM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.

SIGNATURE OF COPYRIGHT OWNER

PRINTED NAME OF COPYRIGHT OWNER DAVE SOLTYSIK, PE

## SITE NOTES

1. THERE ARE NO LOT SALES.
2. THERE ARE NO EXISTING BUILDINGS OR CURBED DRIVEWAYS.
3. THE FIRE DEPARTMENT DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR.
4. ALL OF THE UNITS AND GARAGES TO BE DESIGNED IN CONFORMANCE WITH THE IRC 2012 EDITION.
5. NO PUBLIC STREET OR PRIVATE ACCESSWAY PROVIDED.
6. ALL EXISTING OFF-SITE IMPROVEMENTS (SIDEWALKS, CURB RAMPS, AND DRIVEWAYS) TO BE UPDATED TO CURRENT ADA GUIDELINES.
7. ALL UNUSED DRIVEWAYS AND ANY BROKEN OR OUT OF GRADE CURB, GUTTER, AND SIDWALK TO BE REMOVED AND REPLACED.
8. ALL DRIVES AND PARKING AREAS TO BE CURBED AND DUST PROOFED PER SECTION 702 OF THE ZONING ORDINANCE.
9. ACCESS GATES SHALL REQUIRE A SEPARATE SUBMITTAL.
10. ONSITE LIGHTING TO BE PROVIDED WITH ARCHITECTURAL AND COVERED PARKING PACKAGE.
11. FIRE SPRINKLERS ARE REQUIRED FOR THE LEASING OFFICE AND CLUBHOUSE PER NFPA 13.

## PHASING - CONSTRUCTION SEQUENCING

SHEET 4 PROVIDES A SEQUENCING PLAN.

THE DEVELOPMENT WILL BE CONSTRUCTED IN A MANNER TO SEQUENCE THE CERTIFICATES OF OCCUPANCIES IN MULTIPLE STAGES. THE INITIAL PHASE WILL INCLUDE THE CLUBHOUSE, LEASING OFFICE & INITIAL PHASE UNITS.ALL SITE UTILITY INFRASTRUCTURE, FRONTAGE & ACCESS IMPROVEMENTS AND FINAL PAVING FOR ACCESS TO THE INITIAL PHASE WILL BE COMPLETED PRIOR TO ANY CERTIFICATES OF OCCUPANCY WITHIN THE INITIAL PHASE. SUBSEQUENT PHASES WILL CONSIST OF GROUPS OF AT LEAST 40 UNITS UNTIL THE PROJECT IS COMPLETE. PHASES OUTSIDE OF THE OCCUPIED AREAS UNDER CONSTRUCTION ARE TO BE FENCED OFF FROM TENANT ACCESS. ALL FINAL LANDSCAPE & PAVEMENT ADJACENT TO BUILDINGS THAT ARE OCCUPIED SHALL BE COMPLETE. ALL VERTICAL CONSTRUCTION REQUIRES EITHER FINAL PAVED ACCESS OR A TEMPORARY FIRE ACCESS ROAD ADJACENT TO THE UNITS UNDER CONSTRUCTION.

## LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HANDHOLE AT THE SOUTHWEST CORNER OF SAID SECTION 8, FROM WHICH A BRASS CAP IN HANDHOLE AT THE WEST QUARTER CORNER OF SAID SECTION 8 BEARS NORTH 0 DEGREES 14 MINUTES 04 SECONDS EAST, 2641.07 FEET;

THENCE NORTH 0 DEGREES 14 MINUTES 04 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 780.01 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 16 SECONDS EAST, 33.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 0 DEGREES 14 MINUTES 04 SECONDS EAST, 394.00 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 16 SECONDS EAST, 1278.22 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

THENCE ALONG SAID EAST LINE, SOUTH 0 DEGREES 18 MINUTES 53 SECONDS WEST, 921.01 FEET TO A POINT ON A LINE PARALLEL WITH AND 253 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

THENCE ALONG SAID PARALLEL LINE, NORTH 89 DEGREES 58 MINUTES 16 SECONDS WEST, 904.93 FEET;

THENCE NORTH 0 DEGREES 14 MINUTES 04 SECONDS EAST, 527.00 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 16 SECONDS WEST, 372.00 FEET TO THE POINT OF BEGINNING.

FINAL SITE PLAN FOR

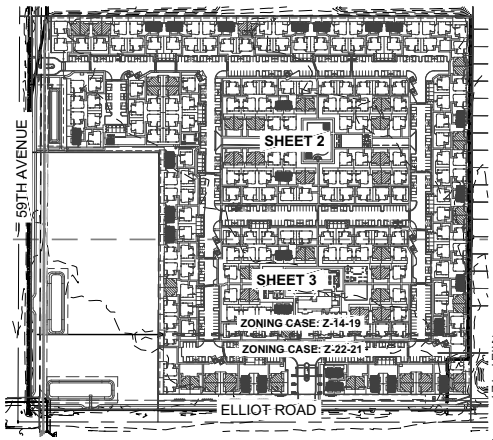
# ISOLA AT 202 AND ELLIOT

ISOLA AT 202 AND ELLIOT
PHOENIX, ARIZONA 85339
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

44156 DAVID M. SOLTYSIK 10/24/2024

REVISION DESCRIPTION
-CHANGE TO BUILDING AREA AND LOT COVERAGE
-PROJECT NUMBER ADDED
-PHASING REVISION
-LANDSCAPE BASE FILE UPDATED
-PED ACCESS REVISION
-STIPULATION CHANGED
-REMOVABLE FENCE FOR SRP EASEMENT

SHEETS 1,2,3,4




SCALE IN FEET
0 150 300
SCALE: 1" = 150'

## PROJECT DATA

| | |
|---|---|
| APN: | 300-02-055A |
| EXISTING ZONING | R-3 |
| Z-14-19 SITE AREA (GROSS TO CL): | ± 22.92 AC (998,094 SF) |
| Z-14-19 SITE AREA (NET): | ± 22.42 AC (976,424 SF) |
| Z-22-21 SITE AREA (GROSS TO CL): | ± 5.14 AC (224,420 SF) |
| Z-22-21 SITE AREA (NET): | ± 4.00 AC (174,666 SF) |
| NUMBER OF UNITS (Z-14-19): | 263 |
| NUMBER OF UNITS (Z-22-21: | 35 |
| CONSTRUCTION TYPE (DWELLING) | NON RATED - RESIDENTIAL |
| CONSTRUCTION TYPE (OFFICE) | TYPE V-B |
| CONSTRUCTION TYPE (CLUBHOUSE) | TYPE V-B |
| LOT SALES PROPOSED: | ____ Y ___X__ N |
| ADDRESS: | 5800 W ELLIOT ROAD PHOENIX, ARIZONA 85339 |

## BENCHMARK

NGS ROD IN 5" PIPE 177' SOUTH AND 38' EAST OF THE INTERSECTION OF 51ST AVE & ELLIOT (795) CITY OF PHOENIX NGVD 29 ELEVATION 1037.55 NGS POINT D 521 (PID:DV2337)

## FLOOD ZONE

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2260L, DATED OCTOBER 16, 2013.

ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE: AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

## ZONING STANDARDS R-3 - PRD OPTION

| | | (Z-14-19) | (Z-22-21) |
|---|---|---|---|
| DENSITY (DU/ACRE) | MAX. | GROSS | GROSS |
| | 15.23 | 11.48 | 6.81 |
| MIN BLDG SETBACKS | REQ'D | PROV. | PROV. |
| FRONT (WEST) | 20' | 20' | 20' |
| SIDE (NORTH) | 15' | 15' | 15' |
| REAR (EAST) | 15' | 15' | 15' |
| SIDE (SOUTH) | 15' | 15' | 15' |
| MIN LANDSCAPE SETBACKS (FT) | 5'/20' (FRONT) | 5'/20' (FRONT) | 5'/20' (FRONT) |
| MAX. HEIGHT | 2 STORIES / 30' | 1 STORY / 30' | 1 STORY / 30' |
| LOT COVERAGE | 45% | 23.8% | 10.4% |
| OPEN SPACE (% NET) | 10% (97,642 SF FOR Z-14-19) (17,467 SF FOR Z-22-21) | 11% (108,000 SF) | 11% (19,600 SF) |
| COMMON AREA | 5% GROSS MIN. (49,905 SF FOR Z-14-19) (11,221 SF FOR Z-22-21) | 11% (108,000 SF) | 11% (19,600 SF) |

## PARKING AREA LANDSCAPE

| | |
|---|---|
| TOTAL PARKING SPACES AREA PROVIDED: (9' X 18' X 583) | 94,446 SF |
| 5% OF PARKING LOT AREA TO BE LANDSCAPED: (94,446 X 0.05) | ±4,723 SF |
| PARKING LOT AREA PROVIDED TO BE LANDSCAPED: | ±4,960 SF |

## LOADING REQUIREMENTS

298 DWELLING UNITS: 2 SPACES REQ'D* (10' X 30')

*PER CITY OF PHOENIX ZONING ORDINANCE SECTION 702

## RETENTION

ALL RETENTION IS TO BE PROVIDED IN UNDERGROUND STORAGE TANKS AND SURFACE BASINS.

## BUILDING AREA LOT COVERAGE CALCULATIONS

| BUILDING TYPE | NO. BLDG. | AREA (SF) | TOTAL (SF) |
|---|---|---|---|
| ALL SINGLE STORY | | | |
| STUDIO DUPLEX (17%) | 26 (52 DU) | 1,298 | 33,748 |
| 1-BED DUPLEX (25%) | 37 (74 DU) | 1,912 | 70,744 |
| 2 BED (58%) | 172 | 1,263 | 217,236 |
| SUBTOTAL | 298 DU | | 321,728 SF |
| GARAGE | 15 | 1,217 | 18,255 |
| CARPORTS | 51 | VARIES | 48,762 |
| LEASING OFFICE | 1 | 1,386 | 1,386 |
| CLUBHOUSE | 1 | 4,421 | 4,421 |
| GRAND TOTAL | | | 394,552 SF |

LOT COVERAGE: 394,552 / 1,151,090 = 34.3%

## REFUSE

298 DU x 0.5 CY / UNIT = 149 CY / WEEK
149 CY / 6 CY CONTAINERS = 24.83 REFUSE BINS / 2 (TWICE PER WEEK) = 12.41
REFUSE BINS REQUIRED = 13

## CARPORT CANOPY CALCULATIONS

| CARPORT CANOPY TYPE | NO. | AREA (SF) | TOTAL (SF) |
|---|---|---|---|
| 4 VEHICLE | 12 | 648 | 7,776 |
| 6 VEHICLE | 26 | 972 | 27,216 |
| 6 VEHICLE (DOUBLE ADA STALL) | 3 | 1,134 | 3,402 |
| 8 VEHICLE | 8 | 1,296 | 10,368 |
| SUBTOTAL | | | 48,762 |

## STIPULATIONS

SEE SHEET 4 FOR STIPULATIONS.

## REQUIRED PARKING CALCULATIONS

| BUILDING TYPE | | REQ'D SPACES |
|---|---|---|
| STUDIO | 52 UNITS (x 1.3) | 68 |
| 1-BED | 74 UNITS (x 1.5) | 111 |
| 2-BED | 172 UNITS (x 1.5) | 258 |
| TOTAL REQUIRED PARKING | | 437* |

*INCLUDES TOTAL UNRESERVED REQUIRED SPACES (SEE BELOW)

| UNRESERVED PARKING | | |
|---|---|---|
| STUDIO | 52 UNITS (x 0.3) | 16 |
| 1-BED | 74 UNITS (x 0.5) | 37 |
| 2-BED | 171 UNITS (x 0.5) | 86 |
| TOTAL UNRESERVED REQUIRED | | 139 |

## PROVIDED PARKING CALCULATIONS

| | |
|---|---|
| GARAGE (RESERVED) | 60 |
| OPEN PARKING (UNRESERVED) | 222 |
| COVERED PARKING (RESERVED) | 292 |
| OPEN ACCESSIBLE (UNRESERVED) | 3 |
| COVERED ACCESSIBLE (RESERVED) | 6 |
| TOTAL | 583 |
| RESERVED | 358 |
| UNRESERVED | 225 |

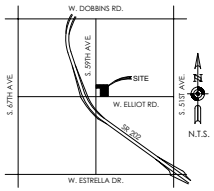
| PARKING STALL SIZE | |
|---|---|
| REQ'D STALL SIZE | 9' X 18' |
| PROVIDED STALL SIZE | 9' X 15.5' PAVED WITH 2.5' OVERHANG |

## BIKE RACK CALCULATIONS

| | |
|---|---|
| TOTAL UNITS PER PALLET | 4 UNITS |
| TOTAL BIKE PALLETS | 6 PALLETS |
| TOTAL BIKE UNITS | 24 UNITS |

SHEET INDEX


| SHEET NO. | SHEET TITLE |
|---|---|
| 1 | COVER |
| 2 | SITE PLAN |
| 3 | SITE PLAN |
| 4 | STIPULATIONS |
| 5 | LANDSCAPING DETAILS |
| 6 | LANDSCAPING DETAILS |
| 7 | MISCELLANEOUS DETAILS |
| 8 | MISCELLANEOUS DETAILS |


VICINITY MAP

## DEVELOPER / APPLICANT

ISOLA ELLIOT, LLC
13555 SE 36TH STREET, SUITE 320
BELLEVUE, WASHINGTON 98006

CONTACT: CASIL LIBMAN
PHONE: (602) 618-5564
EMAIL: CASIL.LIBMAN@ISOLAHOMES.COM

## ARCHITECT

FELTEN GROUP
18325 N ALLIED WAY, SUITE 200
PHOENIX, ARIZONA 85054

CONTACT: PAUL KNITTER
PHONE: (602) 867-2500
EMAIL: PAUL.KNITTER@FELTENGROUP.COM

## CIVIL ENGINEER

TERRASCAPE CONSULTING, LLC
645 E MISSOURI AVENUE, SUITE 420
PHOENIX, ARIZONA 85012

CONTACT: DAVE SOLTYSIK, PE
PHONE: (602) 297-8732
EMAIL: DSOLTYSIK@TERRASCAPE.US

## PROPERTY OWNER

ISOLA ELLIOT, LLC
13555 SE 36TH STREET, SUITE 320
BELLEVUE, WASHINGTON 98006

CONTACT: CASIL LIBMAN
PHONE: (602) 618-5564
EMAIL: CASIL.LIBMAN@ISOLAHOMES.COM

## LANDSCAPE ARCHITECT

McGOUGH ADAMSON
11110 N TATUM BOULEVARD, SUITE 100
PHOENIX, ARIZONA 85028

CONTACT: NICK ADAMSON
PHONE: (602) 997-9093
EMAIL: NICKA@MG-AZ.COM

## BASIS OF BEARING

NORTH 00°14'04" EAST, BEING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 2 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. (PER TITLE REPORT LEGAL DESCRIPTION)

## PROJECT DESCRIPTION

PROPOSED DEVELOPMENT CONSISTS OF ALL SITE IMPROVEMENTS ASSOCIATED WITH A NEW RENTAL HOME COMMUNITY OF 298 UNITS. THE IMPROVEMENTS SHOWN ON THESE PLANS ARE FOR THE CONSTRUCTION OF DWELLING AND SITE AMENITIES ASSOCIATED WITH THIS TYPE OF DEVELOPMENT.

**KIVA: 19-796**
**SDEV: 2008009**
**PAPP: 2015543**
**PRLM: 2107651**
**Q.S.: Q04-15**
**ZONING CASE(S): Z-14-19 Z-22-21**
**AMND: 19-796A1**

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT
This set of plans has been reviewed by the City of Phoenix Planning and Development Department for compliance with the applicable codes and ordinances and shall be kept at the construction site. Such review shall not prevent the City from requiring correction of errors in the plans where such errors are subsequently found to be in violation of any code, law, ordinance, health, safety, or other design issues.

TRAFFIC - Pradeep Tiwari 602-262-4052
SITE - Amanda Leon 602-262-7383
FIRE - Rachel LaMesa 602-534-7970
CIVIL - Alex Hernandez 602-534-2068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44156 DAVID M. SOLTYSIK 03/15/2023

ISOLA AT 202 AND ELLIOT

FINAL SITE PLAN

ISOLA COMMUNITIES

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

| DATE | DESCRIPTION |
|---|---|
| 05/11/2022 | FIRST SUBMITTAL |
| 03/15/2023 | SECOND SUBMITTAL |
| 10/24/2024 | REVISION 1 |

CHECKED BY: DMS
DRAWN BY: CRS
TITLE: COVER
SHEET No. 1 of 8
PROJECT No. 0929

City of Phoenix Plan #: 19-796A1-AMND Date: 11/05/24

City of Phoenix Plan #: 19-796A1-AMND Date: 11/05/24

City of Phoenix Plan #: 19-796A1-AMND Date: 11/05/24

Please click on the link to access the site plan


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# FLOOR PLANS & ELEVATION

One Bedroom - Type 1
Please click here to access the one bedroom Type 1 floorplans

One Bedroom - Type 2
Please click here to access the one bedroom Type 2 floorplans

Two Bedroom Floorplan
Please click here to access the two bedroom's floorplans

Please click here to access the elevations

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# NEARBY RENTS

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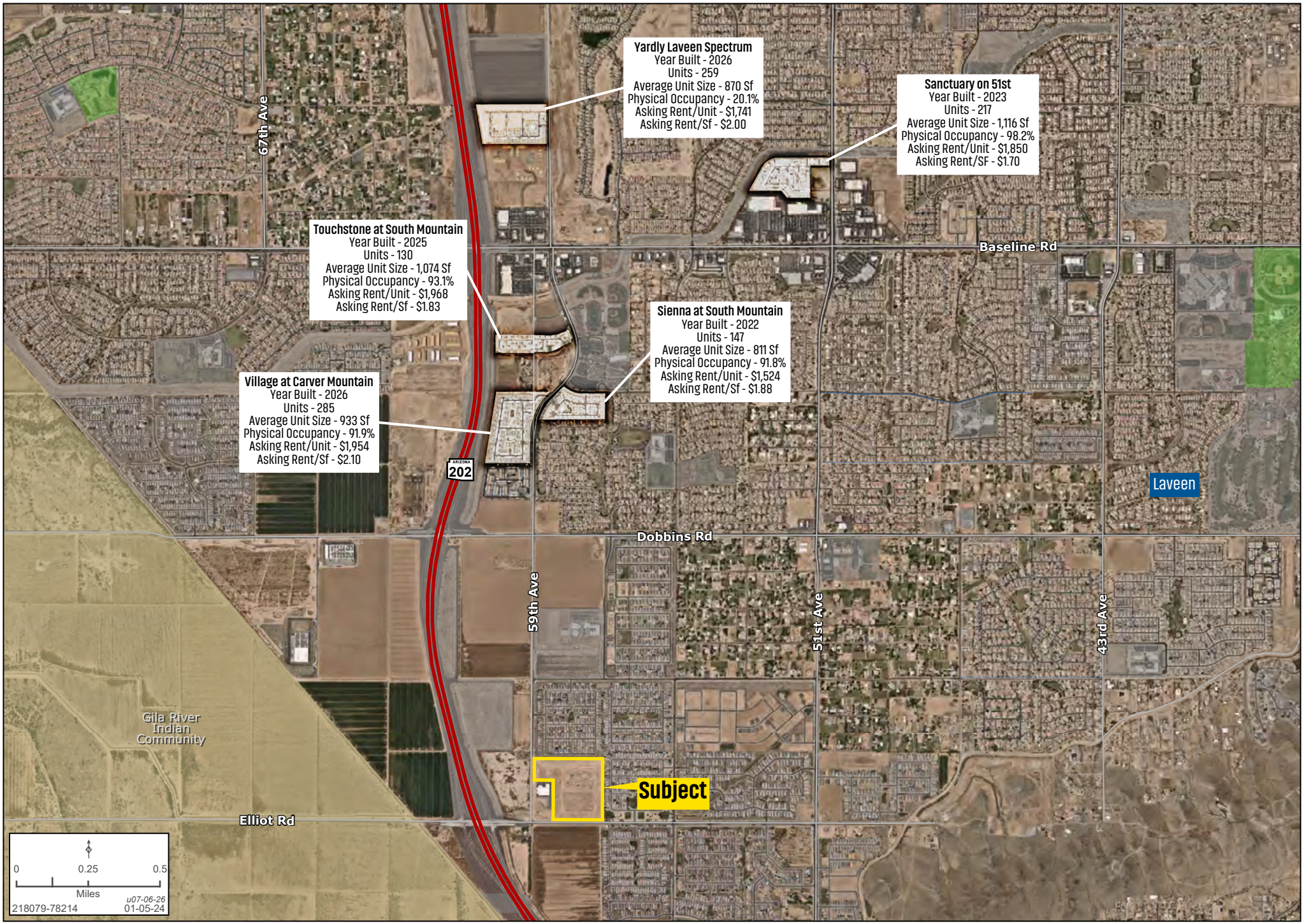


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# RENT COMPARABLES

## Village at Carver Mountain

8450 S. 59th Ave
Laveen, AZ 85339

Owned by The Empire Group

| UNIT TYPE | UNITS | SF | MARKET RENT/UNIT | MARKET RENT/SF | EFFECTIVE RENT/UNIT | EFFECTIVE RENT/SF |
|---|---|---|---|---|---|---|
| **1 BD** | 100 | 680 | $1,675 | $2.46 | $1,417 | $2.08 |
| **2 BD** | 145 | 1,011 | $1,975 | $1.95 | $1,671 | $1.65 |
| **3 BD** | 40 | 1,282 | $2,575 | $2.01 | $2,179 | $1.70 |
| **Total/Average** | **285** | **933** | **$1,954** | **$2.14** | **$1,653** | **$1.81** |

## Amenities

| | |
|---|---|
| GAS: | No |
| ELECTRIC: | Individual |
| WATER HEATER: | Individual |
| W/D IN UNIT: | Yes |
| ENERGY EFFICIENT APPLIANCES: | Yes |
| GATED ACCESS: | Yes |
| GYM: | Yes |
| SPORT COURT: | No |
| COVERED PARKING: | Yes |
| KIDS PLAYGROUND: | Yes |

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The information contained within is subject to change without notice.

# RENT COMPARABLES

## Yardly Laveen Spectrum

6900 S 59th Ave
Laveen, AZ 85339

Owned by Yardly

| UNIT TYPE | UNITS | SF | MARKET RENT/UNIT | MARKET RENT/SF | EFFECTIVE RENT/UNIT | EFFECTIVE RENT/SF |
|---|---|---|---|---|---|---|
| **1 BD** | 132 | 717 | $1,696 | $2.37 | $1,370 | $1.91 |
| **2 BD** | 127 | 1,030 | $1,993 | $1.94 | $1,610 | $1.56 |
| **Total/Average** | **259** | **870** | **$1,741** | **$2.00** | **$1,488** | **$1.74** |

## Amenities

| | |
|---|---|
| GAS: | No |
| ELECTRIC: | Individual |
| WATER HEATER: | Individual |
| W/D IN UNIT: | Yes |
| ENERGY EFFICIENT APPLIANCES: | Yes |
| GATED ACCESS: | Yes |
| GYM: | Yes |
| SPORT COURT: | No |
| COVERED PARKING: | Yes |
| KIDS PLAYGROUND: | Yes |

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# RENT COMPARABLES

## Touchstone South Mountain

8050 S 59th St
Laveen, AZ 85339

Owned by DHI

| UNIT TYPE | UNITS | SF | MARKET RENT/UNIT | MARKET RENT/SF | EFFECTIVE RENT/UNIT | EFFECTIVE RENT/SF |
|---|---|---|---|---|---|---|
| **1 BD** | 46 | 769 | $1,550 | $2.02 | $1,292 | $1.68 |
| **2 BD** | 66 | 1,188 | $2,100 | $1.77 | $1,750 | $1.47 |
| **3 BD** | 18 | 1,436 | $2,550 | $1.78 | $2,125 | $1.48 |
| **Total/Average** | **130** | **1,074** | **$1,968** | **$1.86** | **$1,640** | **$1.64** |

## Amenities

| | |
|---|---|
| GAS: | No |
| ELECTRIC: | Individual |
| WATER HEATER: | Individual |
| W/D IN UNIT: | Yes |
| ENERGY EFFICIENT APPLIANCES: | Yes |
| GATED ACCESS: | No |
| GYM: | Yes |
| SPORT COURT: | No |
| COVERED PARKING: | Yes |
| KIDS PLAYGROUND: | No |

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# RENT COMPARABLES

## Sanctuary on 51st

7100 South 51st Ave
Laveen, Arizona 85339

Owned by Brunton Management Company

| UNIT TYPE | UNITS | SF | MARKET RENT/UNIT | MARKET RENT/SF | EFFECTIVE RENT/UNIT | EFFECTIVE RENT/SF |
|---|---|---|---|---|---|---|
| **1 BD** | 61 | 766 | $1,559 | $2.06 | $1,440 | $1.90 |
| **2 BD** | 109 | 1,144 | $1,842 | $1.61 | $1,700 | $1.50 |
| **3 BD** | 47 | 1,391 | $2,275 | $1.62 | $2,100 | $1.50 |
| **Total/Average** | **217** | **1,091** | **$1,850** | **$1.70** | **$1,714** | **$1.61** |

## Amenities

| | |
|---|---|
| GAS: | No |
| ELECTRIC: | Individual |
| WATER HEATER: | Individual |
| W/D IN UNIT: | Yes |
| ENERGY EFFICIENT APPLIANCES: | Yes |
| GATED ACCESS: | Yes |
| CLUBHOUSE: | Yes |
| GYM: | Yes |
| SPORT COURT: | No |
| COVERED PARKING: | Yes |
| KIDS PLAYGROUND: | No |

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# RENT COMPARABLES

## Sienna at South Mountain

8449 S 59th Avenue
Laveen, AZ 85339

Owned by The Inland Group

| UNIT TYPE | UNITS | SF | MARKET RENT/UNIT | MARKET RENT/SF | EFFECTIVE RENT/UNIT | EFFECTIVE RENT/SF |
|---|---|---|---|---|---|---|
| **1 BD** | 77 | 641 | $1,394 | $2.18 | $1,180 | $1.84 |
| **2 BD** | 70 | 997 | $1,672 | $1.68 | $1,415 | $1.42 |
| **Total/Average** | **147** | **811** | **$1,524** | **$1.88** | **$1,292** | **$1.64** |

## Amenities

| | |
|---|---|
| GAS: | No |
| ELECTRIC: | Individual |
| WATER HEATER: | Individual |
| W/D IN UNIT: | Yes |
| ENERGY EFFICIENT APPLIANCES: | Yes |
| GATED ACCESS: | Yes |
| CLUBHOUSE: | No |
| GYM: | Yes |
| SPORT COURT: | No |
| COVERED PARKING: | Yes |
| KIDS PLAYGROUND: | No |

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# EXISTING IMPROVEMENTS

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# AMENITIES

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# BUILDERS

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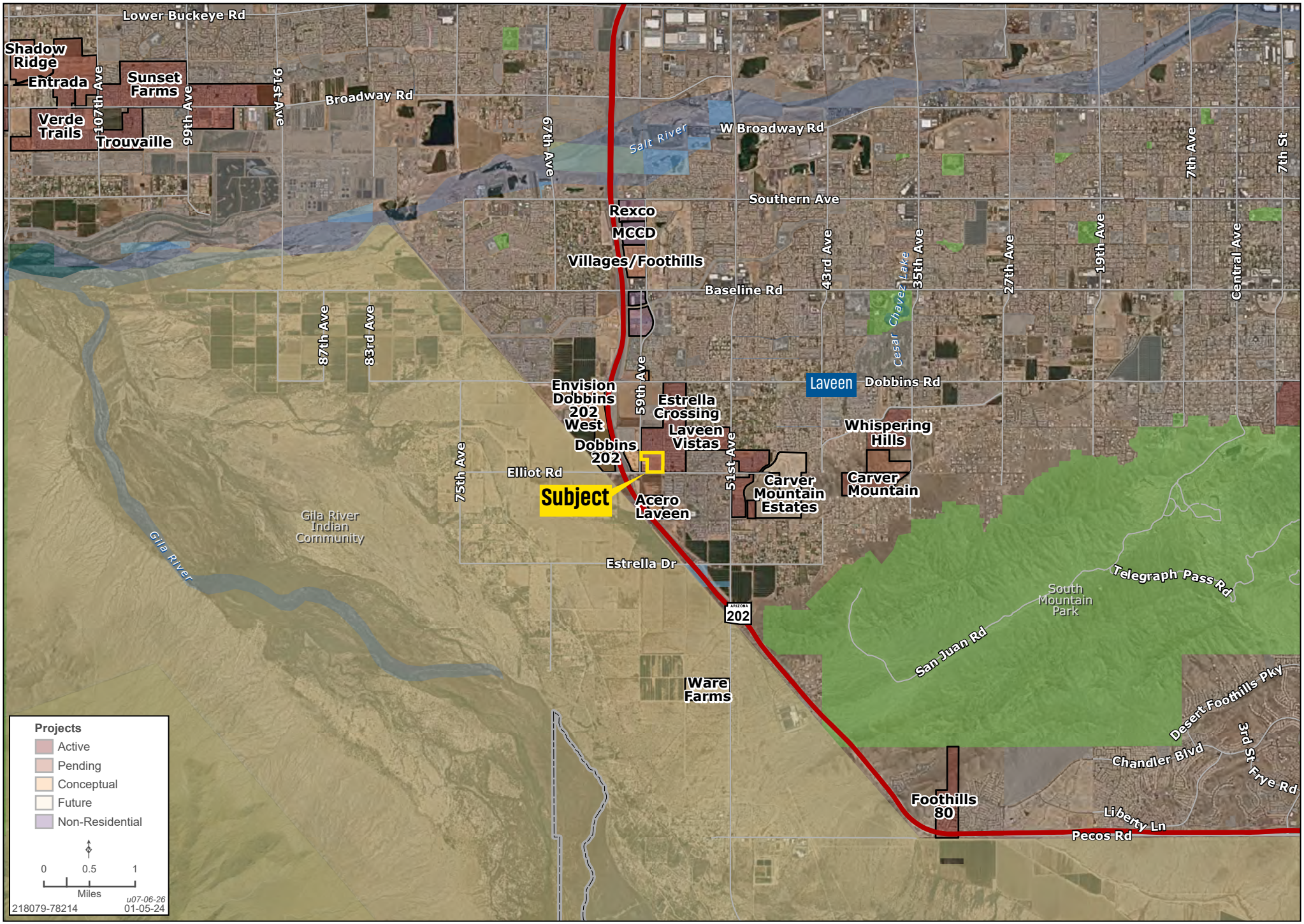


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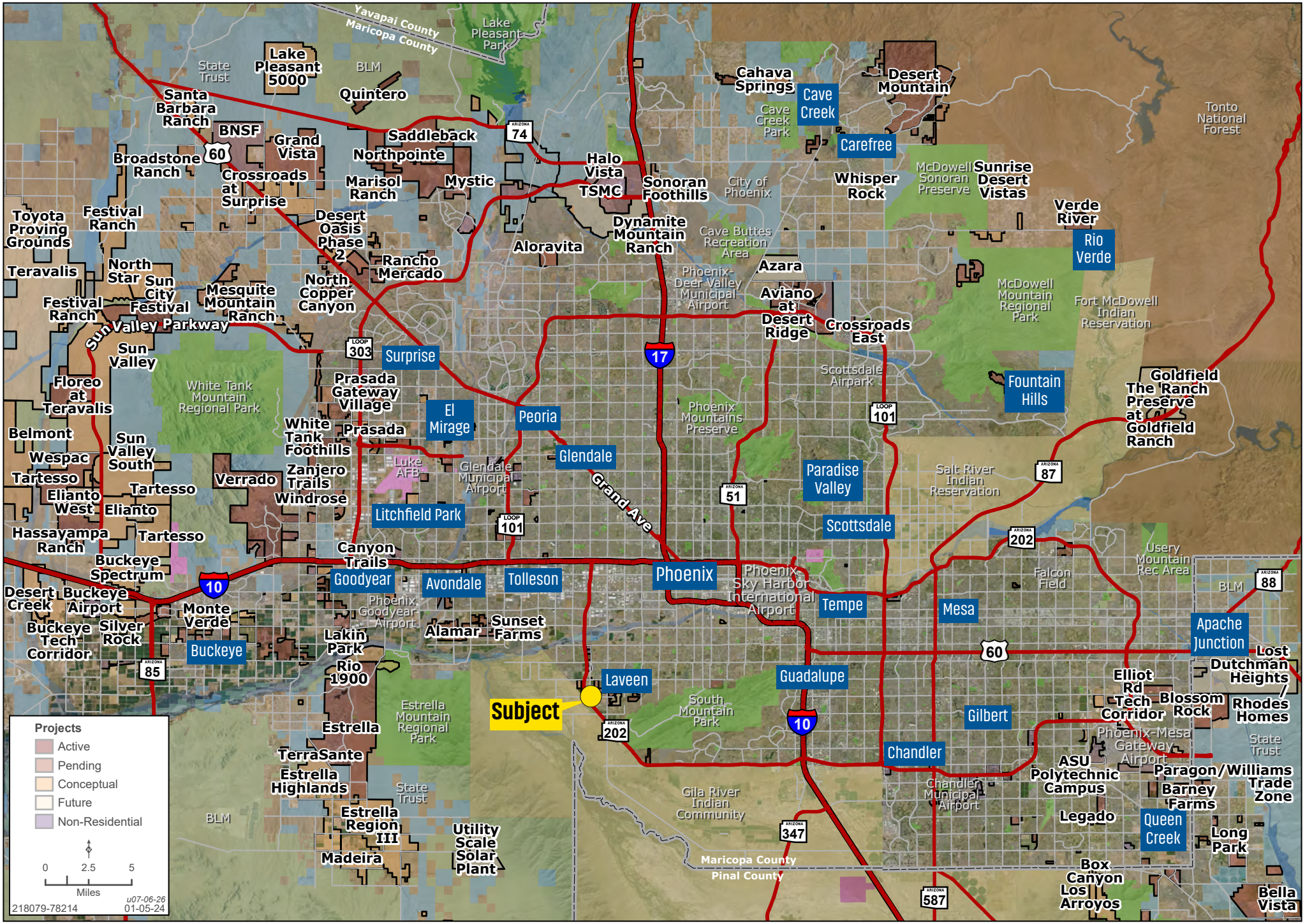


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