



11 SINGLE FAMILY HOMES | BULK SALE

LATONA FONTAINE

105-141 WEST LATONA ROAD, PHOENIX, AZ 85041



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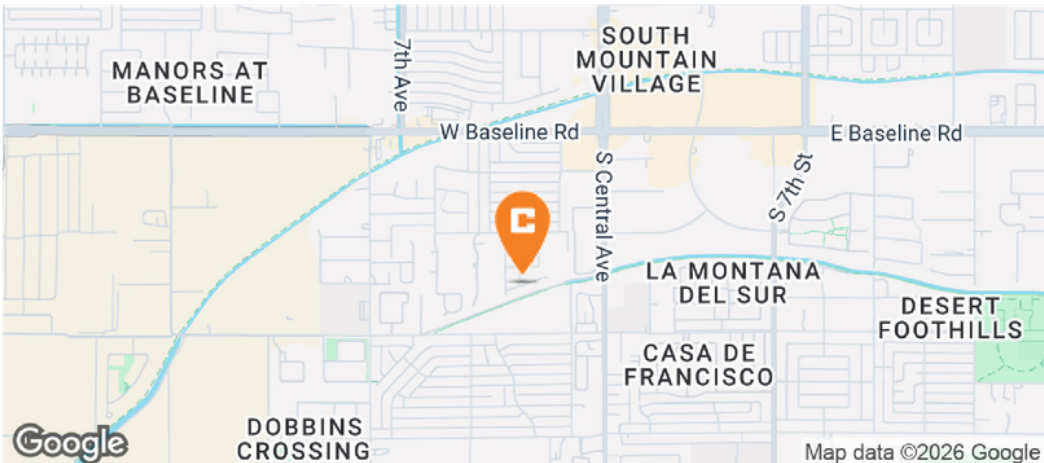
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MULTIFAMILY PROPERTY | FOR SALE



OFFERING SUMMARY

Sale Price: \$4,895,000

Number Of Units: 11

Year Built: 2025

Building Size: 17,827 SF

Price / SF: \$274.00

PROPERTY OVERVIEW

Introducing a stunning collection of brand-new rental homes located in the rapidly growing South Phoenix submarket. These newly constructed residences blend modern design, quality finishes, and community convenience, making them ideal for families, professionals, and long-term renters seeking a turnkey lifestyle.

With a booming population and increasing demand for single-family rentals, this new development represents a strategic addition to any investor's portfolio. Modern homes, rising rental rates, and low vacancy trends in South Phoenix position these units for long-term value and stable cash flow.

PROPERTY HIGHLIGHTS

- 11 Residential Single Family Homes
- New Construction (2025) – Built with energy-efficient systems, contemporary layouts, and low-maintenance landscaping.
- Convenient Location – Minutes from Downtown Phoenix with the new Light Rail extension, Sky Harbor Airport, Loop 202 & I-10 Freeways, and major employment hubs.
- Strong Rental Demand – South Phoenix continues to attract renters due to its affordability, improving infrastructure, and proximity to schools, parks, and retail centers.
- Potential seller financing subject to terms and buyer qualification.

EXTERIOR PHOTOS

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INTERIOR PHOTOS

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HOME ADDRESS	HOME SIZE (SQFT)	RENT P/MO	LEASE START	LEASE END
LOT 1 141 W. LATONA	1,457	For Rent Asking \$2,350		
LOT 2 137 W. LATONA	1,388	\$1,634 (8/1 Increase to \$2,453)	7/7/25	7/8/26 (EXT TO '27)
LOT 3 133 W. LATONA	2,126	\$2,350	3/6/26	9/5/27
LOT 4 129 W. LATONA	1,388	\$2,400	2/27/26	8/26/27
LOT 5 125 W. LATONA	2,126	\$2,800	4/22/26	10/22/27
LOT 6 121 W. LATONA	1,388	\$2,300	3/1/25	3/12/27
LOT 7 117 W. LATONA	2,126	\$2,500	6/12/25	7/1/27
LOT 8 109 W. LATONA	1,457	\$2,377	3/15/25	3/15/27
LOT 9 105 W. LATONA	1,457	For Rent Asking \$2,350		
LOT 10 136 W. LATONA	1,457	\$2,350	7/14/26	1/30/28
LOT 11 140 W. LATONA	1,457	\$2,200	7/7/25	7/14/27



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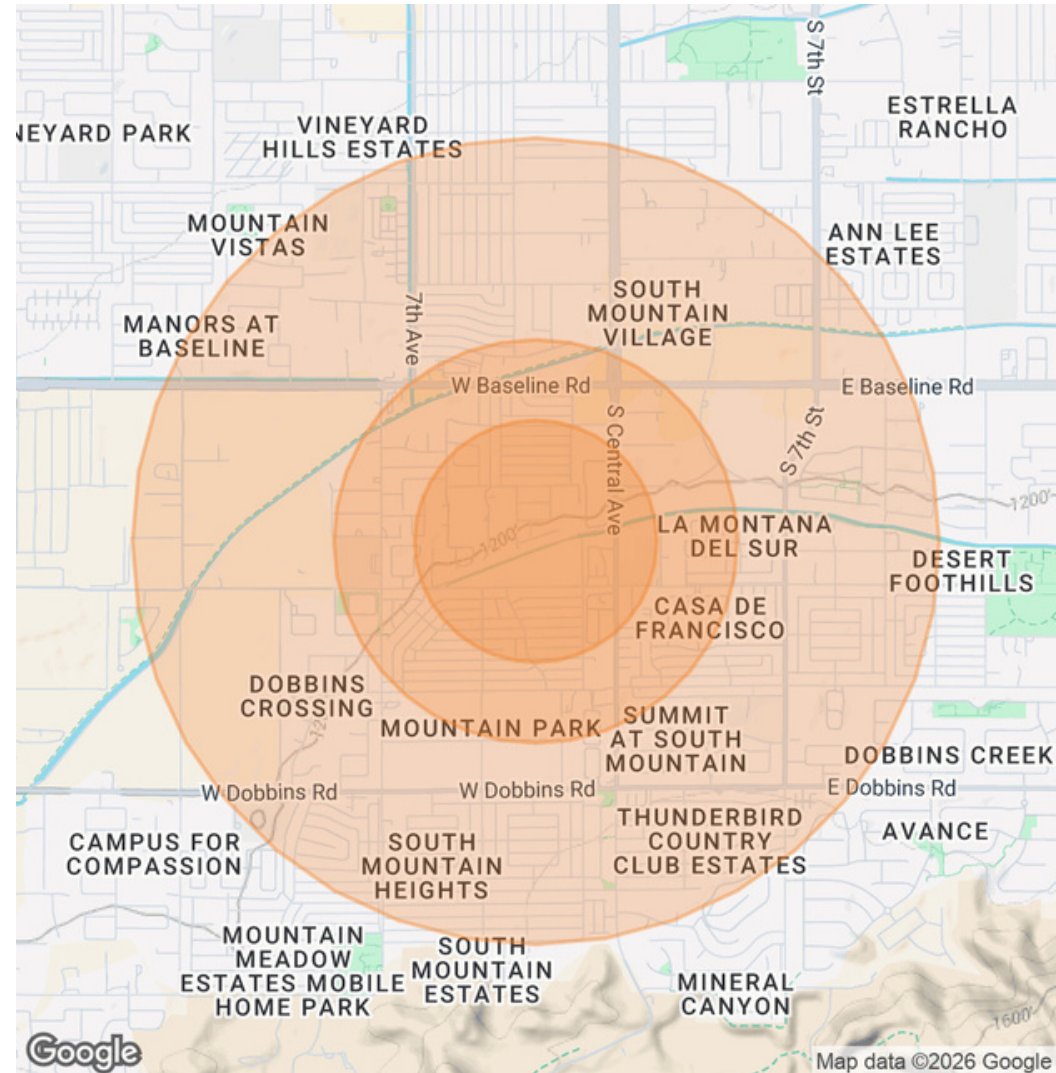
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,169	5,416	16,804
Average Age	36	36	36
Average Age (Male)	35	34	35
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	695	1,696	5,110
# of Persons per HH	3.1	3.2	3.3
Average HH Income	\$71,076	\$73,181	\$82,629
Average House Value	\$319,258	\$316,892	\$348,618

2020 American Community Survey (ACS)



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