



BOUTIQUE CLASS A BUILD-TO-RENT COMMUNITY

STONE VIEW ON MCQUEEN

701 N MCQUEEN ROAD | CHANDLER, AZ 85225



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01 EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

Stone View on McQueen is a 2022 built luxury 19-unit townhome community in the heart of Chandler. The property offers convenient access to shopping, dining and entertainment and is two miles from Downtown Chandler. Chandler offers some of the top-rated schools in the Phoenix MSA. The property is adjacent to Pima Park, offering residents a unique outdoor amenity steps from their residence.

The property offers spacious three bedroom, two and a half bath units with direct access two car garages. The open-concept luxury unit interiors offer stainless steel appliances, quartz countertops, in-unit washer and dryer, plank flooring, custom cabinetry and a private fenced back yard. All of these features support strong resident retention and operational efficiencies.

The property is proximate to major employers in the tech, financial, education and healthcare industries. The following are some of the area's largest employers with the respective number of employees: Intel, 12,000; Wells Fargo Bank, 5,500; Chandler School District, 4,900; Bank of America, 3,600; Chandler Regional Medical Center (Dignity Health), 3,000; City of Chandler, 2,300; Northrup Grumman, 1,700; Microchip Technology, 1,700; NXP Semiconductor, 1,700 and PayPal, 1,500.

Chandler-Gilbert Community Colleges (CGCC) offers degrees and certificates in a variety of fields, university transfers, workforce development programs and continuing education. CGCC serves more than 19,000 students annually and employs 320 people full-time; with 125 full-time faculty and 425 adjunct faculty.

The area provides numerous retail options including Chandler Fashion Square Mall, one of the best shopping malls in the Phoenix MSA that features over 180 stores and a variety of dining establishments. Plays, dance performances and free summer concerts are part of the fare at the Chandler Center for the Arts.

Expansive and unique parks define the great outdoors in Chandler. The city operates and maintains 64 parks that cover 1,214 acres. Maggio Ranch Park's tree-lined path offers walking and biking opportunities. Other popular venues include the Desert Oasis Aquatic Center, Playtopia at Tumbleweed Park, Tumbleweed Tennis Center and four city operated dog parks. San Marcos Golf Course, an 18-hole, 6,640-yard layout, has played host to U.S. presidents, dignitaries and celebrities.



02 INVESTMENT HIGHLIGHTS



INVESTMENT HIGHLIGHTS



1



Mark-to-Market Opportunity - the in-place rent roll represents a significant discount to achievable market rents, providing day-one upside with zero capital required.

2



High mortgage rates outpace would-be home buyers and in turn bolster BTR demand.

3



Above average Median Household Income over \$101,000 within a 3-mile radius.

4



Only 22% of BTR deals under construction in the Phoenix Metro area located in the Southeast Valley, providing less future competition. In comparison 50.5% of BTR deals under construction are in the West Valley.

5



Chandler is served by highly rated schools.

6



Proximity to some of the Valley's best employers in the tech, financial, education and healthcare industries.

7



Separately Platted Townhomes provides flexible exit strategies.

8



Located in the highly desirable Southeast Valley.

9



Value-add opportunity through valet trash and a community internet package.

10



Chandler's population is projected to grow from the current population of 292,280 to 309,100 by 2030.

03 WHY BUILD-TO-RENT?



WHY BUILD-TO-RENT (BTR)?

The BTR Market is the Fastest Growing Segment of the U.S. Housing Market

The BTR sector has experienced a notable rise in popularity in recent years, driven by evolving demographics and changing lifestyle preferences. A growing number of renters—including young professionals, families, and retirees looking to downsize—are gravitating toward the advantages of BTR living. Amenities such as private backyards, garages, and tranquil neighborhoods without the long-term financial commitment or upkeep responsibilities associated with homeownership have led to increased BTR demand.



INTEREST RATES

BTR has filled the gap for residents looking for the appeal of homeownership without a mortgage during times of high interest rates.



STRONG RENTAL DEMAND

Many renters are priced out of homeownership, fueling demand for high-quality BTR rentals.



APPEAL TO RENTERS

BTR communities typically consist of single-family homes or townhomes organized within a professionally managed setting. These developments offer residents greater space and privacy than conventional apartment complexes, while still featuring shared amenities. The increased demand for such living arrangements has spurred significant investment, especially in suburban markets where populations are expanding, businesses are thriving and home prices are rising at a rapid pace. In a housing landscape challenged by affordability issues and fluctuating interest rates, BTR provides a desirable and flexible option for those who want the experience of living in a home without purchasing one.



MAINTENANCE FREE LIVING

Renters prefer to avoid the inconveniences of homeownership such as property maintenance and landscaping when living at BTR communities.



PRIVATE AND SECURE

BTR communities offer improved privacy such as fenced back yards when compared to traditional apartment living.



APPEAL TO OWNERS

In today's multifamily landscape, BTR assets represent an attractive and stable investment opportunity. BTR communities often see lower resident turnover, longer lease durations, and higher levels of tenant satisfaction compared to traditional multifamily properties. Designed and operated as cohesive communities, BTR developments benefit from operational efficiencies and a unified brand presence. As institutional investors continue to recognize the potential of this model, BTR is now considered a mainstream asset class, increasingly competing with conventional multifamily housing in both urban and suburban environments.



LONGER TERM TENANTS

Tenants at BTR communities tend to stay longer than at traditional apartment complexes, leading to lower turnover costs and greater stability.



PREMIUM RENTS & LOWER EXPENSES

On average, BTR rents are 30-35% higher than rents at traditional apartment complexes.



04 PROPERTY OVERVIEW



PROPERTY OVERVIEW



19
UNITS



2022
BUILT



BUILT-TO-RENT
INVESTMENT



**INDIVIDUALLY PLATTED
TOWNHOMES**
OFFERING EXIT FLEXIBILITY



**3BR/2.5BA
WITH GARAGE**
UNIT MIX



1,820 SF
AVG. UNIT SIZE



PROPERTY INFORMATION

OFFERING

Price	Market Price
Terms	Cash - Fee Simple

SITE DESCRIPTION

Community	Stone View on McQueen
Location	701 N McQueen Road Chandler, AZ 85225
Total Units	19
Year Built	2022
Net Rentable Square Feet	34,571
Number of Buildings	4
Number of Stories	2
Submarket	Chandler
Land Size	1.48 Acres
Density	12.84 Units Per Acre
Parking	Direct Access 2-Car Garage
Laundry	In-Unit Washer & Dryer

MECHANICAL

Heating/Cooling	Individual Roof Mounted Units
Hot Water	Individual Hot Water Heaters
Electricity	Paid by Tenant
Water/Sewer	Paid by Tenant

CONSTRUCTION

Style	Townhomes
Foundation	Concrete
Framing	Wood
Exterior	Painted Stucco
Roof	Flat

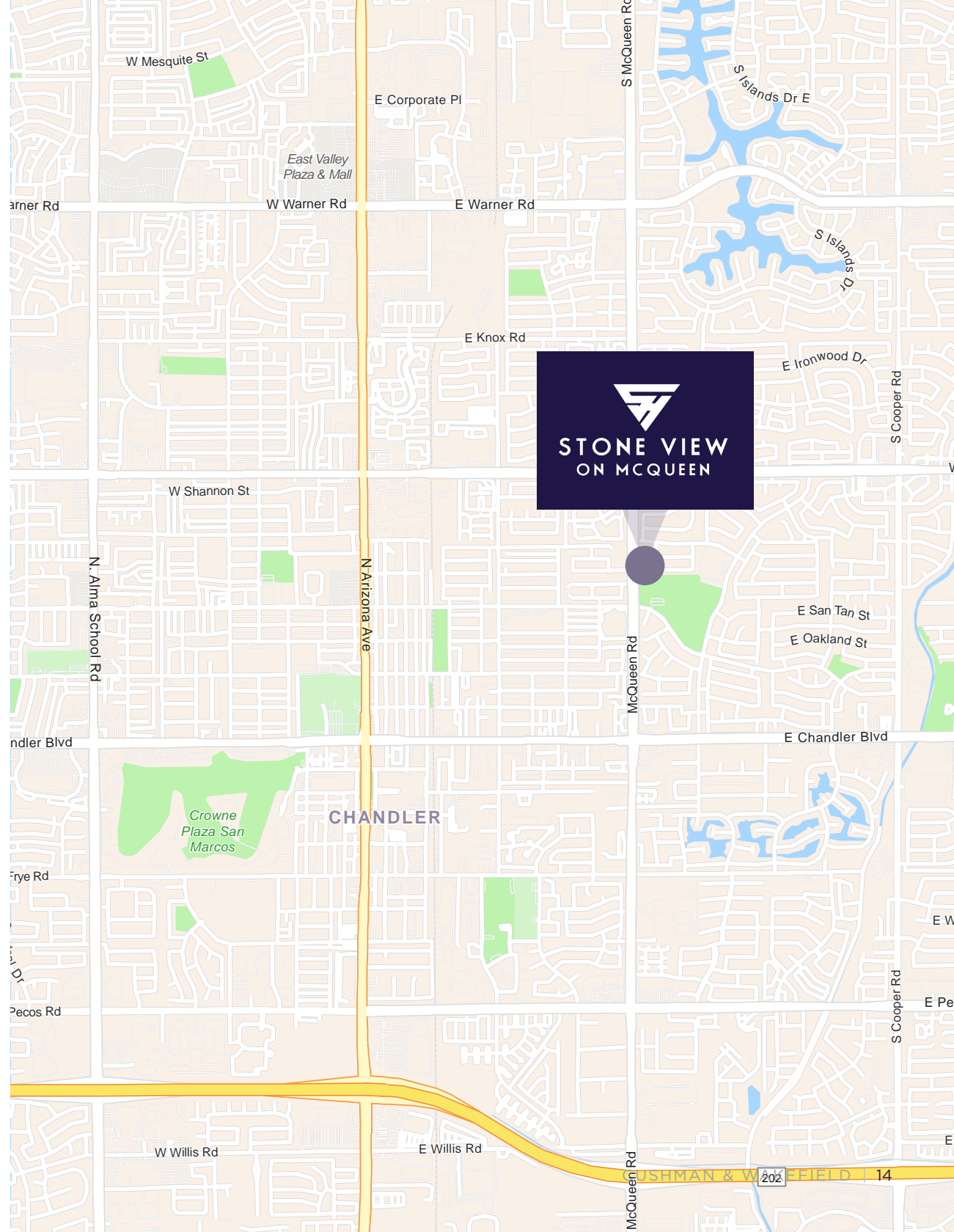
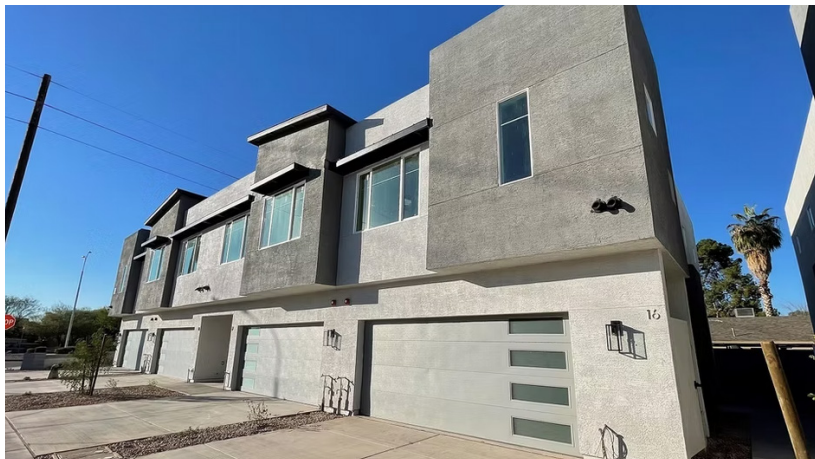


COMMUNITY AMENITIES

- Excellent location near Intel's Chandler Campus
- Residential courtyard with BBQ grill
- Pets welcome with pet screening
- Private street-level front entries
- 24-hour emergency maintenance
- Close to A+ schools
- Electronic rent payments

TOWNHOME AMENITIES

- Attached, direct-access two-car garages
- All units have 3 bedrooms and 2.5 bathrooms
- Outdoor patio spaces for relaxation
- Washer and dryer included in each home
- Plank flooring in living and kitchen areas
- Generous walk-in closets for ample storage



STONE VIEW
ON MCQUEEN

CHANDLER

FLOOR PLANS



FLOOR PLAN A

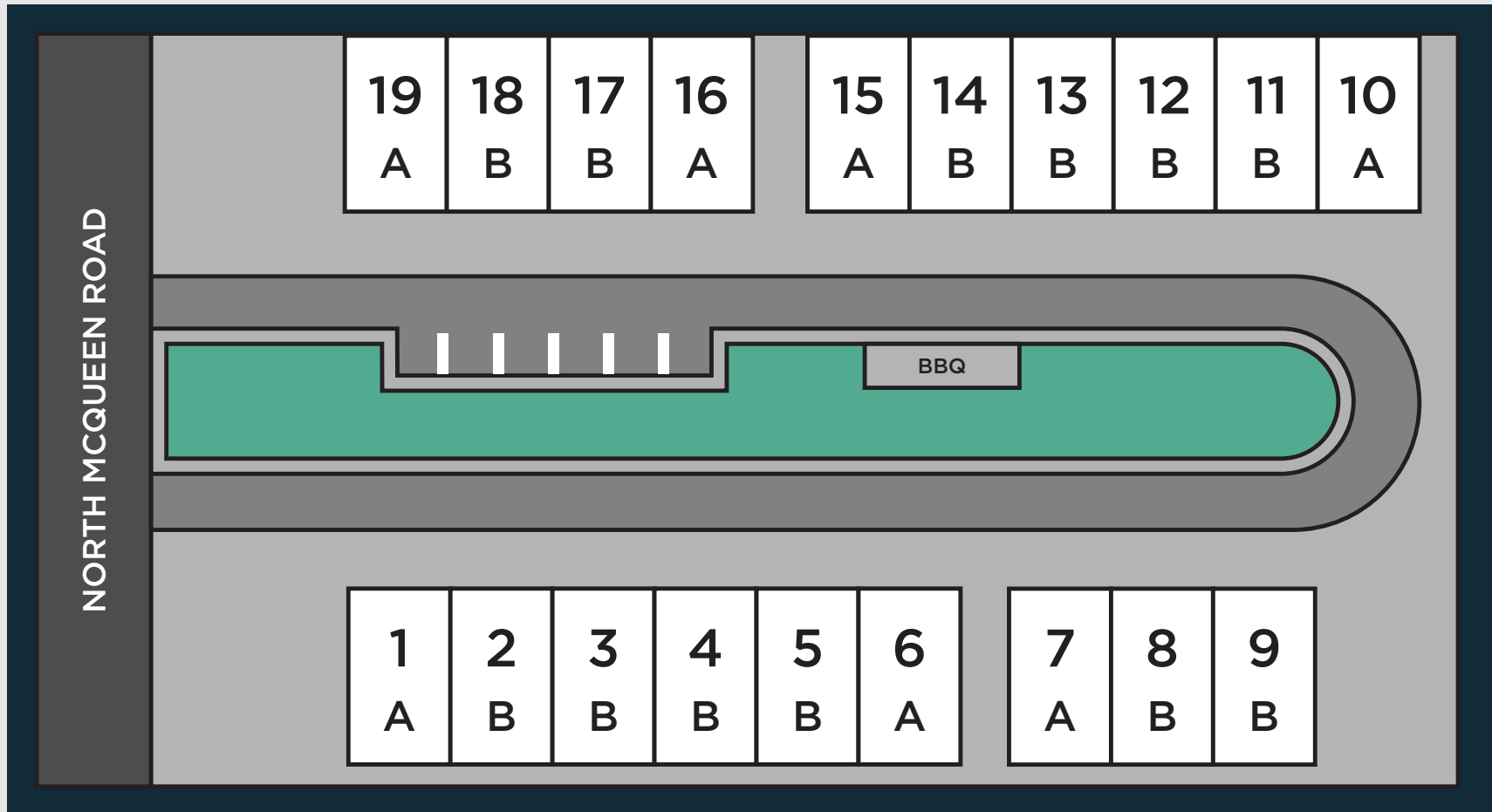
1,673 SQUARE FEET
7 OF THE 19 UNITS



FLOOR PLAN B

1,905 SQUARE FEET
12 OF THE 19 UNITS

SITE PLAN



AERIAL MAP

PIMA PARK

MCQUEEN RD



AERIAL MAP



05 FINANCIAL ANALYSIS



STABILIZED PROFORMA



CUSHMAN & WAKEFIELD STABILIZED PRO FORMA

	TOTAL	PER UNIT
INCOME		
1 Scheduled Market Rent	\$641,400	\$33,758
2 Gain/(Loss) to Lease	(6,414)	-1.0%
Total Gross Potential	\$634,986	\$33,420
3 Vacancy	(31,749)	-5.0%
4 Bad Debt/Write-Offs	(3,175)	-0.5%
5 Concessions	(6,350)	-1.0%
Net Rental Income	\$593,712	\$31,248
6 Utility Reimbursement	20,758	1,093
7 Other Income	18,525	975
Total Other Income	\$39,283	\$2,068
Total Operating Income	\$632,994	\$33,315
EXPENSES		
8 Utilities	21,850	1,150
9 Contract Services	5,700	300
10 Turnover	6,650	350
11 Repairs & Maintenance	7,600	400
12 General & Administrative	4,750	250
13 Advertising	3,800	200
14 Property Management Fee	28,485	4.5%
15 Real Estate Taxes	37,586	1,978
16 Property Insurance	7,600	400
17 Capital Reserves	5,700	300
Total Operating Expenses	\$129,721	\$6,827
NET OPERATING INCOME	\$503,274	\$26,488

MARK-TO-MARKET OPPORTUNITY















The in-place rent roll represents a significant discount to achievable market rents, providing day-one upside with zero capital required.

UNIT MIX				MARKET RENT		LEASE RENT		
UNIT TYPE	# OF UNITS	SIZE SQ. FT.	TOTAL SQ. FT.	MARKET RENT	MARKET RENT/SQ. FT.	# UNITS OCCUPIED	LEASE RENT	LEASE RENT/SQ. FT.
3 BR / 2.5 BA - Small	7	1,673	11,711	\$2,750	\$1.64	6	\$2,606	\$1.56
3 BR / 2.5 BA - Large	12	1,905	22,860	\$2,850	\$1.50	12	\$2,630	\$1.38
TOTALS / AVERAGES	19	1,820	34,571	\$2,813	\$1.55	18	\$2,622	\$1.43

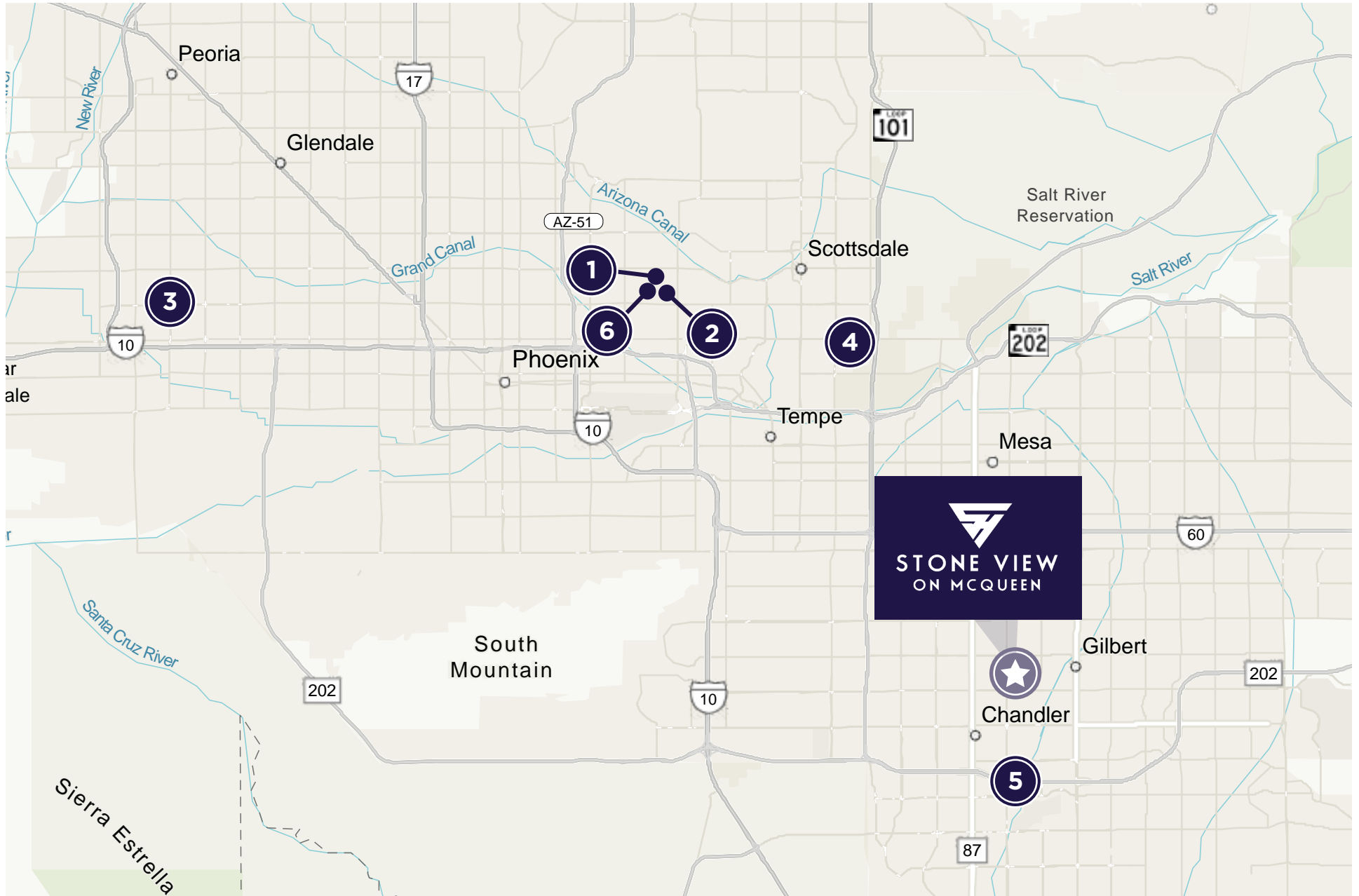
06 SALE COMPARABLES



SALE COMPARABLES

								
								
Community Name	Stone View on McQueen	Arcadia 24	Arcadia 15	Avalon Townhomes	Eclipse Scottsdale	Tricon Hudson Crossing	Boulevard on 37th	Weighted Average
City	Chandler	Phoenix	Phoenix	Avondale	Scottsdale	Chandler	Phoenix	
Units	19	24	15	70	20	43	16	31
Average SF/Unit	1,820	1,547	1,546	1,677	1,829	1,900	1,207	1,618
Year Built	2022	2024	2024	2025	2019	2023	2023	
Sale Date	-	Apr-26	Mar-26	Feb-26	Jan-26	Aug-25	Aug-25	
Sale Price	-	\$12,100,000	\$7,150,000	\$30,100,000	\$10,275,000	\$23,000,000	\$6,650,000	
Sale Price/Unit	-	\$504,167	\$476,667	\$430,000	\$513,750	\$534,884	\$415,625	\$474,867
Sale Price/SF	-	\$325.90	\$308.32	\$256.42	\$275.94	\$281.52	\$344.35	\$283.14















SALE COMPARABLES MAP



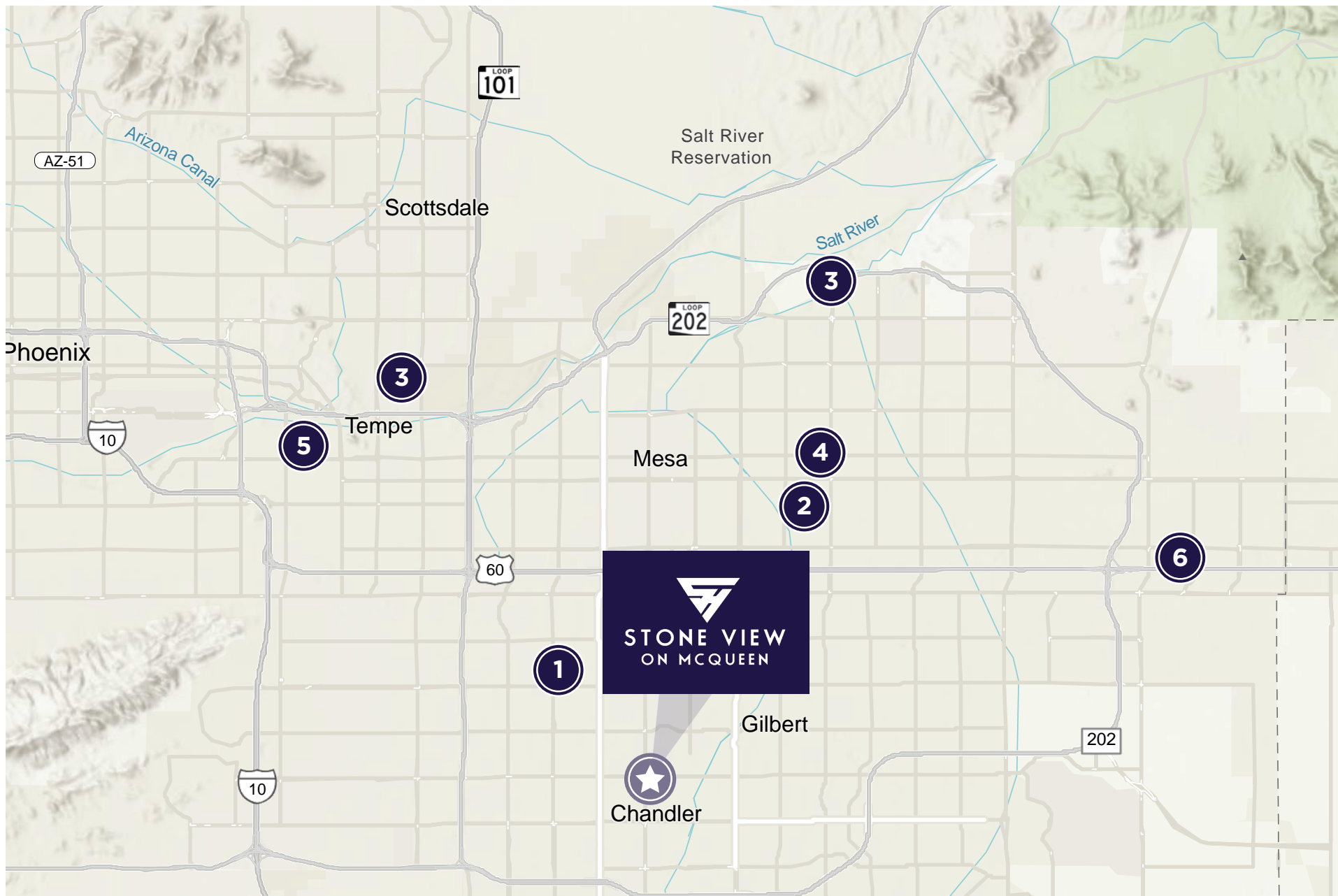
07 RENT COMPARABLES



RENT COMPARABLES

								
Community Name	 Stone View on McQueen	 St Moritz Residences	 Village Crossing at Broadway	 BB Living Burden Orchards	 CJ	 The Hardy Townhomes	 Bella Encanta	Weighted Average
City	Chandler	Chandler	Mesa	Mesa	Mesa	Tempe	Mesa	
Units	19	31	36	197	36	20	212	88
Built	2022	2023	2022	2025	2024	2019	2024	
Avg SF	1,820	1,907	1,550	1,959	1,700	1,707	1,852	1,779
Asking Rent	\$2,813	\$3,105	\$2,395	\$2,748	\$2,600	\$2,709	\$2,586	\$2,690
Avg Rent/SF	\$1.55	\$1.63	\$1.55	\$1.40	\$1.53	\$1.59	\$1.40	\$1.52

RENT COMPARABLES MAP



RENT COMPARABLES



Stone View on McQueen
701 N McQueen Rd, Chandler, AZ 85225

Units	Type	Unit (SF)	Market Rent	Rent SF
16	3 BD / 2.5 BA	1,673	\$2,750	\$1.64
4	3 BD / 2.5 BA	1,905	\$2,850	\$1.50
20	Weighted Average	1,820	\$2,813	\$1.55



St. Moritz Residences
225 N Pleasant Dr, Chandler, AZ 85225

Units	Type	Unit (SF)	Market Rent	Rent SF
25	3 BD / 2.5 BA	1,901	\$3,095	\$1.63
24	3 BD / 2.5 BA	1,901	\$3,095	\$1.63
14	3 BD / 3.5 BA	1,901	\$3,195	\$1.68
4	3 BD / 3.5 BA	1,901	\$3,195	\$1.68
67	Weighted Average	1,901	\$3,145	\$1.65



2 Village Crossing at Broadway
3165 E Broadway Rd, Mesa, AZ 85204

Units	Type	Unit (SF)	Market Rent	Rent SF
35	3 BD / 2 BA	1,550	\$2,465	\$1.59
1	3 BD / 2.5 BA	1,550	\$2,500	\$1.16
36	Weighted Average	1,550	\$2,466	\$1.59



3 The Newport
1106 E Weber Dr, Tempe, AZ 85281

Units	Type	Unit (SF)	Market Rent	Rent SF
8	2 BD / 2 BA	1,600	\$2,950	\$1.84
1	3 BD / 3 BA	1,702	\$3,125	\$1.84
9	Weighted Average	1,654	\$3,043	\$1.84



RENT COMPARABLES



4 BB Living Burden Orchards 3411 N Val Vista Dr, Mesa, AZ 85213

Units	Type	Unit (SF)	Market Rent	Rent SF
16	3 BD / 2 BA	1,648	\$3,064	\$1.86
33	3 BD / 2.5 BA	1,706	\$2,480	\$1.45
33	3 BD / 2.5 BA	1,792	\$2,575	\$1.44
17	3 BD / 2.5 BA	1,893	\$2,938	\$1.55
17	4 BD / 2.5 BA	2,228	\$2,985	\$1.34
17	4 BD / 2.5 BA	2,322	\$2,785	\$1.20
32	4 BD / 3 BA	2,127	\$2,622	\$1.23
32	4 BD / 3 BA	2,382	\$2,718	\$1.14
197	Weighted Average	2,008	\$2,714	\$1.35

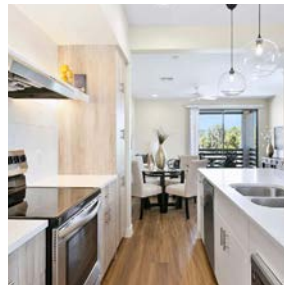


5 CJ 3426 E University Dr, Mesa, AZ 85213

Units	Type	Unit (SF)	Market Rent	Rent SF
10	3 BD / 2.5 BA	1,678	\$2,650	\$1.60
26	3 BD / 2.5 BA	1,730	\$2,750	\$1.59
36	Weighted Average	1,700	\$2,722	\$1.59

6 The Hardy Townhomes 909 W 2nd St, Tempe, AZ 85281

Units	Type	Unit (SF)	Market Rent	Rent SF
16	3 BD / 3 BA	1,707	\$2,700	\$1.58
4	3 BD / 3 BA	1,707	\$2,745	\$1.61
20	Weighted Average	1,707	\$2,709	\$1.59



7 Bella Encanta 9745 E Hampton Ave, Mesa, AZ 85209

Units	Type	Unit (SF)	Market Rent	Rent SF
70	2 BD / 1.75 BA	1,234	\$2,278	\$1.40
60	3 BD / 2.5 BA	1,933	\$2,479	\$1.28
14	4 BD / 2.5 BA	2,239	\$2,850	\$1.27
48	4 BD / 2.75 BA	2,337	\$2,902	\$1.24
20	5 BD / 2.75 BA	2,337	\$3,045	\$1.30
212	Weighted Average	1,852	\$2,586	\$1.40



08 CHANDLER OVERVIEW



WELCOME TO
CHANDLER



CHANDLER OVERVIEW

Chandler's proactive leadership, corporate-friendly environment, world-class labor force and market reach have made it an attractive location for businesses and industries of all sizes. Chandler is committed to developing a sense of place that draws new visitors and enriches the lives of those living in the city.



NATIONWIDE COMMUNITY RANKINGS

BEST

PLACE TO LIVE FOR FAMILIES IN ARIZONA

- Fortune 2024



5TH

BEST CITY FOR WOMEN IN TECH

- SmartAsset 2022



7TH

BEST CITY TO FIND A JOB

- WalletHub, 2025

10TH

BEST CITY WITH LOW PROPERTY TAX BURDENS

- SmartAsset 2025



11TH

BEST PLACE FOR FIRST-TIME HOME BUYERS

- WalletHub 2025



CHANDLER OVERVIEW

EMPLOYMENT & BUSINESS DISTRICTS

Chandler has five designated employment and business districts: Airpark Area, Downtown Chandler, Price Corridor, Uptown Chandler and West Chandler.

Within these five areas, current business activity and land reserved for future employment uses are most concentrated.



CHANDLER'S EMPLOYMENT AND BUSINESS DISTRICTS REPRESENT

2,765
TOTAL
BUSINESSES

102,140
TOTAL NUMBER
OF JOBS

76%
OF ALL JOBS IN
CHANDLER

Employment/ Business District	#Businesses	#Jobs
Airpark Area	489	14,870
Downtown Chandler	122	3,280
Price Corridor	749	42,060
Uptown Chandler	565	12,030
West Chandler	840	29,900

There are a total of 134,860 jobs throughout Chandler.



KEY INDUSTRIES AND EMPLOYERS

The city's economic development strategy is focused on key industries that align with existing employers, fit with our highly educated and skilled workforce, promote economic diversification, and advance our position as a Community of Innovation.

LOCATION

Situated in the southeast portion of Greater Phoenix, Chandler is easily accessible by several major freeways including Interstate 10, the southernmost coast-to-coast interstate highway in the United States, as well as the Loop 202 San Tan Freeway, Loop 101 Price Freeway and U.S. 60 Superstition Freeway.

An aerial photograph of Phoenix, Arizona, taken from a high vantage point. The foreground shows a large, modern building complex with a parking lot, a baseball field, and a multi-lane highway curving through the desert landscape. In the middle ground, the city's urban area is visible, including a large stadium with a blue roof. The background features the Phoenix skyline with several tall skyscrapers under a clear blue sky. The image is framed by a dark blue curved graphic on the left side.

09 PHOENIX METRO OVERVIEW

PHOENIX METRO OVERVIEW

The Phoenix metropolitan area is a dynamic and rapidly expanding economic hub, home to approximately five million residents, with continued population growth projected. Currently the second fastest-growing metropolitan area in the United States and ranking tenth nationally by total population, Phoenix continues to attract both businesses and residents alike.

Its sustained growth is supported by strong demographic trends, a diversifying economy, relative affordability, a favorable climate, and a pro-business regulatory environment—factors that collectively reinforce the region’s compelling value proposition.

Strategic efforts to diversify the economy, capitalize on regional strengths, and foster a pro-business climate have yielded significant results. Over the past decade, the industrial composition of the Phoenix metropolitan area has evolved substantially. Historically, Phoenix was often associated with low labor and land costs, attracting call centers and back-office operations. The region’s economy was largely tied to population growth-driven sectors such as construction, mortgage lending, brokerage services, and building materials manufacturing.

While the volume of companies relocating to metro Phoenix is notable, the increasing diversity of industries has been even more impactful in supporting long-term economic resilience. The region has emerged as a preferred destination for finance, technology, and advanced manufacturing. High-profile economic development wins have generated thousands of STEM-related jobs, including major investments by global leaders such as TSMC, Intel, and LG Energy Solution.



#1

IN U.S. FOR NET MIGRATION -
MARICOPA COUNTY
Census, 2022

#4

MOST POPULOUS COUNTY IN THE U.S -
MARICOPA COUNTY
Census, 2024

THERE ARE EIGHT (8) CITIES IN THE PHOENIX
METRO RANKED WITHIN THE TOP 80 CITIES IN THE
UNITED STATES TO FIND A JOB. (SCOTTSDALE - #1,
CHANDLER - #7, TEMPE - #9, GILBERT - #20, PEORIA
- #47, MESA - #65, PHOENIX - #68 AND
GLENDALE - #77)
WalletHub, 2025

#1

MOST PET-FRIENDLY CITIES - SCOTTSDALE
WalletHub, 2025

#1

BEST PLACES TO FIND A JOB - SCOTTSDALE
WalletHub, 2025

#6

BEST CITIES FOR RECREATION - SCOTTSDALE
WalletHub, 2025

#1

BEST CITIES FOR RETIREMENT - SCOTTSDALE
Niche, 2024





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