

No Construction Risk. No Lease-up Risk. Cash-flowing Today.

Venture on 16th | Biltmore Corridor

Rarely available, fully-renovated Phoenix multifamily investment opportunity



18%+ IRR | 20%+ Avg Annual Return | 8% Preferred Return | 5%+ Annual Cash Dist. | \$50K Min. Investment | 3 Years Target Hold

**Projections only. Not guaranteed.*

Investment Highlights

The Opportunity

- 86-unit, fully renovated community in Phoenix's premier Camelback/Biltmore Corridor
- Purchased off-market at \$19.5M — 26% discount to 2022 valuation
- Stabilized asset with immediate cash flow
- Rents ~9% below market due to operational inefficiencies
- High-barrier submarket where average home prices exceed \$600k
- Central to 100,000+ tech and healthcare jobs
- Outstanding risk-adjusted returns

Meet Our Partners: Neighborhood Ventures

- Local Operators with 20+ Years of Phoenix Market Experience
- 21 successful offerings
- 9 full-cycle exits demonstrating repeatable success
- No loss of investor capital
- In-house property management and construction for superior control, achieving 94% occupancy rate (vs. 75% local industry average)

**Past performance is not indicative of future results.*

