

# Villa Contento

## Location:

SWC of McDowell Rd & 85th Pl,  
Scottsdale, AZ

## Description:

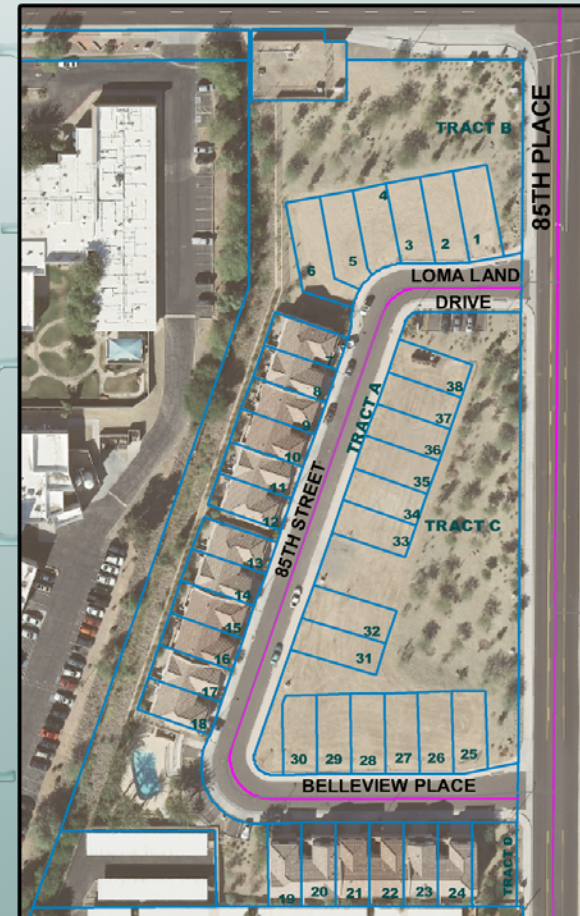
20 Townhome Lots - 28'x64' - Lots 1-6 & 25-38  
18 Constructed Finished Units - Lots 7-24  
12 Units 1,797 SF & 6 Units 1,852 SF  
All Units are 3 Bedroom + Den, 2.5 Baths, with  
attached two-car garage.

## Subdivision Status:

All Lots are fully finished.  
14 Units are currently rented out with an average  
rent of approximately \$1,450.

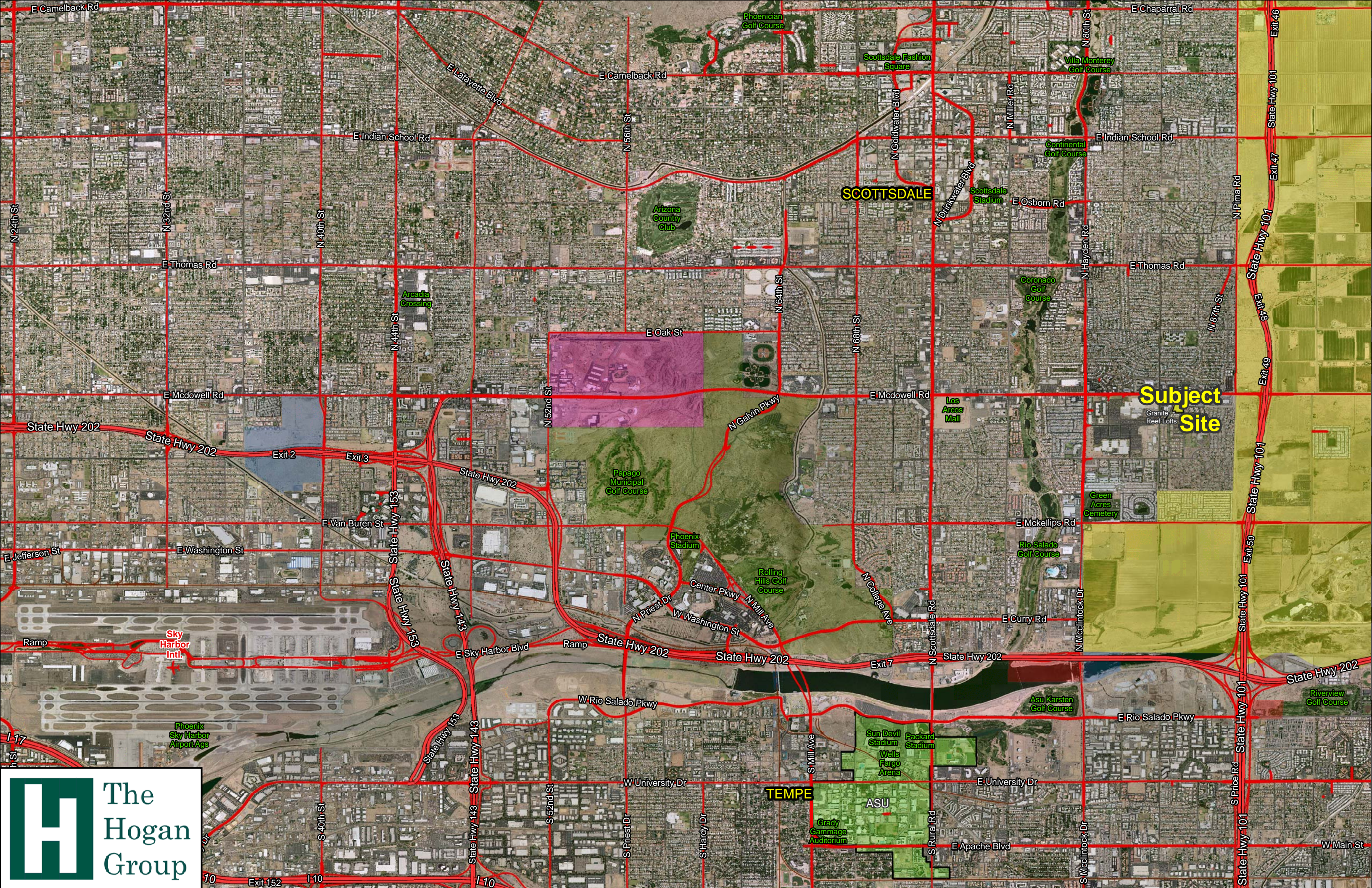
## Purchase Price:

\$3,200,000 or \$138,889/Unit & \$35,000/Lot



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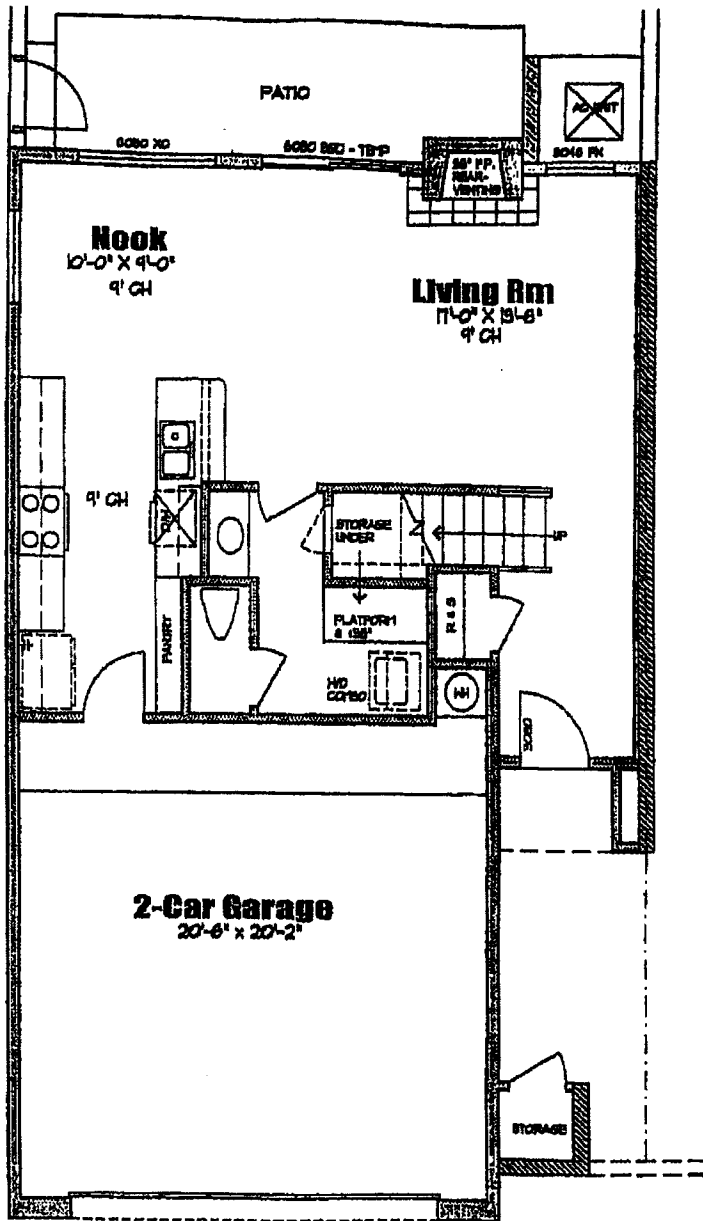
**SCOTTSDALE**

**Subject Site**

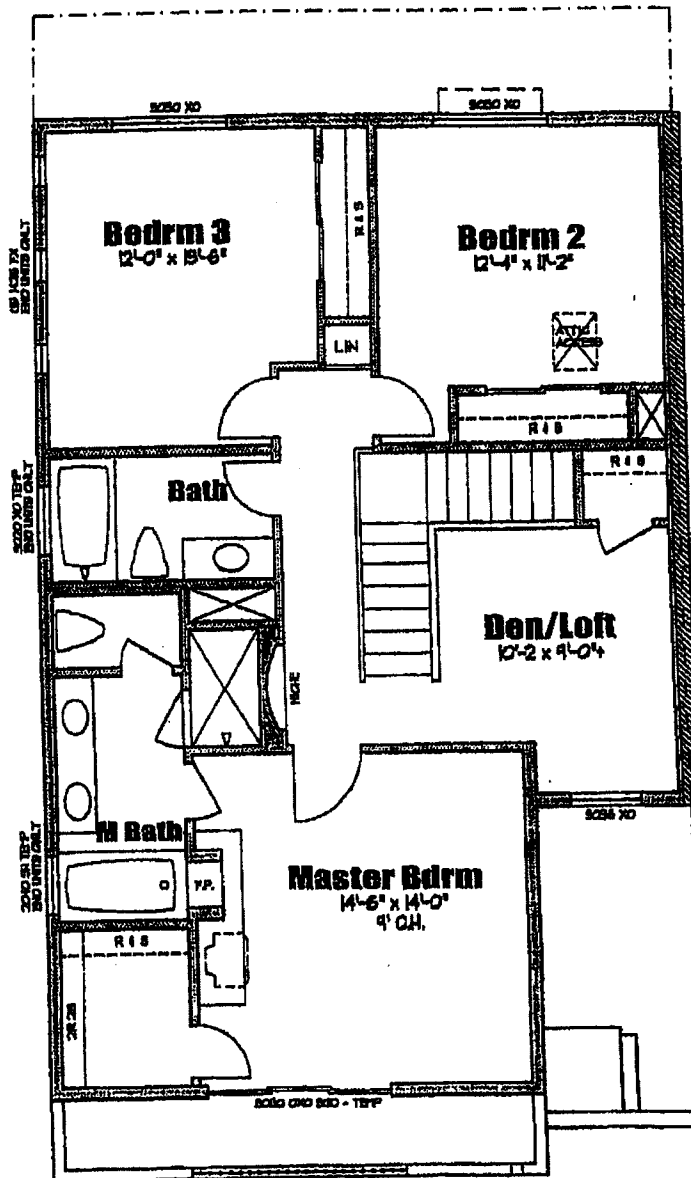
**TEMPE**

**ASU**

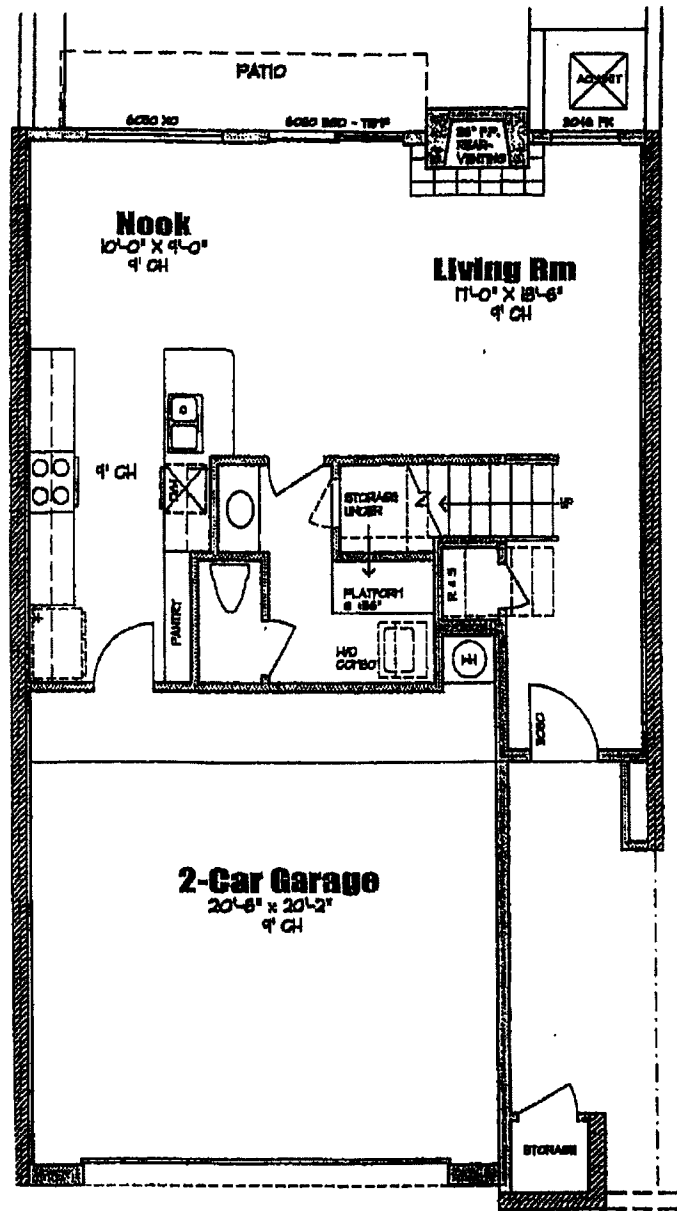




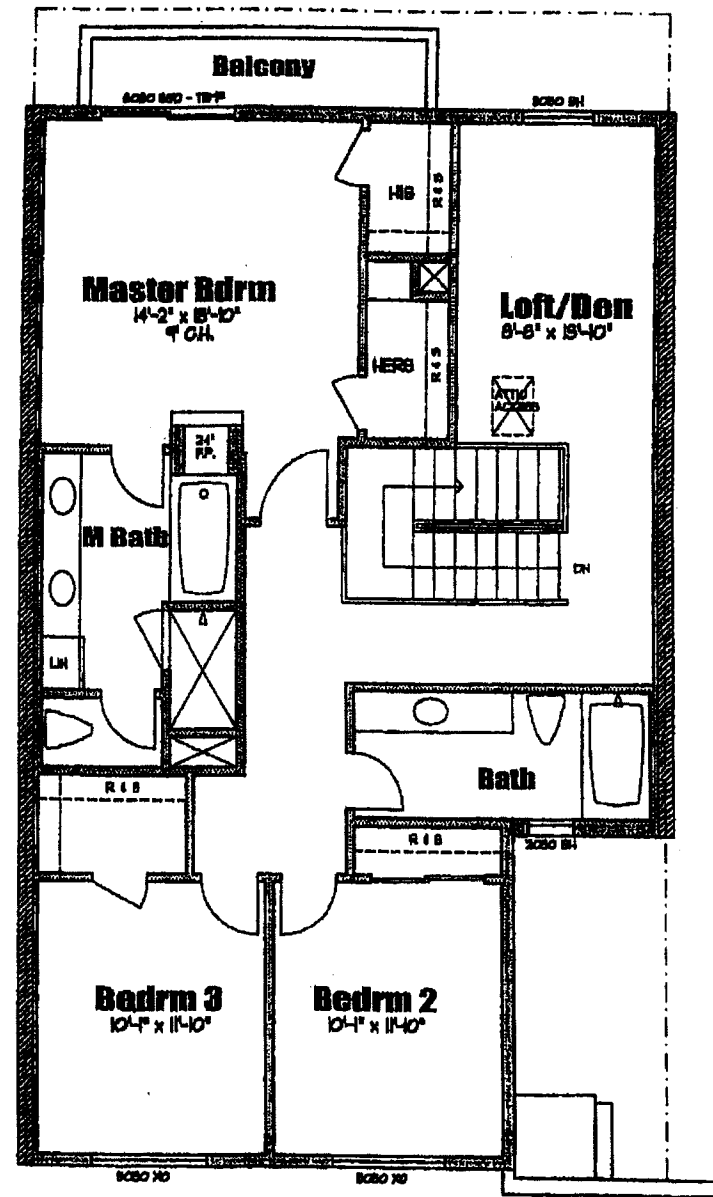
**UNIT A-REV**  
1797 SQ. FT.



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1797 SQ. FT.



**UNIT C-REV+**  
**1874 SQ. FT.**



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**1874 SQ. FT.**

Looking southwest 85<sup>th</sup> Place at the subject property



Looking at marketing sign along McDowell Road



Looking south at completed units and vacant lots



Looking south at common parking spaces and vacant lots



Looking north at subject vacant lots



Looking at guest parking area at common pool



Looking at front elevation of typical subject unit



Looking at kitchen area of typical subject unit





Looking at a typical living room of a subject unit



Looking at a typical bedroom within a subject unit



Looking north along 85<sup>th</sup> Place



Looking south along 85<sup>th</sup> Place

