

Villas at 79th, LLC

# 149 Unit New Construction Multi-Family Development

**UNION**  
CAPITAL PARTNERS



# Villas at 79th



**Sponsor:** Union Capital Partners, LP

**Issuer:** Villas at 79th, LLC

**Objective:** Strong current and future income with a focus on long-term growth.

**Investment Focus:** Build to Rent Townhome Development (149 Units)

**Location:** W Glendale Ave & N 79th Ave Glendale, AZ 85303

**Project Term:** 5-10 Years

**Minimum Investment:** \$250,000

**Target Investment:** \$18,000,000

**Preferred Return:** 8%

**Target Return:** 16.61%

**Management Fee:** None

**Distributions:** Quarterly

**Liquidity:** No; Restricted Security

## Who We Are

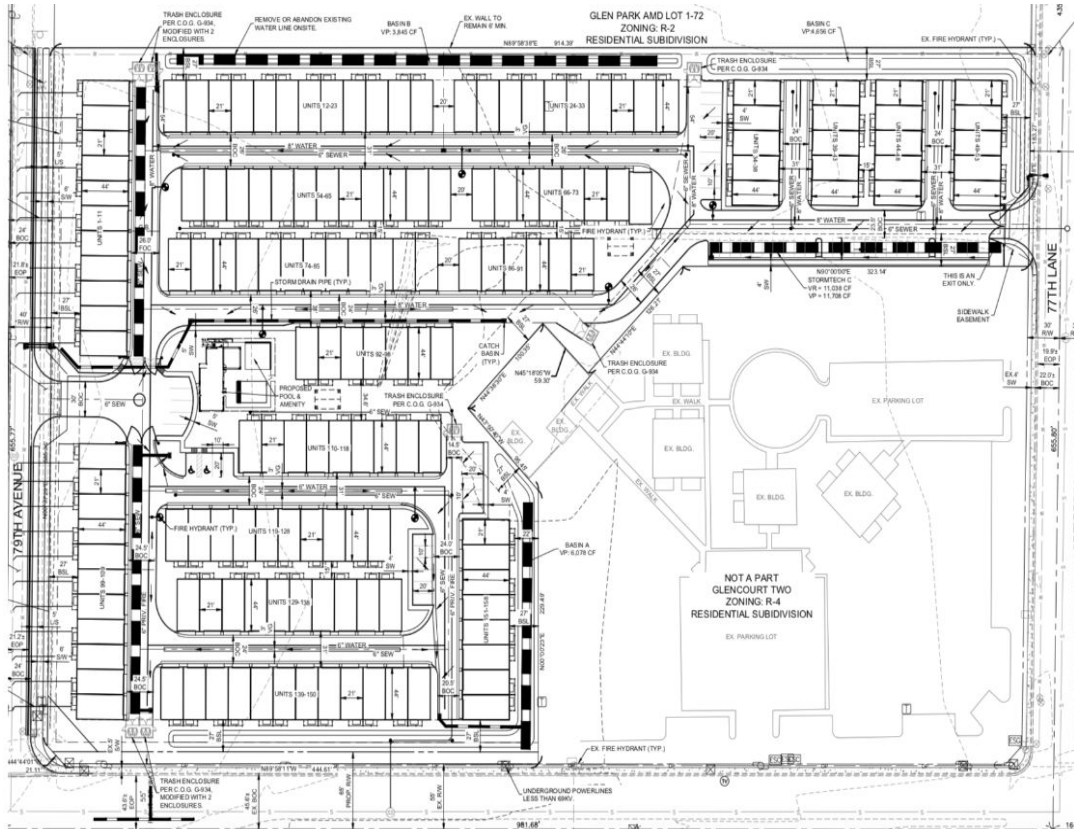
Union Capital Partners has over 25 years combined in real estate investment and development. Union is currently constructing over 100 Built to Rent townhome units and have completed well over \$100mm in real estate transactions in the past 6 years. Union's Leadership team consists of real estate, accounting, and legal experts with many years experience with real estate investment. Union's General Contracting partners has built well over 5,000 of these same townhome units over the past 8 years.

## Villas at 79th

Our strategy is to locate and acquire distressed land that meets our criteria for development. We acquired this parcel over two years ago and have done all of the pre-development work necessary to be on the doorstep of "shovel ready." The parcel has final site approval for 149 BTR townhome units, all being 3 bedrooms and 2.5 baths. This project is in one of the fastest growing areas of Arizona and the metro Phoenix area in Glendale. We are ready to begin horizontal construction as soon as funds are secured. We plan to hold this property for 5-10 years allowing for benefits that include a cost segregation study, accelerated depreciation, and solid cash flow for years to come.

# Villas at 79th

Villas at 79th is located within a mile and a half of Glendale's most popular area called Westgate. Westgate at Glendale has arguably become one of the fastest growing areas in the Phoenix metro area. This is where the Arizona Cardinal stadium is and this area is exploding with retail, jobs, hotels, and housing. Our location is in a highly desirable area and looks to have a high demand for the type of townhomes we are going to build here.



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