

OFFERING MEMORANDUM

8112 N 7TH

CENTRAL PHOENIX, ARIZONA



ARCHITECTURAL RENDERING / DESIGN INTENT

CCGX

CRAWFORD COMMERCIAL GROUP



Architectural rendering / proposed design

8112 N 7th

CENTRAL PHOENIX, ARIZONA

EXCLUSIVELY PRESENTED BY

CCGX
CRAWFORD COMMERCIAL GROUP

Jake Crawford

CCGX FOUNDER

(480) 766-2973

jake@ccgx.com

Cayden Piro

LICENSED REAL ESTATE PRACTITIONER

(480) 335-4474

cayden@ccgx.com



8112 N 7th

CENTRAL PHOENIX, ARIZONA

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EXECUTIVE SUMMARY

Executive summary

Jake Crawford and Cayden Piro of Crawford Commercial Group present 8112 North 7th Street, a planned 16-bedroom assisted living development in Central Phoenix, offered at \$6,200,000. Kontexture's architectural program lists 8,930 square feet of livable area and a 9,919-square-foot total footprint, with a gym, salon, office, courtyard and two-car garage. The concept brings a dedicated care program to an established north-central Phoenix setting. A buyer can evaluate the remaining delivery scope and operating model alongside the surrounding healthcare network and residential neighborhoods. Architectural drawings and the listing rendering describe proposed design; current construction completion, occupancy approval and an issued ADHS license require verification. No established operating income or projected return is represented.

Property summary

Asking price	\$6,200,000
Planned livable area	8,930 SF
Planned footprint	9,919 SF
Planned bedrooms	16; not licensed beds
Current status	Completion to verify



8112 N 7th

Regional access & hospital campuses

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- 01 HonorHealth John C. Lincoln
- 02 Banner - University Medical Center Phoenix

VIEW NORTH



USDA NAIP aerial photography, Arizona 2023 / USGS The National Map.
USGS 3DEP bare-earth terrain, 1x vertical scale. Buildings are not modeled.

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A purpose-designed opportunity in Central Phoenix

A planned 16-bedroom program gives an experienced buyer a defined starting point for evaluating residential care operations. Study the room arrangement, staff circulation, common spaces and support functions together with the remaining physical work, agency approvals and capital required to open.

The 7th Street address places the offering within north-central Phoenix. HonorHealth John C. Lincoln Medical Center is a nearby north-central healthcare destination; Banner University Medical Center Phoenix adds broader central-city medical context farther south. Their approximate campuses are identified on the map without a referral or affiliation claim.

The investment case should connect the \$6.2 million asking price with independently verified completion costs, opening reserves and a supported operating plan. Confirm current condition and approval status before relying on a delivery timetable or projecting resident income.



From construction to an operating home

Confirm remaining construction and inspections, evaluate occupancy requirements and the buyer's ADHS licensing path, then align staffing and opening reserves with the intended care model. The plans identify bedrooms and proposed use; they do not establish licensed capacity. No completed building, operating census or historical NOI is represented.



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A connected Central Phoenix setting

Central Phoenix combines established neighborhoods, an urban employment corridor and medical services with the desert landforms of the surrounding Valley. The North Mountain area anchors the north-central setting, while the Central Avenue corridor and Downtown add a wider range of commercial and cultural destinations.

For a residential-care buyer, this setting supports a closer study of family access, workforce availability, competing care offerings and healthcare services. The property's Phoenix address should be evaluated as its own submarket; citywide statistics do not measure demand at the subject.

Connected to everyday destinations

The skyline photograph shows broader Phoenix context rather than a property view. Evaluate actual routes, local amenities and the neighborhood during a site visit; no drive times or access guarantees are represented.





Evaluate the design against the delivery plan

The \$6.2 million asking price buys into a proposed program that must be evaluated against current delivery conditions. Kontexture's plans identify 16 bedrooms, 8,930 livable square feet and 9,919 square feet of total footprint, including ancillary space. Buyers should connect that program with inspections, remaining construction, professional fees, financing and opening reserves. The rendering communicates design intent. It does not establish present condition, completion, licensed beds, stabilized income or an appraisal of the completed business.

PLANNED COMPONENT	SOURCE	STATUS
16 bedrooms	A1.0	Proposed design
8,930 SF livable	T1.0	Plan-listed
9,919 SF footprint	T1.0	Plan-listed
8112 N 7TH ASKING		\$6,200,000

No stabilized value, NOI or projected return is represented. Design program and remaining delivery costs require buyer diligence.



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PROPERTY DESCRIPTION

8112 N 7th

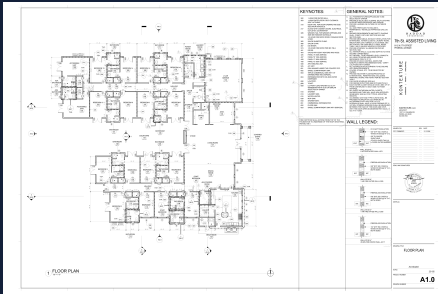
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8112 N 7th | A purpose-designed care environment

8112 North 7th Street is a planned assisted living development in Phoenix, Arizona 85020, identified as APN 160-46-016H. Kontexture project 23-105, dated March 14, 2025, lists 8,930 livable square feet and a 9,919-square-foot total footprint.

The proposed program includes 16 bedrooms, a gym, salon, office, courtyard and a 727-square-foot two-car garage. Review the architectural arrangement against the intended care model, accessibility requirements, staffing and remaining construction scope. Plan-listed areas are not an independent measurement of current conditions.

The plans describe proposed R-4 Condition 2 occupancy and list R1-10 zoning. Current completion, issued occupancy approval and an ADHS assisted living operating license have not been verified for this memorandum. Existing listing imagery is an architectural rendering, not completed-property photography.



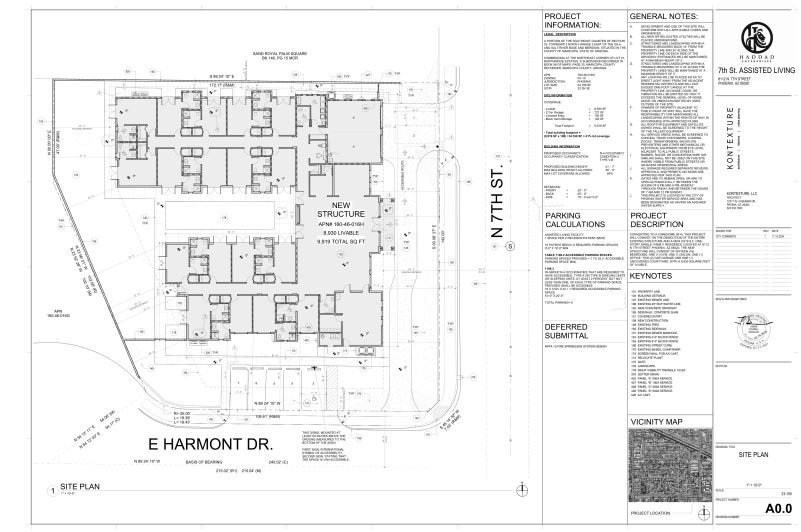
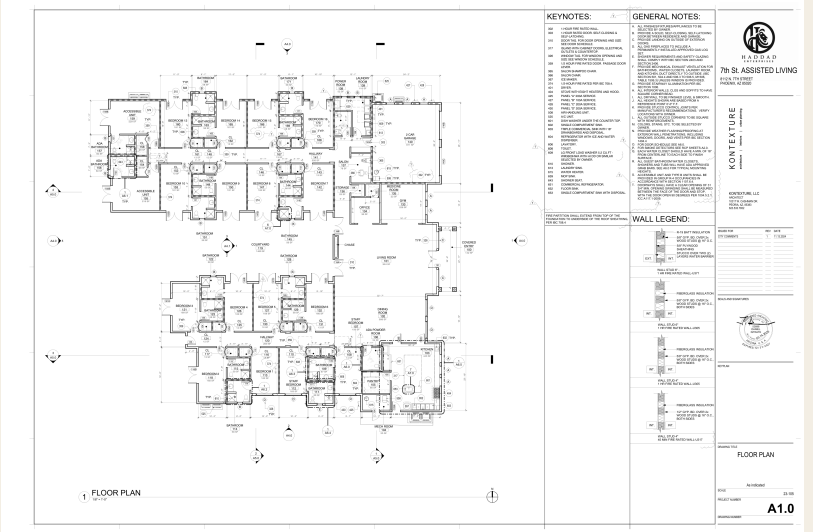
PROPERTY DESCRIPTION

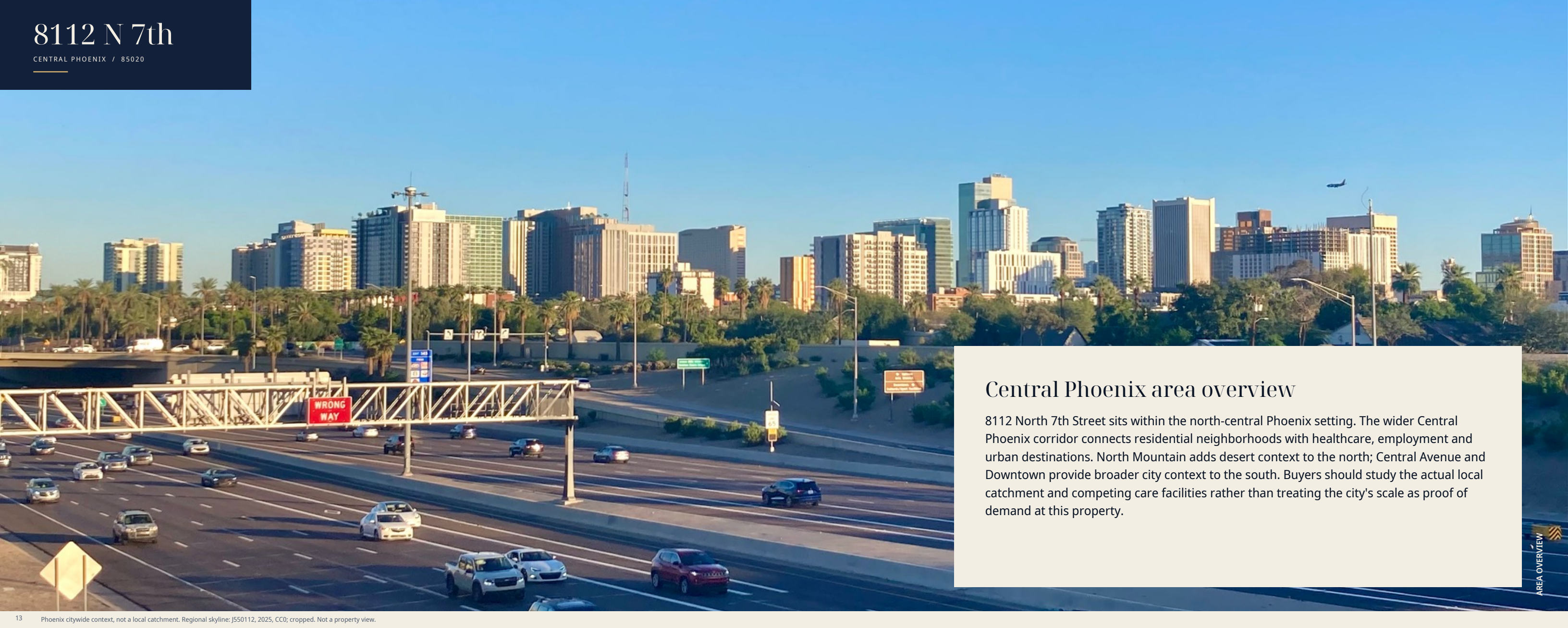
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PROPERTY OVERVIEW	
Address	8112 N 7th St, Phoenix, AZ 85020
Livable / footprint	8,930 SF / 9,919 SF (planned)
Parcel	APN 160-46-016H
Municipal jurisdiction	Phoenix
Design program	16 bedrooms; gym, salon, office and courtyard

Status Development; completion and operating approvals to verify





Central Phoenix area overview

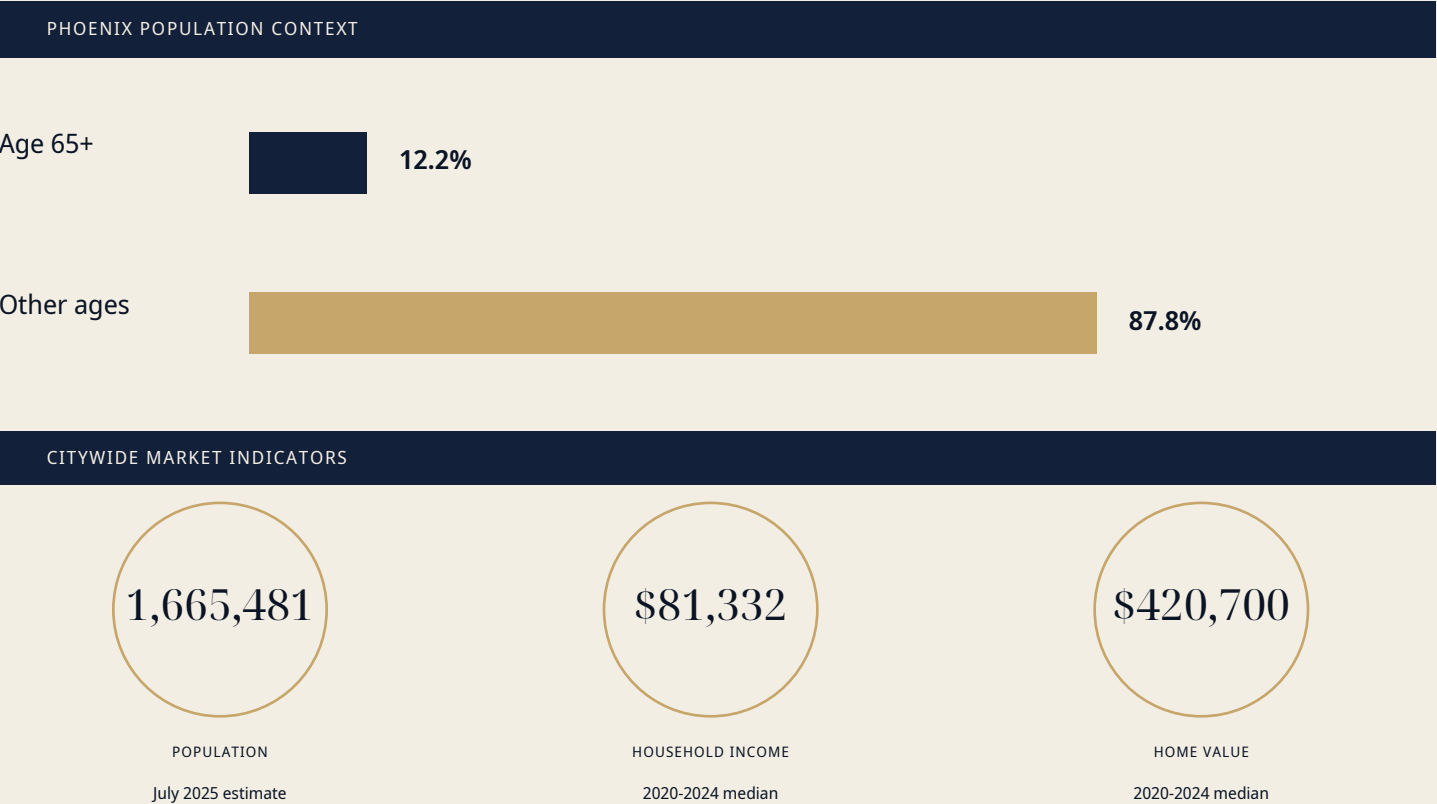
8112 North 7th Street sits within the north-central Phoenix setting. The wider Central Phoenix corridor connects residential neighborhoods with healthcare, employment and urban destinations. North Mountain adds desert context to the north; Central Avenue and Downtown provide broader city context to the south. Buyers should study the actual local catchment and competing care facilities rather than treating the city's scale as proof of demand at this property.

Phoenix citywide context

POPULATION (2025)	HOUSEHOLDS
1,665,481	610,442
AGE 65+	MEDIAN HOUSEHOLD INCOME
12.2%	\$81,332
MEDIAN HOME VALUE	OWNER-OCCUPIED HOMES
\$420,700	57.3%
BACHELORS DEGREE OR HIGHER	LABOR FORCE PARTICIPATION
33.6%	68.2%
BROADBAND SUBSCRIPTION	PERSONS PER HOUSEHOLD
91.4%	2.65

A large, diverse citywide market

Phoenix QuickFacts reports 1,665,481 residents in July 2025 and a 12.2% share age 65 or older. Citywide figures describe a large, diverse market; they do not measure the Central Phoenix catchment or establish occupancy, care rates or unmet demand at 8112 North 7th Street. Use a local competition and household study to refine the operating plan.



Central Phoenix connections

Established neighborhoods and the Central Avenue corridor give Central Phoenix an urban setting distinct from the northeast Valley. Downtown's skyline is shown as broader city context, not as a view from this property or a statement about travel time.

Household resources

Phoenix median household income is \$81,332 and median owner-occupied home value is \$420,700 in Census 2020-2024 data. These citywide measures provide background; local resident budgets and achievable care rates need separate study.

Healthcare infrastructure

HonorHealth John C. Lincoln Medical Center is at 250 East Dunlap Avenue in north-central Phoenix. Banner University Medical Center Phoenix is at 1111 East McDowell Road. Campus locations are approximate on the aerial map. No referral relationship, hospital affiliation or travel time is represented.



Acquisition & repositioning framework

Purchase asking price	\$6,200,000
Planned livable area	8,930 SF
Asking price / livable SF	\$694.29
Planned bedrooms	16; design only
Price / planned bedroom	\$387,500
Completion / occupancy	To be verified
Operating statements	Not included in this offering

Current NOI / cap rate	Not established
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The acquisition price is the starting point. Renovation, carrying costs and operating capital determine the buyer's total investment.

Build the plan around total capital

A development acquisition allows the buyer to evaluate the remaining delivery scope. The capital plan should connect the physical improvements and approvals with the time and resources required to open and establish occupancy.

CAPITAL COMPONENT	BUYER UNDERWRITING
Acquisition	Asking: \$6,200,000
Renovation & physical improvements	Scope and bids required
Licensing & professional costs	Buyer-specific
Financing & closing costs	Buyer-specific
Staffing & opening costs	Operating plan required
Working capital & reserves	Occupancy ramp required

No projected income, cap rate or return is represented. A populated pro forma requires a renovation budget, rates, staffing and expense assumptions.

The operating plan

8112 N 7th is presented as an assisted living development opportunity. Evaluate the remaining construction, care model, staffing and opening plan against current inspections and agency records. No established resident income is represented in this memorandum.

UNDERWRITING INPUT	CURRENT POSITION
Resident rates & care mix	To be established by the buyer
Opening date & occupancy ramp	Subject to work and approvals
Staffing & operating expenses	Buyer-specific plan required
Repairs, reserves & capital	Based on inspection and scope
Exit value	Not established by the sales comparison

A design-led acquisition requires a current scope and independently supported costs. An asking price and architectural program do not establish completed value, operating income or future returns.

Property approvals & purchase structure

Architectural set	Kontexture project 23-105; March 14, 2025
Proposed occupancy	R-4 Condition 2; plans list R1-10 zoning
Operating approval	Issued ADHS license and current CofO not verified

Real estate acquisition

Acquire the property and pursue the approvals required for the buyer's intended ownership and operations, subject to the purchase agreement.

Confirm delivery and operating approvals

Review inspections, remaining work, occupancy authorization and the buyer licensing path. A building permit or a planned resident count does not authorize assisted living operations.

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Jake Crawford

CCGX Founder

(480) 766-2973 | jake@ccgx.com

Cayden Piro

Licensed Real Estate Practitioner

(480) 335-4474 | cayden@ccgx.com

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