



NEIGHBORHOOD VENTURES

INVESTMENT OVERVIEW | TRACK RECORD

Phoenix, AZ | 2026

C O N F I D E N T I A L

Why Now Is the Time to Invest in Distressed Assets

The bill is coming due on a record amount of commercial real estate debt, and institutional capital is mobilizing.



WALL STREET JOURNAL

The bill is coming due on a record amount of commercial real estate debt



BLOOMBERG

Plunging commercial real estate demand sends prices lower



MORGAN STANLEY

“The opportunity for good deals is amongst the best we’ve ever seen.”

A Track Record of Disciplined Acquisitions

Eight years of investing in distressed multifamily across high-growth Arizona submarkets.



FOUNDED

2017

Phoenix, Arizona



OFFERINGS

20+

Successful offerings



EXITED

9

Properties sold



AVG PROJECT IRR

37%

Across exited projects

RECENT ACQUISITIONS

PROPERTY	SUBMARKET	UNITS	PRICE	PER UNIT	PROJECTED IRR
Venture on Colter	Phoenix / GCU	123	\$13.0M	\$105,000	26%
Venture on 52nd	Phoenix / Arcadia	71	\$11.0M	\$154,000	21%
Venture on Maryland	Phoenix / Central Corridor	78	\$10.7M	\$137,000	24%
Venture on Lockett	Flagstaff / Sunnyside	18	\$3.75M	\$208,000	18 - 20%
Venture on 16th	Phoenix / Biltmore	86	\$19.5M	\$226,800	18 - 20%



PORTFOLIO ACQUISITION

Venture on Colter

PHOENIX, AZ | GRAND CANYON UNIVERSITY

ACQUISITION PRICE VS. 2022 VALUE

32% BELOW VALUE

2022 Value

\$19.0M \$150,000 / unit

NV Acquisition

\$13.0M \$105,000 / unit



UNITS

123



PROJECTED IRR

26%

INVESTMENT THESIS

Positioned in a high-growth area next to Grand Canyon University. Neighborhood Ventures acquired Venture on Colter directly from the lender at a 30%+ discount.



PORTFOLIO ACQUISITION

Venture on 52nd

PHOENIX, AZ | ARCADIA

ACQUISITION PRICE VS. 2022 VALUE

40% BELOW VALUE

2022 Value

\$18.25M \$257,000 / unit

NV Acquisition

\$11.0M \$154,000 / unit



UNITS

71



PROJECTED IRR

21%

INVESTMENT THESIS

Located in the Arcadia area between Old Town Scottsdale and Downtown Phoenix.
Acquired in foreclosure at a 35%+ discount.



PORTFOLIO ACQUISITION

Venture on Maryland

PHOENIX, AZ | CENTRAL CORRIDOR

ACQUISITION PRICE VS. 2022 VALUE

37% BELOW VALUE

2022 Value

\$17.1M \$219,000 / unit

NV Acquisition

\$10.7M \$137,000 / unit



UNITS

78



PROJECTED IRR

24%

INVESTMENT THESIS

A distressed multifamily asset acquired pre-foreclosure in Central Phoenix, purchased at a 35%+ discount from the prior sale.



PORTFOLIO ACQUISITION

Venture on Lockett

FLAGSTAFF, AZ | SUNNYSIDE

ACQUISITION PRICE VS. SALES COMPS

24% BELOW COMPS

Sales Comps

\$4.95M \$275,000 / unit

NV Acquisition

\$3.75M \$208,000 / unit



UNITS

18



PROJECTED IRR

18 – 20%

INVESTMENT THESIS

A fully occupied, boutique 18-unit community in Flagstaff's desirable Sunnyside neighborhood. Acquired below replacement cost with a clear value-add path to 50% rent growth through targeted renovations.



PORTFOLIO ACQUISITION

Venture on 16th

PHOENIX, AZ | BILTMORE DISTRICT

ACQUISITION PRICE VS. 2022 VALUE

35% BELOW VALUE

2022 Value

\$30.0M \$350,000 / unit

NV Acquisition

\$19.5M \$226,800 / unit



UNITS

86



PROJECTED IRR

18 – 20%

INVESTMENT THESIS

A fully renovated, resort-style community in Phoenix's premier Biltmore District, acquired at 30% below the prior owner's basis. Investors gain immediate value in one of the city's most walkable, high-demand neighborhoods.

Share Classes Available

Four investment tiers calibrated to investor scale and return profile.



Returns are projected and not guaranteed. See offering documents for full terms and risk factors.