



Exclusively offered by da Vinci Realty, LLC

Mark T. Belsanti, CCIM
 1(928) 254-1770 cell
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 (928) 779-3800 office
 (928) 222-0189 fax

2257 E. Cedar Ave.

FLAGSTAFF, AZ 86004

\$3,200,000

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



PROPERTY PROFILE

Property Location: Property is located on a busy corner location at a traffic controlled intersection at the southwest corner of 4th Street and Cedar Avenue. This 3.58 acre site is level and has an abundance of parking that flows an entire block to Ellen Street. Access is available to Property off 4th St., Cedar Ave, or Ellen St. Site is in the midst of neighborhood, schools, office and retail.

Property Brief: Church built in 1967 and remodeled in 1994 consisting of a 670 person sanctuary and adjoining commons and parish hall. The total square footage is 21,175 square feet with 19,596 square feet on the ground level and 1,579 square feet on the upper level. PARKING!PARKING! PARKING! Property is zoned multi family. Other possible uses include school or office but need to be verified with the City of Flagstaff.

San Francisco de Asis is building a new Church in Flagstaff with a completion date scheduled in 2012.



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PROPERTY INFORMATION

Address: 2257 E. Cedar Avenue
Flagstaff, AZ 86004

Price: \$3,200,000

Terns: Cash, New loan, Submit

Lot Size: 3.58 acres



Zoning: RM-M-E (Multi Family Residential District Established)

Parcel Number: 109-08-001B

Property Type: Commercial

County: Coconino



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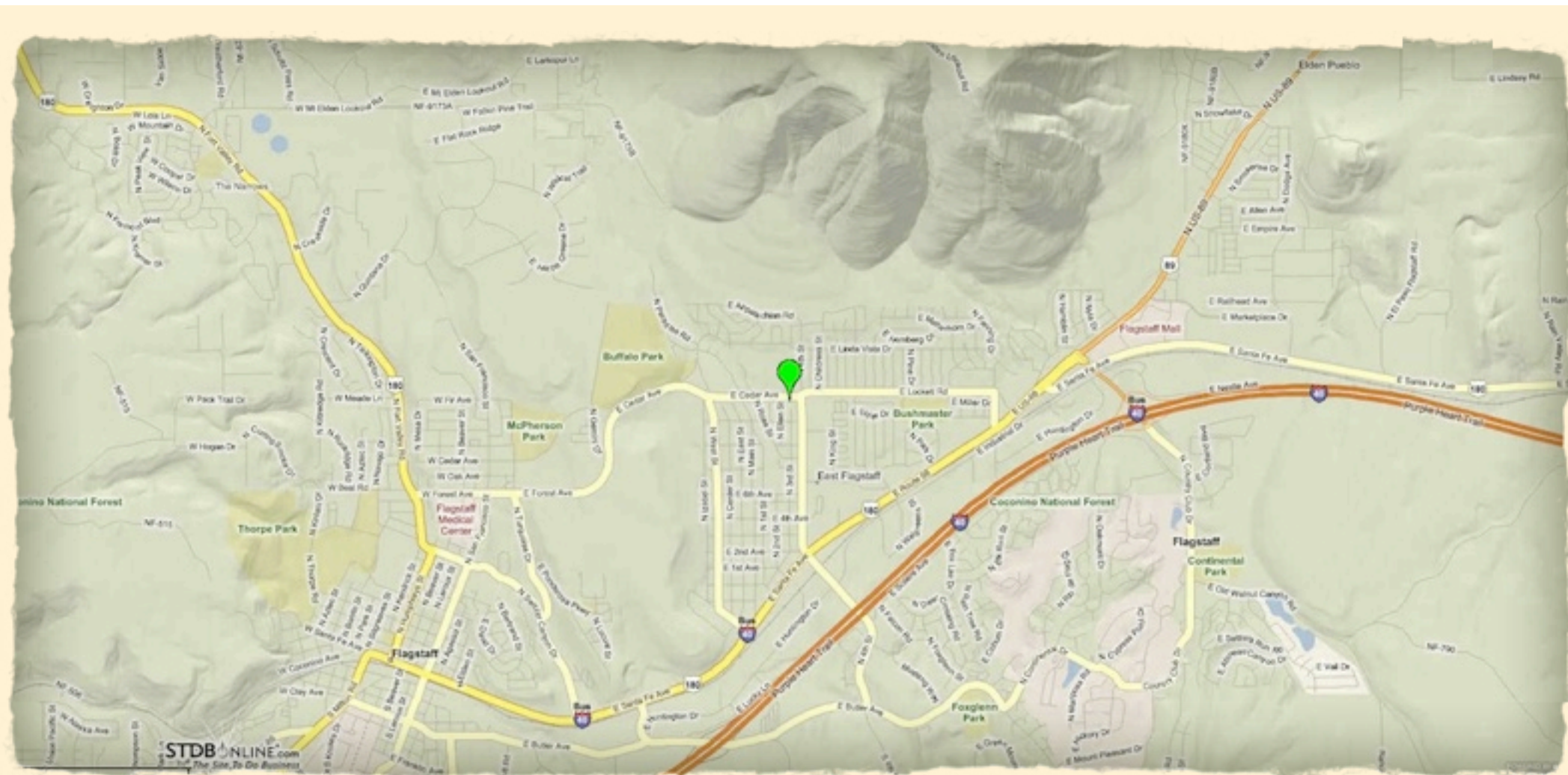
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LOCATION



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PARCEL MAP



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PARCEL MAP



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TITLE REFERENCE

THIS SURVEY IS BASED UPON THE FIRST AMENDED TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES NO. NCS-360616-PHYX, DATED JUNE 27, 2008. CMX HAS RELIED SOLELY UPON THE INFORMATION CONTAINED WITHIN THE TITLE COMMITMENT AND SCHEDULE B DOCUMENTS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES AS LISTED HEREIN. CMX AND BRIAN J. BENEDICT (RLS) MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT REPORT.

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS SOUTH 89 DEGREES, 55 MINUTES, 19 SECONDS WEST, A DISTANCE OF 33.00 FEET AND SOUTH 00 DEGREES, 19 MINUTES EAST, A DISTANCE OF 33.00 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 11;

THENCE SOUTH 00 DEGREES, 19 MINUTES EAST, A DISTANCE OF 295.32 FEET, PARALLEL TO AND A DISTANCE OF 33.00 FEET WEST OF THE EAST LINE OF SAID SECTION 11;

THENCE SOUTH 89 DEGREES, 54 MINUTES, 58 SECONDS WEST, A DISTANCE OF 530.00 FEET ALONG THE NORTH LINE OF SUNNYSIDE NORTH ANNEX, NO. 10 AS RECORDED IN BOOK 2 OF MAPS AT PAGE 89, COCONINO COUNTY RECORDS, TO THE EAST LINE OF ELLEN AVENUE;

THENCE NORTH 00 DEGREES, 19 MINUTES WEST, A DISTANCE OF 295.28 FEET ALONG THE EAST LINE OF SAID ELLEN AVENUE BEING THE EAST LINE OF SUNNYSIDE NORTH ANNEX, NO. 11 AS RECORDED IN BOOK 2 OF MAPS AT PAGE 89, COCONINO COUNTY RECORDS;

THENCE NORTH 89 DEGREES, 55 MINUTES, 19 SECONDS EAST, A DISTANCE OF 530.00 FEET, PARALLEL TO AND A DISTANCE OF 33.00 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 11 TO THE POINT OF BEGINNING.

EXCEPT THAT PART CONVEYED TO THE CITY OF FLAGSTAFF, A MUNICIPAL CORPORATION BY WARRANTY DEED RECORDED DECEMBER 31, 1978 IN DOCKET 615, PAGE 24; AND

EXCEPT THAT PART CONVEYED TO THE CITY OF FLAGSTAFF, A MUNICIPAL CORPORATION BY SPECIAL WARRANTY DEED RECORDED JUNE 6, 1991 IN DOCKET 1401, PAGE 803 AND CORRECTION OF PROPERTY LEGAL DESCRIPTION RECORDED OCTOBER 19, 1993 IN DOCKET 1608, PAGE 352.

SCHEDULE "B" - EXCEPTIONS

① ALL MATTERS AS SET FORTH IN CONDITIONAL USE PERMIT (BLANKET IN NATURE COVERS ENTIRE SITE) DOCUMENT NO. 2004-3258198

SCHEDULE "B" - ITEMS NOT SHOWN

(ALL ITEMS LISTED AFFECT UNLESS OTHERWISE NOTED)

③ EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES (INDETERMINE LOCATION) DOCKET 243, PAGE 39

④ ALL MATTERS AS SET FORTH IN RESULT OF SURVEY BOOK 12 OF SURVEYS, PAGE AND DOCKET 1907, PAGE 80

NOTE

THE INTENT OF THIS SURVEY IS NOT TO CREATE AN ILLEGAL LAND SPLIT PER THE APPLICABLE ARIZONA LAW AND/OR STATUTES.

THE POTENTIAL BUYER(S) OF THIS SITE IS HEREBY ADVISED THAT THIS SITE MAY BE SUBJECT TO ARIZONA PLATTING LAWS PRIOR TO THE DEVELOPMENT OF THIS SITE.

LEGEND

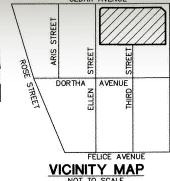
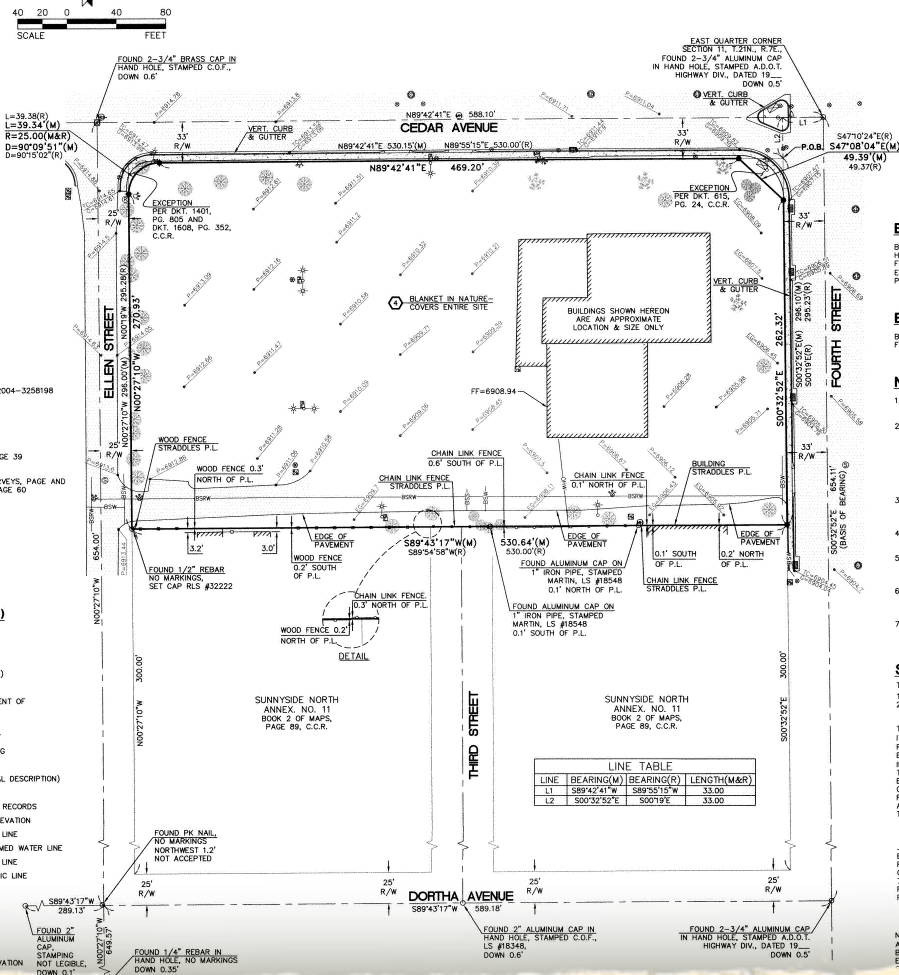
- FOUND MONUMENT AS NOTED
- FOUND BRASS CAP IN HAND HOLE
- SET 1/2" REBAR RLS #32222
- ⊕ ELECTRIC PULL BOX
- ⊕ LIGHT POLE W/ARM
- ⊕ TRAFFIC CONTROL BOX
- ⊕ TRAFFIC SIGNAL WITH ARM
- ⊕ SIGN
- ⊕ TELEPHONE PEDESTAL
- ⊕ CURB INLET
- ⊕ STORM DRAIN MANHOLE
- ⊕ FIRE HYDRANT
- ⊕ RECLAIMED WATER VALVE
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ WATER BACK FLOW PREVENTER
- ⊕ RECLAIMED WATER METER
- ⊕ RECLAIMED WATER LOW OFF VALVE
- ⊕ RECLAIMED WATER HOSE BIB
- ⊕ RECLAIMED WATER MANHOLE
- ⊕ MANHOLE (TYPE UNKNOWN)
- ⊕ GAS MARKER
- ⊕ GAS METER
- ⊕ SANITARY SEWER MANHOLE
- ⊕ PAVEMENT ELEVATION

LEGEND (CONTINUED)

- BOUNDARY LINE
- CENTER LINE
- OVERHEAD WIRE
- FENCE (CHAIN LINK)
- FENCE (WOOD)
- A.D.O.T. ARIZONA DEPARTMENT OF TRANSPORTATION
- DIV. DIVISION
- C.O.F. CITY OF FLAGSTAFF
- P.O.B. POINT OF BEGINNING
- (M) MEASURED
- (R) RECORD PER (LEGAL DESCRIPTION)
- P.L. PROPERTY LINE
- C.C.R. COCONINO COUNTY RECORDS
- FF FINISHED FLOOR ELEVATION
- BSW BLUESTAKE WATER LINE
- BSWR BLUESTAKE RECLAIMED WATER LINE
- BSWL BLUESTAKE SOWER LINE
- BSLE BLUESTAKE ELECTRIC LINE
- TREE
- PINE TREE
- BUILDING
- CONCRETE
- ASPHALT PAVING
- TOP OF CURB ELEVATION

ALTA/ACSM LAND TITLE SURVEY

OF
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT
RIVER MERIDIAN, COCONINO COUNTY, ARIZONA



BENCHMARK

BENCHMARK IS A 2-3/4" ALUMINUM CAP IN A HAND HOLE, STAMPED A.D.O.T. HIGHWAY DIV. 19, DOWN 0.5 AT THE INTERSECTION OF CEDAR AVENUE & FOURTH STREET
ELEVATION = 6909.038 (NGVD29)
PER C.O.F. DATUM

BASIS OF BEARING

BASIS OF BEARING IS 500°32'52" ALONG THE MONUMENT LINE OF FOURTH STREET.

NOTES

- AREA IS 156,282 SQ. FT. OR 3.5877 ACRES (BASED ON THE PROPERTY DESCRIPTION CONTAINED WITHIN THE TITLE COMMITMENT REFERENCED HEREON)
- THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT ALL OF THE UNDERGROUND UTILITIES SHOWN COMPOSE ALL IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.
- DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS WITHOUT WRITTEN PERMISSION OF THE SURVEYOR.
- THIS SURVEY IS VALID ONLY WHEN BEARING SEAL AND SIGNATURE OF SURVEYOR.
- THIS SURVEY IS BASED ON A FIELD WORK LAST PERFORMED BY CMX ON AUGUST 6, 2008. SITE CONDITIONS THAT MAY HAVE CHANGED SUBSEQUENT TO FIELD WORK WILL NOT BE REFLECTED HEREON.
- THIS SURVEYOR HAS NOT BEEN PROVIDED ANY INFORMATION REGARDING PROPOSED STREET RIGHT-OF-WAY LINE CHANGES. NO INQUIRY HAS BEEN MADE CONCERNING PROPOSED RIGHT-OF-WAY CHANGES.
- IMPROVEMENTS WERE NOT LOCATED ON SITE PER CLIENTS DIRECTION DUE TO PENDING DEDICATION OF THE SITE.

SURVEYOR'S CERTIFICATION

- ROMAN CATHOLIC CHURCH OF THE DIOCESE OF PHOENIX
- FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", ONLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2005 AND INCLUDES ITEMS 1, 2, 4, 8, 10 AND 11(O) OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

BRIAN J. BENEDICT
RLS# 32222
CMX
7740 NORTH 16TH STREET, SUITE 100
PHOENIX, ARIZONA 85003
P: 602.567.1900



NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE NOT CONSTITUTE AN EXPRESSION OF

CMX

7740 N. 16TH ST.
PHOENIX, AZ 85003
P: 602.567.1900
F: 602.567.1901

FLAGSTAFF PROPERTY - 4 ACRE SITE

2257 CEDAR AVENUE
FLAGSTAFF, ARIZONA

CMX PROJ: 7724-00 DATE: 08/14/08 SCALE: AS SHOWN
DESIGNED: CMX DRAWN: HS APPROVED: MRM
REV. REV.

JWG, NO. 3V-1

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ALTA SURVEY

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ZONING CODE

10-02-005-0007. RM-M-E, MULTIPLE-FAMILY RESIDENTIAL DISTRICT ESTABLISHED:

10-02-005-0007

- A. INTENT AND PURPOSE. The RM-M-E District is designed to protect established neighborhoods and to provide for the development of medium through high residential densities in an environment having maximum living amenities. It is the purpose of the RM-M-E District to promote greater residential design flexibility, more efficient use of open space, and better separation of pedestrian and vehicular traffic.
- B. PERMITTED USES. No building or structure or land shall be used, and no building or structure shall be designed, erected, structurally altered, or enlarged except for the following:
- 1. One-family dwellings.
 - 2. Two-family dwellings.
 - 3. Multiple-family dwellings.
 - 4. Accessory buildings and structures. See Subsection D. below and Division 10-03-005, Accessory Uses and Structures. (Ord. 1997, 6-15-99) (Ord. 2007-20, 3-20-07)
 - 5. Home occupations. See Section 10-03-006-0001. (Ord. 1997, 6-15-99)
 - 6. Planned Residential Development. Use the development standards for the HR, High Density Residential District in Table 10-04-002-0003 and Section 10-05-003-0001. (Ord. 1997, 6-15-99)
 - 7. Condominiums. (Ord. 1997, 6-15-99)
 - 8. Bed and Breakfast Establishments.
 - 9. Small Unit Single-Family. (See Section 10-03-006-0001) (Ord. 2002-15, 11-05-02)
 - 10. Secondary Single-Family dwellings. See Section 10-03-006-0001. (Ord. 1997, 6-15-99)
- C. CONDITIONAL USES. The following uses shall be permitted provided that in each instance a Conditional Use Permit has been authorized pursuant to Chapter 10-10 and continued in full force and effect:
- 1. Churches and church-related facilities.
 - 2. Offices.
 - 3. Government or public services, utilities and their facilities necessary to provide services for urban development.
 - 4. Fraternities and fraternity houses, sororities and sorority houses. See Section 10-03-006-0001. (Ord. 2002-15, 11-05-02)
 - 5. Unclassified Uses. See Section 10-02-005-0024. (Ord. 1997, 6-15-99)
- D. PROPERTY DEVELOPMENT STANDARDS. The following property development standards shall apply to all land or structures in the RM-M-E District:
- 1. Lot Area.
 - a. Six thousand (6,000) square feet, except as noted in "b" below. (Ord. 1997, 6-15-99)
 - b. Areas of lots exceeding twenty-five (25) percent slope shall only be developed by Conditional Use Permit, using the natural resource protection factors for residential zones in Division 10-04-004 and Table 10-04-004-0004. (Ord. 1997, 6-15-99)

2. Lot Dimensions.
- a. Width. Each lot having an area of nine thousand (9,000) square feet or less shall have a minimum width as follows:
 - (1) Interior lots. Fifty (50) feet, except for merged non-conforming lots, the width for which shall be fifty (50) feet. (Ord. 2002-15, 11-05-02)
 - (2) Corner lots. Fifty (50) feet. (Ord. 2002-15, 11-05-02)
 - b. Each lot having an area of more than nine thousand (9,000) square feet shall have a minimum width as follows:
 - (1) Interior lots, seventy (70) feet.
 - (2) Corner lots, seventy-five (75) feet.
 - c. Depth.
 - (1) Each lot having an area of six thousand (6,000) to nine thousand (9000) square feet shall have a minimum depth of seventy-five (75) feet. (Ord. 1997, 6-15-99)
 - (2) Each lot having an area of more than nine thousand (9,000) square feet shall have a minimum depth of one hundred (100) feet. (Ord. 1997, 6-15-99)
3. Density. There shall be a maximum number of dwelling units for each lot or parcel of land based upon the following: (Ord. 1997, 6-15-99)
- | Area of Lot | Required Lot Area Per Dwelling Unit |
|------------------------------|-------------------------------------|
| 6,000 to 9,000 square feet | 3,000 square feet |
| 9,001 to 14,000 square feet | 2,500 square feet |
| 14,001 to 24,000 square feet | 2,000 square feet |
| 24,001 and over | 1,500 square feet |
- Provided, however, that a lot of record under six thousand (6,000) square feet shall be permitted to develop only one (1) dwelling unit.
- 4. Maximum lot coverage. Forty (40) percent.
 - 5. Yards.
 - a. Front. Each lot shall have a minimum front yard of fifteen (15) feet.
 - b. Side. Each lot shall have a minimum side yard as follows:
 - (1) Interior lots, corner lots, and reverse corner lots: Six (6) feet on interior lot lines, and six (6) feet on exterior lot lines. (Ord. 1997, 6-15-99) (Ord. 2002-15, 11-05-02)
 - c. Rear. Each lot shall have a minimum rear yard of fifteen (15) feet.

- 6. Open Yard Area. As an alternative to the minimum yard areas provided in paragraph D-5. above, at least 350 sq. ft. of open yard area per dwelling unit may be provided. This allows the designer of a residential project more flexibility to incorporate natural resources, particularly trees, into the design of the project. An open yard area may be approved subject to the following conditions: (Ord. 2007-20, 3-20-07)
 - a. The open yard area may be established as a single area (the area per dwelling unit combined) with a minimum dimension of twenty (20) feet measured perpendicular to the boundary of the yard, or it may be established as separate areas each with a minimum dimension of fifteen (15) feet measured perpendicular to the boundary of the yard. (Ord. 2007-20, 3-20-07)
 - b. The rear yard may be reduced to no less than six (6) feet. (Ord. 2007-20, 3-20-07)
 - c. The open yard area shall be located behind the front yard setback line. (Ord. 2007-20, 3-20-07)
 - d. The open yard area shall not include any driving or parking surface for use by motor vehicles or trailers. (Ord. 2007-20, 3-20-07)
 - 7. Placement of Buildings and Structures. See Section 10-03-005-0001E for minimum separation requirements between a main building and an accessory building. See Division 10-03-005 for special provisions for permitted encroachments into minimum required yards. (Ord. 2007-20, 3-20-07) (Ord. 2007-20, 3-20-07)
 - 8. Height. Limitations on height are based primarily on the relationship of building coverage on the lot or parcel of land to the floor area ratio. A Conditional Use Permit shall be required for buildings or structures over sixty (60) feet in height. (Ord. 1741, 3-17-92)
 - 9. Minimum landscaping requirements shall be provided in accordance with Chapter 10-06 of this Ordinance.
 - 10. Illumination. All lighting fixtures providing illumination of any ground area or building exterior shall be in accordance with Chapter 10-08.
- E. OFF-STREET PARKING. Minimum off-street parking shall be provided in accordance with Chapter 10-07 of this Ordinance.
- F. USABLE OPEN SPACE. Usable Open Space means any horizontal surface, including courtyards, deck areas, landscape areas, and balconies, which is usable by and accessible to the occupants of a dwelling unit or commercial use for outdoor recreational or service purposes, and does not include areas for driveways, loading or off-street parking. There shall be a minimum outdoor living space, provided as follows:
- 1. Multiple dwellings under twenty (20) units, three hundred (300) square feet per dwelling unit.
 - 2. Multiple dwellings twenty (20) units and over, two hundred (200) square feet per dwelling unit.
- G. STREET FRONTAGE, ACCESS. Each lot shall have frontage on a dedicated public street.



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COMMUNITY PROFILE



2257 E Cedar Ave, Flagstaff,...

Executive Summary
Prepared by Mark Belsanti

Latitude: 35.217545
Longitude: -111.61454

Ring: 1, 3, 5 Miles	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	11,400	40,009	60,124
Male Population	49.9%	49.7%	49.7%
Female Population	50.1%	50.1%	50.3%
Median Age	29.4	30.2	28.7
2010 Income			
Median HH Income	\$51,515	\$51,383	\$50,520
Per Capita Income	\$21,189	\$24,481	\$24,184
Average HH Income	\$61,392	\$64,749	\$62,993
2010 Households			
Total Households	3,901	14,877	22,332
Average Household Size	2.90	2.63	2.56
2010 Housing			
Owner Occupied Housing Units	49.0%	44.2%	42.6%
Renter Occupied Housing Units	45.1%	43.5%	45.7%
Vacant Housing Units	5.9%	12.3%	11.7%
Population			
1990 Population	10,159	33,084	46,728
2000 Population	11,279	36,794	53,790
2010 Population	11,400	40,009	60,124
2015 Population	11,436	41,340	62,734
1990-2000 Annual Rate	1.05%	1.07%	1.42%
2000-2010 Annual Rate	0.1%	0.82%	1.09%
2010-2015 Annual Rate	0.06%	0.66%	0.85%

In the identified market area, the current year population is 60,124. In 2000, the Census count in the market area was 53,790. The rate of change since 2000 was 1.09 percent annually. The five-year projection for the population in the market area is 62,734, representing a change of 0.85 percent annually from 2010 to 2015. Currently, the population is 49.7 percent male and 50.3 percent female.

Households			
1990 Households	3,316	11,164	14,647
2000 Households	3,812	13,484	19,574
2010 Households	3,901	14,877	22,332
2015 Households	3,928	15,426	23,450
1990-2000 Annual Rate	1.4%	1.91%	2.94%
2000-2010 Annual Rate	0.23%	0.96%	1.29%
2010-2015 Annual Rate	0.14%	0.73%	0.98%

The household count in this market area has changed from 19,574 in 2000 to 22,332 in the current year, a change of 1.29 percent annually. The five-year projection of households is 23,450, a change of 0.98 percent annually from the current year total. Average household size is currently 2.56, compared to 2.60 in the year 2000. The number of families in the current year is 13,226 in the market area.

Housing

Currently, 42.6 percent of the 25,295 housing units in the market area are owner occupied; 45.7 percent, renter occupied; and 11.7 percent are vacant. In 2000, there were 21,708 housing units - 44.5 percent owner occupied, 45.7 percent renter occupied and 9.8 percent vacant. The rate of change in housing units since 2000 is 1.5 percent. Median home value in the market area is \$205,613, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 2.11 percent annually to \$228,265. From 2000 to the current year, median home value changed by 3.33 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



2257 E Cedar Ave, Flagstaff,...

Executive Summary
Prepared by Mark Belsanti

Latitude: 35.217545
Longitude: -111.61454

Ring: 1, 3, 5 Miles	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$28,791	\$28,963	\$28,431
2000 Median HH Income	\$37,884	\$38,993	\$37,574
2010 Median HH Income	\$51,515	\$51,383	\$50,520
2015 Median HH Income	\$59,037	\$59,190	\$57,376
1990-2000 Annual Rate	2.78%	3.02%	2.83%
2000-2010 Annual Rate	3.04%	2.73%	2.93%
2010-2015 Annual Rate	2.76%	2.67%	2.58%
Per Capita Income			
1990 Per Capita Income	\$11,499	\$12,303	\$11,555
2000 Per Capita Income	\$16,596	\$19,436	\$18,635
2010 Per Capita Income	\$21,189	\$24,481	\$24,184
2015 Per Capita Income	\$24,520	\$28,428	\$27,966
1990-2000 Annual Rate	3.74%	4.68%	4.9%
2000-2010 Annual Rate	2.41%	2.28%	2.58%
2010-2015 Annual Rate	2.96%	3.03%	2.95%
Average Household Income			
1990 Average Household Income	\$35,198	\$35,641	\$34,881
2000 Average Household Income	\$48,941	\$52,547	\$50,084
2010 Average HH Income	\$61,392	\$64,749	\$62,993
2015 Average HH Income	\$70,791	\$75,013	\$72,521
1990-2000 Annual Rate	3.35%	3.96%	3.68%
2000-2010 Annual Rate	2.24%	2.06%	2.26%
2010-2015 Annual Rate	2.89%	2.99%	2.86%

Households by Income
Current median household income is \$50,520 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$57,376 in five years. In 2000, median household income was \$37,574, compared to \$28,431 in 1990.

Current average household income is \$62,993 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$72,521 in five years. In 2000, average household income was \$50,084, compared to \$34,881 in 1990.

Current per capita income is \$24,184 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$27,966 in five years. In 2000, the per capita income was \$18,635, compared to \$11,555 in 1990.

Population by Employment			
Total Businesses	666	2,601	3,606
Total Employees	5,301	28,459	38,721

Currently, 92.0 percent of the civilian labor force in the identified market area is employed and 8.0 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 93.5 percent of the civilian labor force, and unemployment will be 6.5 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 73.7 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 64.8 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 22.3 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 13.0 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 69.3 percent of the market area population drove alone to work, and 3.5 percent worked at home. The average travel time to work in 2000 was 16.0 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education
In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 7.8 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 17.8 percent were high school graduates only (29.6 percent in the U.S.)
- 7.2 percent had completed an Associate degree (7.7 percent in the U.S.)
- 26.2 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 16.7 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



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