

MELVIN STREET APARTMENTS

3601 West Melvin Street - Phoenix, Arizona 85009



OFFERING MEMORANDUM

Will Xander (602) 327-0904 will.xander@Orionprop.com



MELVIN STREET / DISCLAIMER

APARTMENTS

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ORION Investment Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. ORION Investment Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by ORION Investment Real Estate in compliance with all applicable fair housing and equal opportunity laws.



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ABOUT ORION

EXECUTIVE SUMMARY

MELVIN STREET
APARTMENTS

SECTION 01

MELVIN STREET APARTMENTS

3601 West Melvin Street - Phoenix, Arizona 85009

PROPERTY OVERVIEW

Introducing the Melvin Street Apartments - an excellent investment opportunity in the Estrella Submarket. This 11-unit multifamily community offers great amenities, gated access, and a great location with a dense concentration of jobs and redevelopment. Ideal for investors looking to own a single story apartment designed for low maintenance management with value add opportunities.

11
UNIT COUNT



.29
TOTAL ACRES



1946
YEAR BUILT



Gated
Community



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MELVIN STREET APARTMENTS

SUBMARKET OVERVIEW

Melvin Street Apartments are located in the Estrella Submarket

The **Estrella Submarket** is situated in the burgeoning South-West Valley of Phoenix, just under a mile west of the I-17 (Black Canyon Freeway) and just west of Downtown Phoenix. These apartments are conveniently positioned amidst a thriving hub of employment opportunities and ongoing revitalization efforts. Residents enjoy easy accessibility to various parts of the Valley, including downtown Phoenix, Phoenix Sky Harbor International Airport, and the vibrant Black Canyon Corridor.



The Offering:

Orion Investment Real Estate, as the exclusive listing agent, is pleased to present the opportunity to acquire **The Melvin Street Apartments**, an 11-unit multifamily community located in Phoenix, Arizona. The Melvin Street Apartments is a gated community sitting on 0.29 Acres of land. The property features two buildings and offers one-bedroom and two-bedroom/one-bathroom floor plans. Built in 1946, the property offers amenities including gated access, private patios, and lots of parking. This property offers a distinctive chance to purchase a value-added property in a growing area of Phoenix. Value add opportunities entail renovating the property, adding washer and dryers, converting the property into Section 8 tenants, veteran programs, etc.

The Melvin Street Apartments benefits from its optimal West Phoenix location. The subject property is situated in the burgeoning South-West Valley of Phoenix, just under a mile west of the I-17 (Black Canyon Freeway). These apartments are conveniently positioned amidst a thriving hub of employment opportunities and ongoing revitalization efforts. Residents enjoy easy accessibility to various parts of the Valley, including downtown Phoenix, Phoenix Sky Harbor International Airport, Papago Industrial District and the vibrant Black Canyon Corridor.

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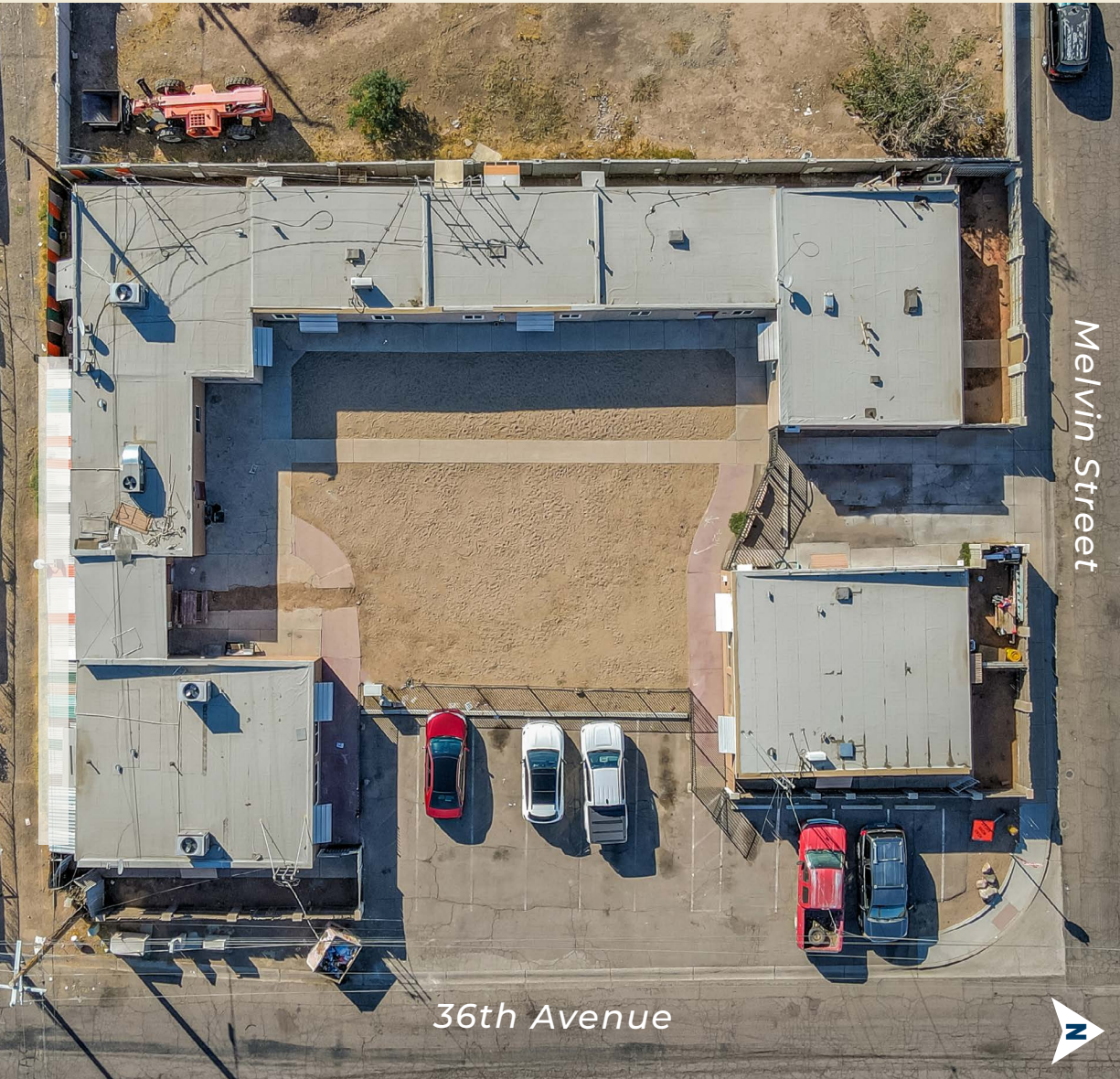


MELVIN STREET APARTMENTS



Multifamily Investment Opportunity near Downtown Phoenix, Arizona

3601 West Melvin Street - Phoenix, Arizona 85009



Offering Details: Melvin Street Apartments

Offering Price: \$1,500,000

Price per Unit: \$136,364

Unit Count: 11

Unit Mix: 10 - One Bed/One Bathroom (425 SF)
1 - Two Bed / One Bathroom (650 SF)

Year Built: 1946

Land Size: 0.29 Acres (12,428 SF)

Parking: 11 Spaces

Zoning: R-3, Phoenix

Cross Streets: N 36th Ave. & W Melvin St.

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Investment & Financing

Seller Financing

The Sellers are willing to provide the Buyer with Seller financing. If you are interested in seller financing, please propose your terms. The owner is willing to negotiate.

Investment Highlights

- Value add opportunities
- Seller Financing
- Great amenities
- Most of the main sewer line in the courtyard was replaced in 2023
- Entirely gated community
- Walking distance to multiple schools
- Asset Scarcity - 1 of only 5 multifamily assets on the market within a three mile radius per CoStar (1 of 2 listings that offers seller financing)

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MELVIN STREET APARTMENTS



AREA OVERVIEW

SECTION 02

MELVIN STREET
APARTMENTS

Nearby Amenities

MELVIN STREET APARTMENTS

Schools: Moya Elementary School, Morris K. Udall Escuela De Bellas Artes, and Carl Hayden High School. (All schools are less than one mile away)

Parks: Colter Park, Alkire Park, Civic Space Park, Japanese Friendship Garden, and Margaret T. Hance Park.

Shopping: Westdale Shopping Center, Fillmore Plaza, and Sinaloa Plaza.

Other:

- Three miles to downtown Phoenix
- One Mile from Papago Industrial District
- Nine miles from Sky Harbor International Airport
- Ten minute drive to Grand Canyon University

1 Downtown Phoenix

- ±130 Restaurants
- Chase Field & Footprint Center (Pro Baseball & Basketball Games)
- Dozens of Retail Shops, Entertainment & Art Venues, Hotels and Government Buildings

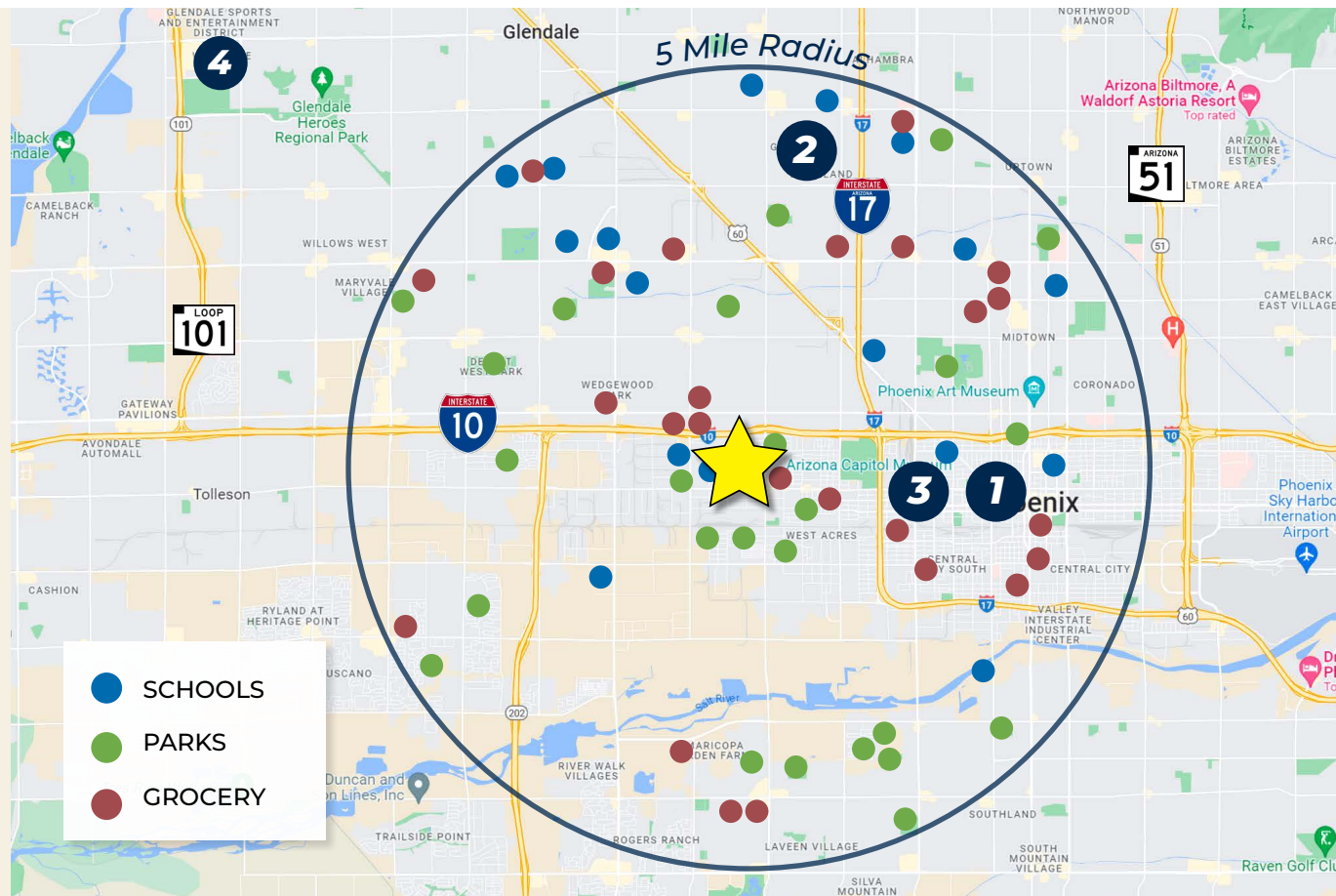
2 Grand Canyon University

- ±20,000 Students Attending In-person
- ±70,000 Students Attending Online

3 Arizona State Capitol

4 Westgate

- Entertainment District with dozens of Shops & Restaurants
- State Farm Stadium (Pro Football)
- Desert Diamond Arena (Pro Hockey)



MELVIN STREET APARTMENTS

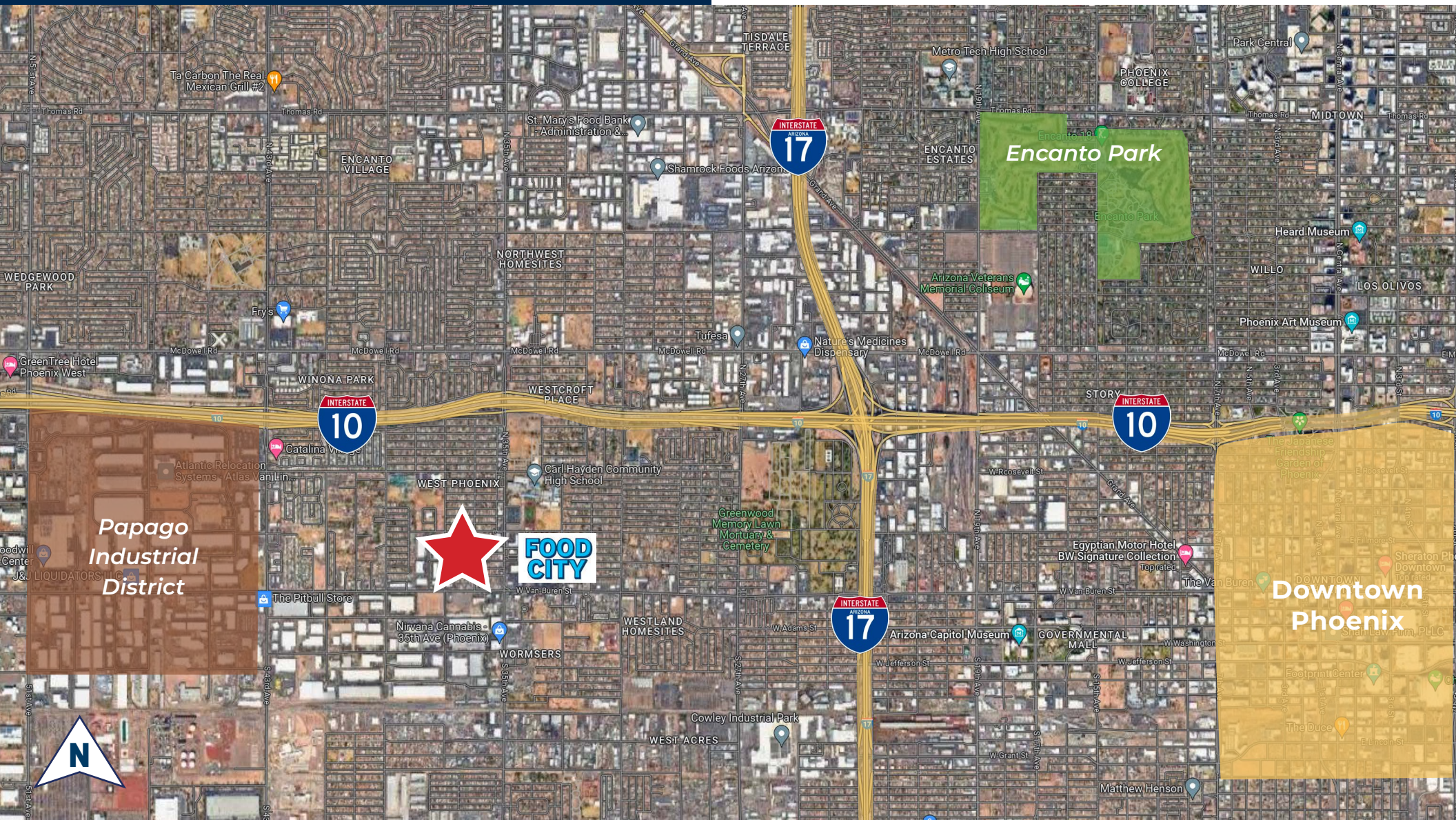


AREA OVERVIEW

Melvin Street Apartments is in a prime location near Downtown Phoenix and the desirable Encanto Neighborhood.

Prime Location Details:

- Close proximity to Downtown Phoenix
- Near Encanto Park and Encanto 18 Golf Course
- Only minutes from the I-10 & I-17 Freeways
- Down the street from Food City Grocery Store



PROPERTY PHOTOS

SECTION 03

MELVIN STREET
APARTMENTS





FINANCIAL ANALYSIS

SECTION 04

MELVIN STREET
APARTMENTS

Financial Analysis

MELVIN STREET APARTMENTS

Income	T6 Annualized		Market Pro Forma		Section 8 Pro Forma	
	Total	Per Unit	Total	Per Unit	Total	Per Unit
Gross Potential Rent	\$113,235.00	\$10,294.09	\$133,800.00	\$12,163.64	\$198,000.00	\$18,000.00
Loss to Lease	-\$6,084	5%	0	0	0	0
Vacancy Loss	-\$23,496	21%	-\$8,028	6%	-\$8,028	6%
Other Rent Loss	-\$12,000	11%	0	0	0	0
Total Economic Loss	-\$41,580	37%	-\$8,028	6%	-\$8,028	6%
Net Rental Income	\$71,655.00	\$6,514	\$125,772.00	\$11,434	\$189,972.00	\$17,270
Utility Reimbursement	\$3,609.00	\$328	\$3,609	\$328	\$0	\$0
Other Income	\$2,914.00	\$265	\$2,914	\$265	\$0	\$0
Effective Gross Income	\$78,178.00	\$7,107.09	\$132,295.00	\$12,026.82	\$189,972.00	\$17,270.18
Expenses						
Real Estate Taxes	\$1,548	\$141	\$1,548	\$141	\$1,548	\$141
Insurance	\$4,573	\$416	\$4,573	\$416	\$4,573	\$416
Utilities	\$14,043	\$1,277	\$14,043	\$1,277	\$14,043	\$1,277
Repairs & Maintenance	\$14,616	\$1,329	\$10,000	\$909	\$10,000	\$909
Contract Services	\$12,841	\$1,167	\$6,000	\$545	\$6,000	
Marketing & Promotion	\$3,110	\$283	\$3,110	\$283	\$3,110	\$283
General & Administrative	\$264	\$24	\$264	\$24	\$264	\$24
Management Fee (5.6%)	\$4,365	\$397	\$7,409	\$674	\$7,409	\$674
Total Expenses	\$55,360.00	\$5,032.73	\$46,947.00	\$4,267.91	\$46,947.00	\$3,722.45
Expenses Per Square Foot	\$11.13		\$9.44		\$9.44	
% of EGI	71%		35%		25%	
Net Operating Income	\$22,818.00	\$2,074.36	\$85,348.00	\$7,758.91	\$143,025.00	\$13,002.27
You are solely responsible for independently verifying the information in this Memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.						

Unit Mix					Current Rents		
Type	Units	Mix	Unit SF	Total SF	Unit MO Rent	MO Rent/SF	Total MO Rent
1 Bed/1 Bath	10	91%	432	4,324	\$902.00	\$2.08	\$9,020.00
2 Bed/1 Bath	1	9%	650	650	\$1,050.00	\$1.62	\$1,050.00
Total	11	100%	452	4,974	\$976.00	\$1.85	\$10,070
Annualized Rents							\$120,840.00

Market Rents			Section 8 Rents		
Unit MO Rent	MO Rent/SF	Total MO Rent	Unit MO Rent	MO Rent/SF	Total MO Rent
\$1,000.00	\$2.32	\$10,000.00	\$1,500.00	\$3.47	\$15,000.00
\$1,150.00	\$1.77	\$1,150.00	\$1,600.00	\$2.46	\$1,600.00
\$1,075.00	\$2.05	\$11,150	\$1,550.00	\$2.97	\$16,600
		\$133,800.00			\$199,200.00

The property would be a great property for Section 8. ***The City of Phoenix Housing Department (COPHD) is offering an increased sign-on bonus of \$2,000*** to landlords who sign a new lease and Housing Assistance Payments (HAP) contract through the Housing Choice Voucher (HCV) program or Emergency Housing Voucher (EHV) program. The landlord will receive a \$2,000 bonus for each tenant they sign with section 8.



MARKET COMPARABLES

SECTION 05

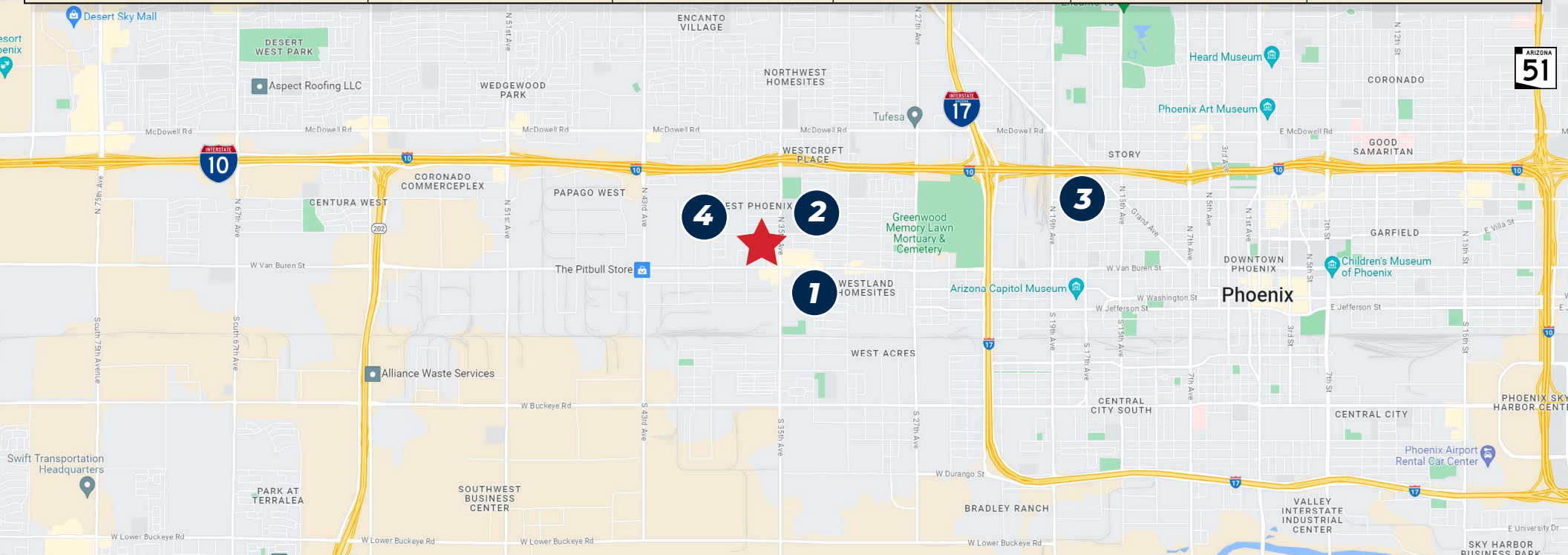
MELVIN STREET
APARTMENTS

Comparable Sales

Near 3601 West Melvin Street - Phoenix, Arizona 85009

MELVIN STREET APARTMENTS

#	ADDRESS	YEAR BUILT	UNITS	AVG. UNIT SF	PRICE / UNIT	DATE SOLD
1	110 N 33rd Ave	1953	4	550	\$162,500.00	08/14/2023
2	3335 W Fillmore St	1983	32	500	\$115,751.00	06/27/2023
3	1548 W McKinley St	1916	4	415	\$127,500.00	4/17/2023
4	513 N 40th Ave	1984	10	833	\$155,000.00	02/28/2023
AVERAGE:		1958	12	550	\$140,187.75	05/22/2023



Comparable Sales (Cont'd)

Near 3601 West Melvin Street - Phoenix, Arizona 85009

MELVIN STREET APARTMENTS



Sold Date: 08/14/2023

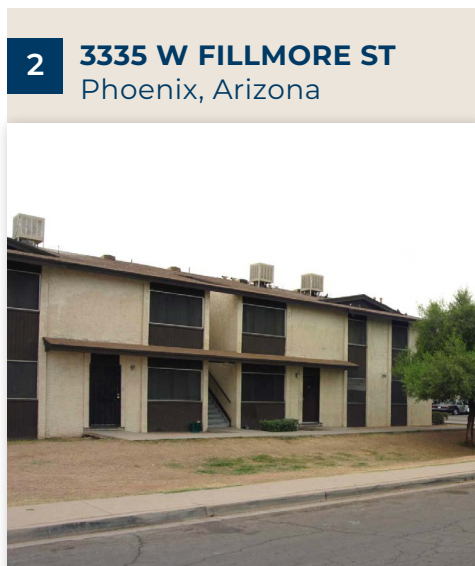
Property Name: N/A

Year Built: 1953

Unit Count: 4

Price per Unit: \$162,500

Avg Unit SF: 550



Sold Date: 06/27/2023

Property Name: N/A

Year Built: 1983

Unit Count: 32

Price per Unit: \$115,751

Avg Unit SF: 500



Sold Date: 04/17/2023

Property Name: N/A

Year Built: 1916

Unit Count: 4

Price per Unit: \$127,500

Avg Unit SF: 415



Sold Date: 02/28/2023

Property Name: N/A

Year Built: 1984

Unit Count: 10

Price per Unit: \$155,000

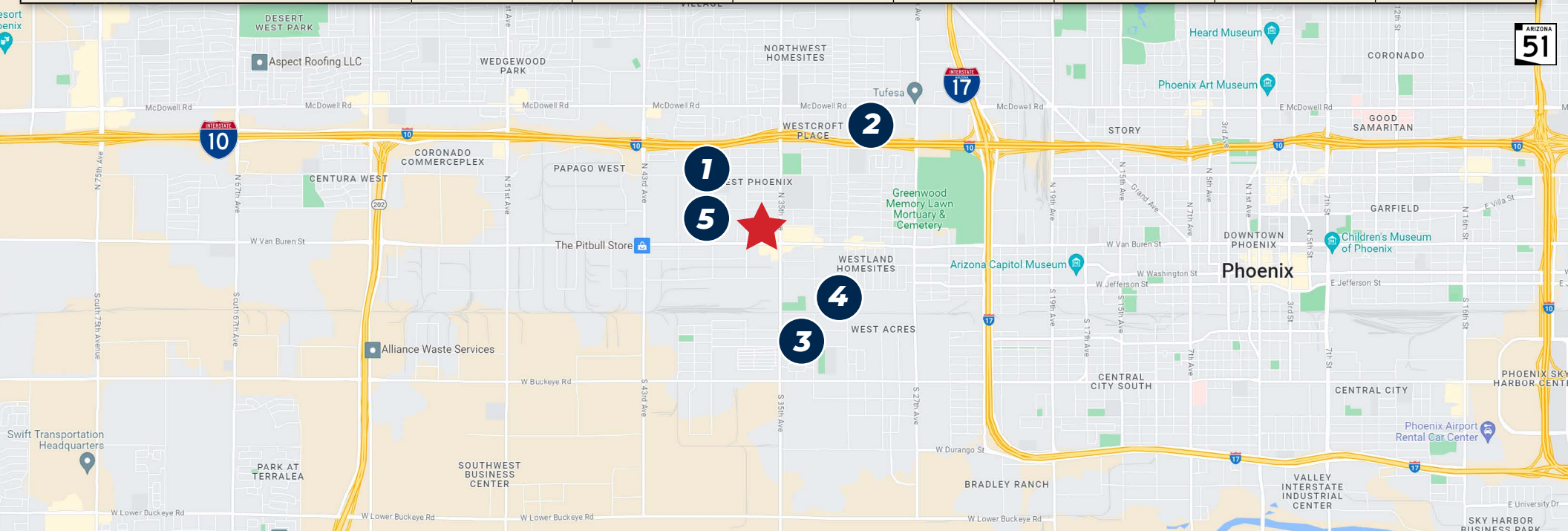
Avg Unit SF: 833

Comparable Rents

Near 3601 West Melvin Street - Phoenix, Arizona 85009

MELVIN STREET APARTMENTS






	ADDRESS	YEAR BUILT	UNITS	AVG. UNIT SF	1 BED	2 BED	Rent/SF 1 Bed	Rent/SF 2 Bed
1	3746-3750 W Latham St	1973	4	540	\$1,200.00	N/A	\$2.22	N/A
2	1325 N 30th Dr	1957	16	519	\$1,030.00	\$1,200.00	\$2.06	\$1.85
3	921-927 S 35th Ave	1950	10	400	\$1,000.00	N/A	\$2.50	N/A
4	3224 W Jackson St	1985	4	630	N/A	\$1,595.00	N/A	\$2.53
5	405-409 N 40th Ave	1971	45	663	N/A	\$1,095.00	N/A	\$1.65
AVERAGE:		1971	10	540	\$1,030.00	\$1,200.00	\$2.22	\$1.85



Comparable Rents (Cont'd)

Near 3601 West Melvin Street - Phoenix, Arizona 85009

MELVIN STREET APARTMENTS

1 3746-3750 W LATHAM Phoenix, Arizona	2 1325 N 30TH DR Phoenix, Arizona	3 921-927 S 35TH AVE Phoenix, Arizona	4 3224 W JACKSON ST Phoenix, Arizona	5 405-409 N 40TH AVE Phoenix, Arizona
				
Year Built: 1973	Year Built: 1957	Year Built: 1950	Year Built: 1985	Year Built: 1971
Unit Count: 4	Unit Count: 16	Unit Count: 10	Unit Count: 4	Unit Count: 45
Avg Unit SF: 540	Avg Unit SF: 519	Avg Unit SF: 400	Avg Unit SF: 630	Avg Unit SF: 663
1 Bed: \$1,200	1 Bed: \$1,030	1 Bed: \$1,000	1 Bed: N/A	1 Bed: N/A
2 Bed: N/A	2 Bed: \$1,200	2 Bed: N/A	2 Bed: \$1,595	2 Bed: \$1,095
Rent/SF 1 Bed \$2.22	Rent/SF 1 Bed \$2.06	Rent/SF 1 Bed \$2.50	Rent/SF 1 Bed N/A	Rent/SF 1 Bed N/A
Rent/SF 2 Bed N/A	Rent/SF 2 Bed \$1.85	Rent/SF 2 Bed N/A	Rent/SF 2 Bed \$2.53	Rent/SF 2 Bed \$1.65

06

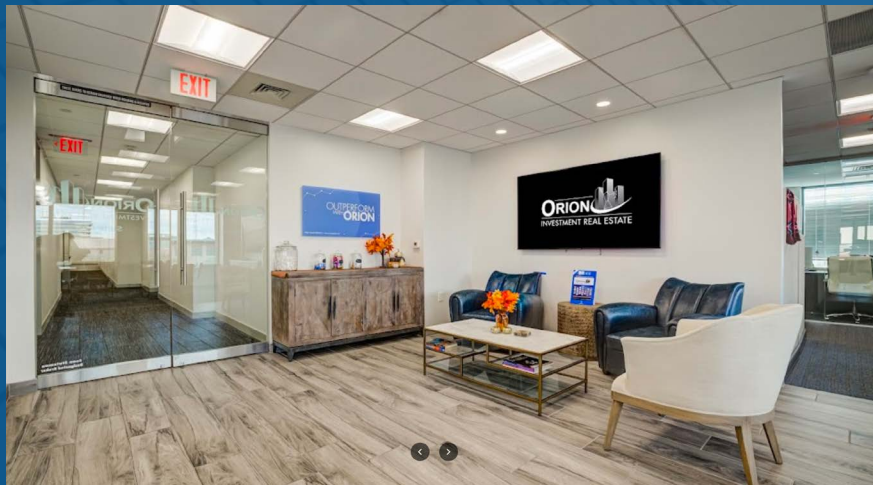
ABOUT ORION INVESTMENT REAL ESTATE



ORION Investment Real Estate
Scottsdale Fashion Square Office Building
7150 East Camelback Road | Suite 425
Scottsdale, Arizona 85251

ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.

We are continuously striving toward simplifying the acquisition and disposition process while keeping you, as our client, completely informed. We are able to provide you with real-time updates of the marketing of your property and feedback from all interested parties. By keeping owners informed, our clients can take comfort that no stone is being left unturned. Confident that your property is reaching the desks of all major buyers and brokers, and that proper follow up by your agent is occurring, you can rest assured that your property will be sold to meet your goals. Whether it is an expedited sales process or top of market pricing... Marketing and Exposure is of paramount importance. The principals of ORION have been responsible for breaking record price per square foot thresholds time and again and have closed multi-million dollar transactions in as little as 3 business days. Our results are directly related to our commitment to marketing, communication, and cooperation with the entire Investment and Brokerage Community. All marketing, including digital media, is performed in-house.



ORION INVESTMENT REAL ESTATE
Scottsdale Fashion Square Office Building
7150 East Camelback Road | Suite 425
Scottsdale, Arizona 85251



THE HISTORY

- Client Success Defines ORION
- 10 Consecutive Years of Growth
- Billion Dollar Track Record Across all Property Types



THE PHILOSOPHY

- Consistent and Persistent Outreach
- Not just a Brokerage Firm...a Marketing Firm



THE COMMUNICATION

- Resources and Responsiveness
- An informed Client is our Responsibility



THE INSIDE APPROACH

- Collaboration and Cohesion
- Collaborative Process/Cross Property Types



THE OUTSIDE APPROACH

- Cooperation and Approachability
- 24 Hour Accessibility by the Marketplace
(Accessibility by the Market More Important than Access to the Market)



THE GOAL

- Exposure vs. Enrichment
- Market Setters vs. Market Facilitators

THE RESULT:

RECORD PRICING



WILL XANDER

Senior Associate

Mobile Phone: (602) 327-0904
will.xander@orionprop.com

Introducing Will Xander: A vibrant and accomplished young professional in the realm of real estate, specializing in the Multifamily sector. With a lifelong immersion in the industry, Will's journey is fueled by unbridled enthusiasm, determination, and a seasoned expertise that sets him apart.

Having orchestrated an impressive \$50,000,000 in transaction volume over his career, Will is a testament to excellence and proficiency in navigating the intricate landscape of real estate. What truly distinguishes him, however, is his unwavering dedication to forging genuine relationships within the advisory space. Beyond transactions, Will nurtures connections rooted in trust and respect, reshaping the client-agent dynamic.

Central to Will's ethos is infusing sincerity into every opportunity he encounters. Each project becomes a canvas on which he paints his passion, investing not just his skillset, but his heart and soul. This level of commitment propels him to approach transactions with an unparalleled intensity, often pouring in the dedication required to elevate them from ordinary to extraordinary.

In an industry renowned for its complexities, Will Xander thrives by blending tenacity and finesse, making him a remarkable navigator of real estate intricacies. Stemming from a heritage steeped in real estate exposure, his journey radiates innovation, achievement, and an unswerving commitment to manifesting clients' visions.

Whether you're delving into the Multifamily market or seeking a dedicated professional to champion your aspirations, Will Xander encapsulates the essence of youthful zeal, seasoned proficiency, and an unwavering commitment to shaping triumphs in real estate.

DIRECT MARKETING CAMPAIGNS

ORION maintains one of the largest private databases of real estate investors and brokers, containing more than 55,000 email addresses. In addition to targeted direct marketing, ORION captivates daily readership of industry professionals through our “Daily Top 5” News Bulletin.

DAILY TOP 5

RELEVANT NEWS IN REAL TIME

US Apartment Sales Outpace Last Year Despite Higher Interest Rates
U.S. apartment sales during the past nine months have outpaced last year but some analysts say it could fall short in the fourth quarter of reaching 2021's record level. Apartment sales volume totaled \$174.4 billion through the end of September, led by a record second quarter of nearly [...](#)

Nike Could be Opening a Store at Tempe Marketplace
Global athletic retailer Nike Inc. (NYSE: NKE) is linked to a space under construction at Tempe Marketplace. The city of Tempe issued two building permits titled “Nike @ Tempe Marketplace” on Sept. 2. The permits are both for commercial addition/alteration work at [...](#)

Recently Renovated South Phoenix Apartment Complex Trades for \$22.3 Million
A local multifamily investment firm that typically buys and renovates older apartments just scooped up a 128-unit property in a gentrifying South Phoenix neighborhood. Gudi Real Estate Investments, based in Phoenix, paid \$22.3 million, or \$175,600 per unit, to buy the [...](#)

Apartment Absorption Returns to Pre-Pandemic Norms as Migration Slows
Slowing migration patterns in some markets is among the factors Yardi Matrix found that led multifamily absorption rates to “return to pre-pandemic norms” as of August. Absorption measured at 223,000 units through the first eight months of 2022. Absorption has flattened or [...](#)

Strong Economic Growth Ensures Arizona in 2023 to Have Nation's Lowest Flat Tax
Arizona's state income tax rate beginning January 1, 2023 will be a flat 2.5%, one year earlier than originally anticipated. Gov. Doug Ducey announced the news in a statement last Thursday. “It's time to deliver lasting tax relief to Arizona families and small businesses so they can [...](#)”

METRO MEDICAL PLAZA

5201 West Peoria Avenue | Phoenix, AZ

- Anchored by SimonMed, Stamp Medical and Above & Beyond Physical Therapy
- Adjacent to Major Metro Center Redevelopment and Light Rail Extension
- Ideally Located Between Banner Thunderbird Medical Center and Honor Health John C. Lincoln Medical Center
- Motivated Landlord with Generous Tenant Improvement Allowance Available

UNDER NEW OWNERSHIP

HELIX

Please Contact for More Information:
MARINA HAMMERSMITH
(480) 530-0993
marina.hammersmith@orionprop.com

In an effort to keep our clients and colleagues informed about the Phoenix commercial real estate market we send out a daily email with the “Top 5” news stories that affect you. Each day we will sort through various industry publications and local news sources and narrow down the top local articles that matter to the Arizona commercial real estate investor.

For more information from an ORION representative, please contact 480.634.6934 or email info@ORIONprop.com

CAYA

A Fully Renovated Apartment Home Community Located in the Heart of Uptown Phoenix
929 East Bethany Home Road
Phoenix, AZ 85014

ORION INVESTMENT REAL ESTATE

OFFERING PRICE:	\$7,800,000
PRICE PER UNIT:	\$325,000
UNIT COUNT:	24 Units
GBA:	17,562 SF
YEAR BUILT/RENO:	1970/2022
CROSS STREETS:	7th Street and Bethany Home Road
TRAFFIC COUNT:	7th Street: (34,635 VPD) Bethany Home Road: (29,930 VPD)

CLICK TO VIEW OFFERING MEMORANDUM

Sale Highlights:

- Superb Uptown Phoenix Location
- Fresh Gut & Remodel Renovation With Over \$23,000/Unit Spent
- All Apartment Homes Have Ensuite Washers & Dryers And Individually Roof-mounted AC Units
- Newly Paved and Covered Parking Throughout Complex
- Great Mix of 1, 2 and 3 Bedroom Units
- Strong and Stable Income with Numerous Financing Options Available

INDUSTRY WEB COVERAGE

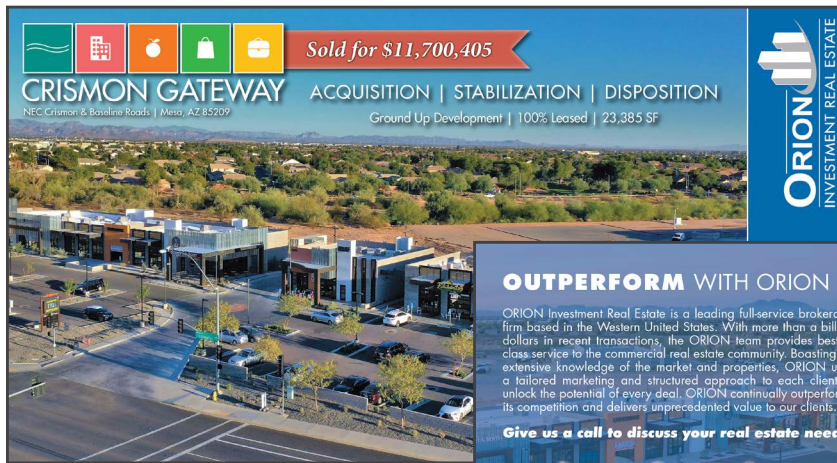
Our team ensures that listed properties are constantly updated and posted on various industry websites, from Loopnet/CoStar to Crexi and Buildout. ORION pays for Loopnet Premium/Silver Coverage for all listings signed.



MARKETING APPROACH: PRINT MARKETING EFFORTS

PRINT MARKETING:

ORION utilizes print advertising at the local periodical level, as well as national media. Targeted postcard mailings may also be implemented.



POSTCARD FRONT



POSTCARD BACK



Property advertising may be printed in top real estate publications including:



We take the **RIGHT APPROACH.**

We cast a wide net. There are more buyers out there than institutional firms focus on.

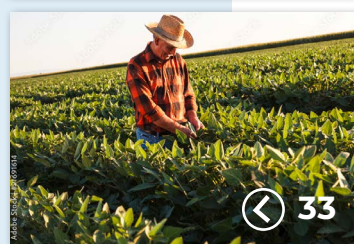


**INSTITUTIONAL
FIRMS**

LET US CONNECT YOU
WITH THE **RIGHT BUYERS!**

- Father-Son Duo From Winnipeg
- Multifamily Exchange Buyer
- Hospitality Owner From Bay Area
- Landowner From Texas
- Tucson Engineer
- Utah Ski Resort Owner
- Portfolio Owner
- Established Syndication Group Tic
- Dentist From Yuma
- Mexican Business Leader
- Doctor Group
- Techie Looking To Diversify
- Los Angeles Pharmacist
- Montana Ranching Family Attorney
- Florida Yacht Builder
- Dairy Farmer From Monterey
- Multi-Generational Real Estate Family Partnership
- High Profile Local Retail Owner

- | | |
|-------------------|-----------------|
| • REIT | • INSURANCE CO. |
| • PENSION FUND | • HEDGE FUND |
| • INVESTMENT BANK | |



THE #3 ARIZONA BROKERAGE FIRM

with 28 Brokers or More



TOP
50

Voted Top 50 Companies to
Watch
AZ|RE Magazine 2022

VOTED
#3

Voted #3 Brokerage Firm
with 28 Brokers or More
Ranking Arizona 2022

VOTED
#1

Voted #1 Brokerage Firm
with 27 Brokers or Fewer
Ranking Arizona 2021

VOTED
#1

Voted #1 Medical Office
Brokerage
Ranking Arizona 2021

TOP
3

Top 3 Commercial Firms
Ranking Arizona Four Years
Straight

TOP
50

Top 50 Commercial Real
Estate Brands in the Nation
National Real Estate
Investment 2018

TOP
50

Voted Top 50 Companies to
Watch
AZ|RE Magazine 2013

TOP
25

Top 25 Largest Commercial
Real Estate Firms
Phoenix Business Journal
2013-2018



MELVIN STREET APARTMENTS

Exclusively listed by: WILL XANDER (602) 327-0904 will.xander@orionprop.com

