

LUXURY GARAGES



LEGACY BUILT INVESTMENTS & DEVELOPMENT



EXECUTIVE SUMMARY

Welcome to Legacy Built Investments & Development. The next evolution in modern, architecturally inspired luxury auto garages, designed to deliver unmatched versatility, functionality, and refined aesthetics.

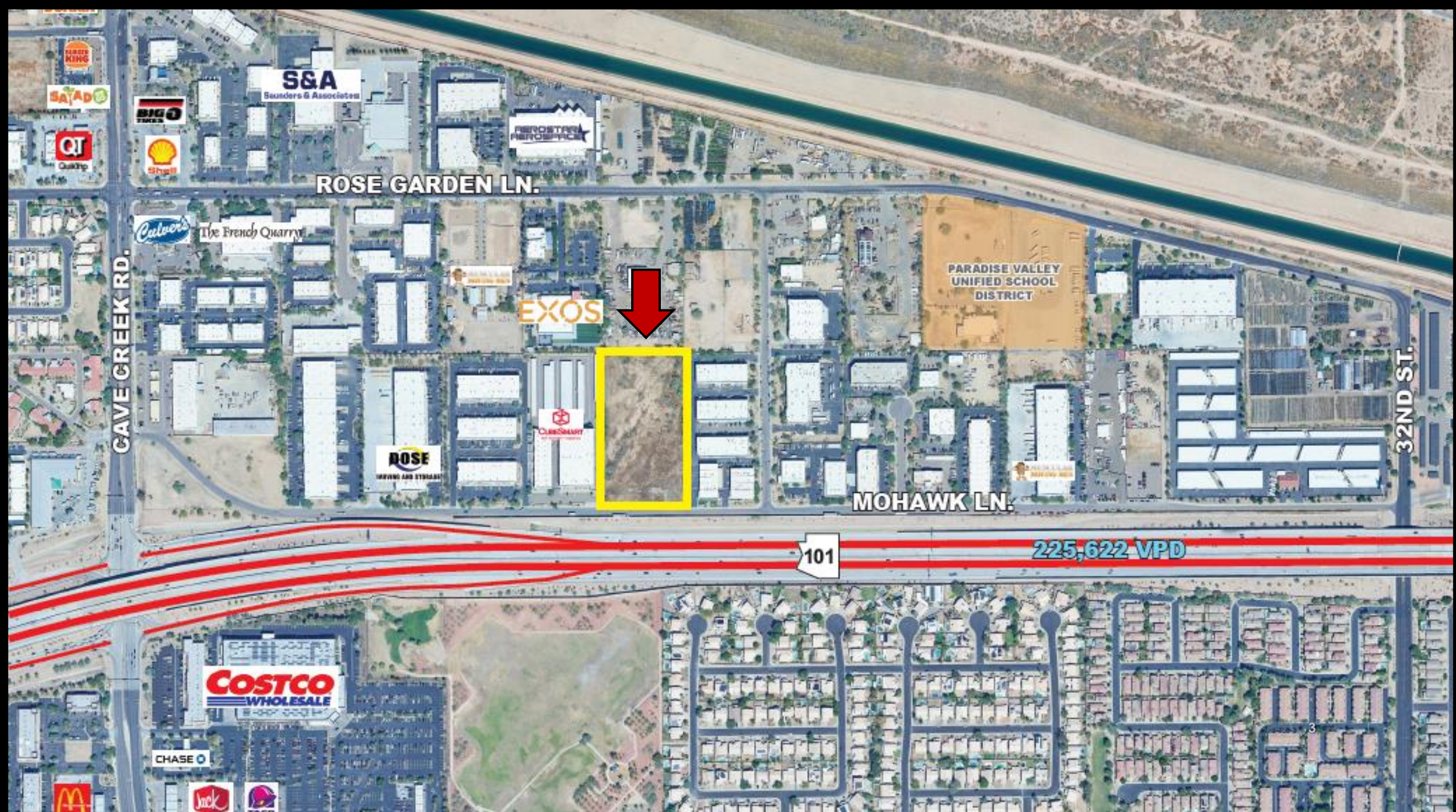
GCP (Zoning Pending), these dynamic units range from Small units **1,250 to 1,900 sq. ft.**, Bigger units – **1,500 to 2,300 sq. ft.**, depending on whether a mezzanine is installed – offering an ideal blend of personal warehousing, light commercial, and customizable workspace opportunities.

Small unit features a **25'x50' footprint**, and **bigger** unit features **30'x50' footprint** with approximately **18' to 24' ceilings depending on city guidelines**, full envelope insulation, and a clean, contemporary grey shell finish—crafted for maximum efficiency, comfort, and adaptability. Premium inclusions like a **16'x14' insulated overhead door**, designated parking, ensure your space is move-in ready and future-proof.

Elevate your experience with a curated menu of high-end upgrades, including **epoxy flooring, Bend-Pak car lifts, EV charging stations, luxury interior finishes, and smart automation packages.**

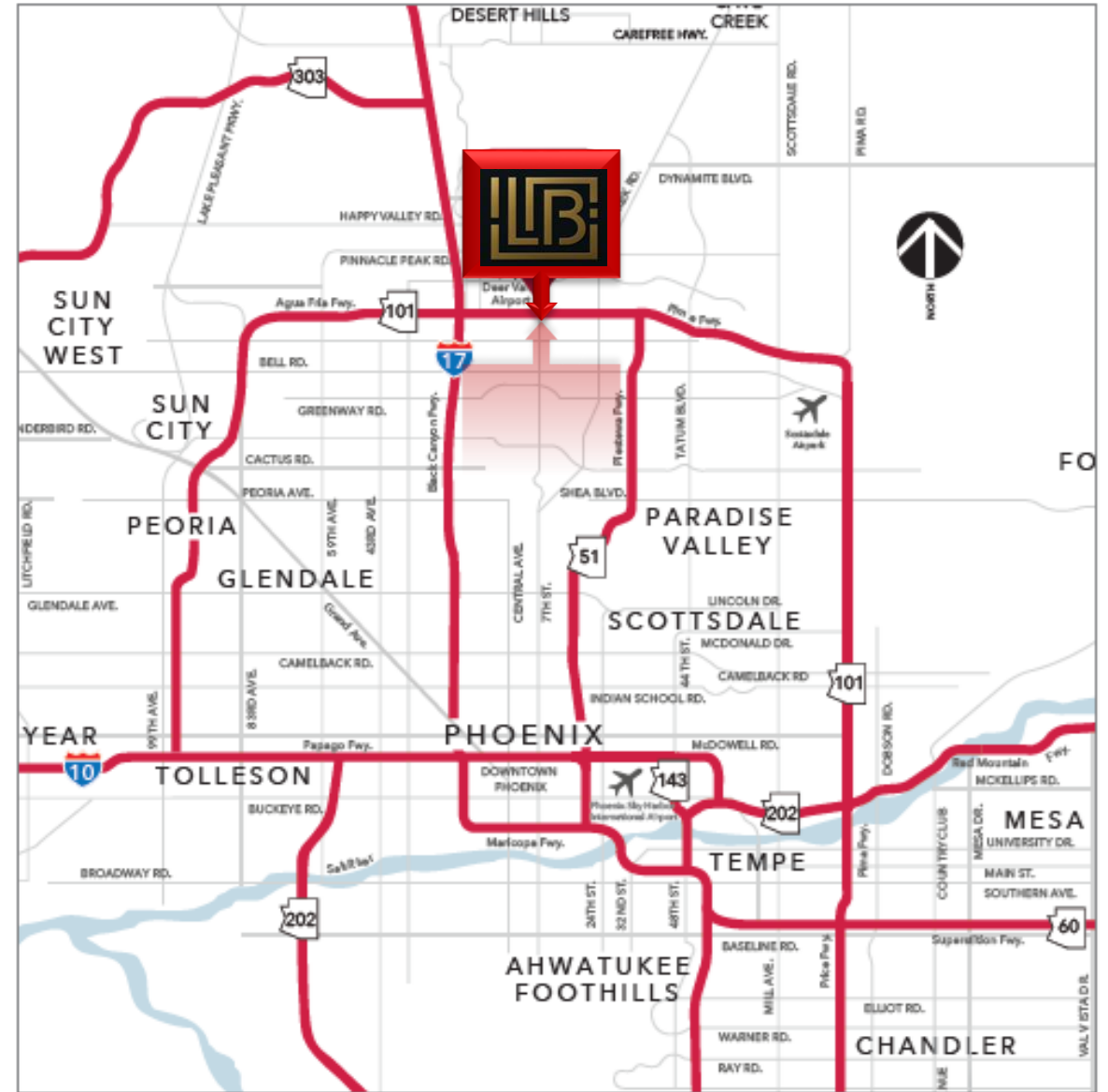
Ideally located off the **101 freeway and Cave Creek Rd**, with effortless access to **North Scottsdale, North Phoenix, Desert Ridge, NorTerra.**

Legacy Built Investments & Development is where forward-thinking meets convenience, and where ambition finds its perfect space.



FEATURES

- Lot Size Approximately 208,652 SF (4.78 Acres)
- Frontage on Loop 101 Freeway
- Close Proximity to Both the Deer Valley & Scottsdale Airparks
- Close to the 51 Freeway
- Close Proximity to Desert Ridge
- Current Zoning: RE-35
- CP/GCP Overlay Zoning



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 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.

PINNACLE PEAK RD.



SUBJECT



101



DISCOUNT TIRE



SIMCO



101

UNION HILLS DR.

TATUM BLVD.

SCOTTSDALE RD.

DRIVE TIMES

5 mins SR-51

10 mins DESERT RIDGE MARKETPLACE

15 mins SCOTTSDALE AIRPARK

15 mins SCOTTSDALE QUARTER

BELL RD.

RD.





PINNACLE PEAK RD.

amazon

FedEx

MAC's

DVT

PHOENIX DEER VALLEY AIRPORT

DEER VALLEY RD.

Paycom

SUBJECT

101

DRIVE TIMES

7 mins I-17

10 mins DEER VALLEY TOWNE CENTER

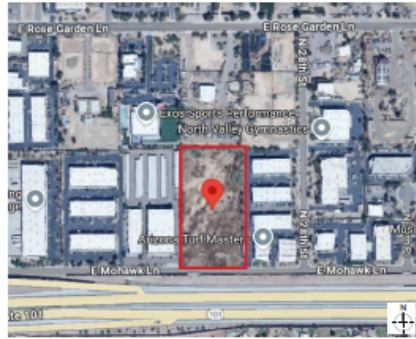
8 mins DEER VALLEY AIRPARK

18 mins TSMC

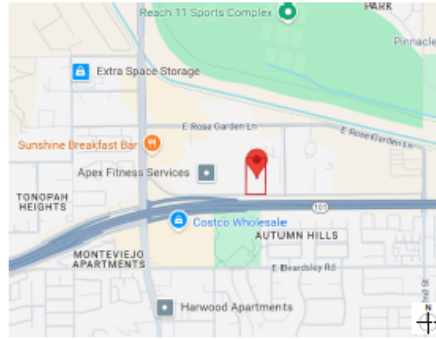
Costco Wholesale The UPS Store

McDonald's Jack in the Box Taco Bell

AERIAL MAP



VICINITY MAP



OWNER:

ROBERT AARON LEVY AND
PHYLLIS BARGMAN LEVY TRUST
C/O DAVID LEVY TRUSTEE
ADDRESS:
2935 TIMBER AVENUE
DAVIS, CA 95616
PHONE : (480) 719 - 3000
EMAIL: hardwoodcreations@gmail.com

DESIGNER FOR:

USA HOLDING LLC
ADDRESS:
16220 N SCOTTSDALE RD
SCOTTSDALE, AZ 85254
PHONE : (480) 719 - 3000
EMAIL: erv@azzoneco.com

PROJECT INFO:

ZONING: R-35
SITE ACREAGE: 4.79 ACRES, 208,652 Sq.Ft.
APN: 215-11-029
CURRENT ZONING: RE-35 (CP/GCP OVERLAY)
FUTURE ZONING: COMMERCE PARK /
GENERAL COMMERCE PARK
USE: LOT COVERAGE: 111,950 S.F. 53.6%
STORIES: GARAGES 25' TO 30' HIGH AND
PARKING SPACE: CLUB HOUSE 25' TO 30' HIGH
34

LEGEND:

- PROPERTY LINE
- SETBACK
- LANDSCAPE
- CLUB HOUSE
- GARAGE CONDOMINIUMS
- POTENTIAL RETENTION AREAS

STORAGE

COLOR	SIZE	S.F. UNIT	QUANTITY	S.F.
	50'x25'	1,250	38 STORE	47,500
	55'x25'	1,375	46 STORE	63,250
		1,200	1 CLUB HOUSE	1,200
TOTAL			84 STORE	111,950 S.F.



1 SITE PLAN

SCALE: 1" = 35'
ALL DIMENSIONS V.I.F. (TO BE VERIFIED IN FIELD) PRIOR TO ORDERING
OF AND OR CONSTRUCTION OF NEW



Contreras Design
Suite #300
16220 N Scottsdale Rd
Scottsdale, AZ 85254
Phone : (480) 719 - 3000
email: allan.contreras@gmail.com

213-11-009
owner
USA HOLDING, LLC
2714 E MOHAWK LN, PHOENIX, AZ 85050.

Date: 06/27/2025
Scale: AS NOTED
Drawn by: Aliana Contreras

SITE PLAN

A1.1 SHEET

STAMPS

INCLUDED IN GREY SHELL

BUILDING SPECIFICATIONS FOR ‘SHELL’ BUILDING & CONDO UNITS AUTO GARAGES

SOFT COSTS, GENERAL CONDITIONS:

DEVELOPMENT REVIEW SUBMITTAL AND FEES

TOPOGRAPHICAL SURVEY

ARCHITECTURAL AND ENGINEERING DRAWINGS AND SERVICES FOR:

ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, CIVIL ENGINEERING, INCLUDING GRADING AND DRAINAGE PLANS, AND LANDSCAPE DESIGN

CONSTRUCTION STAKING

BUEPRINTING

SOILS REPORT

NATIVE PLANT SURVEY AND PERMIT

CONSTRUCTION MATERIALS TESTING (MASONRY GROUT, CONCRETE AND SOILS COMPACTION)

PHOENIX PLAN REVIEW AND BUILDING PERMIT

GRADING AND DRAINAGE PERMIT AND REVIEW FEES

LANDSCAPING OFFSITE PERMIT AND DRAWING

OFFSITE PERMITS AND PLAN REVIEW

1 1/2" WATER METER AND WATER RESOURCE FEE (DOMESTIC) & 1" LANDSCAPE METER.

SEWER AND WATER DEVELOPMENT FEES

TELEPHONE HOOK-UP TO ONE CENTRAL LOCATION

WRITTEN FIVE YEAR ORIGINAL GUARANTEE OF TERMITE PRE-TREATMENT

BUILDERS RISK INSURANCE

CONCRETE

CONCRETE SLABS - 5" (MIN. 3,000 P.S.I.) W/ FIBER MESH OVER 4" A.B.C. & COMPACTED FILL & VAPOR BARRIER.

CONCRETE FOOTINGS (MIN. 2,500 P.S.I.) - AS REQUIRED BY STRUCTURAL AND SOILS ENGINEERS.

MASONRY:

APPROXIMATE 8 x 8 x 16 CMU EXTERIOR WALLS - CENTER SCORED, STACK BOND & SPLIT FACE CONCRETE MASONRY UNITS PER PHOENIX D.R. SUBMITTAL

MASONRY SITE SCREEN WALLS PER PHOENIX D.R. & BUILDING PERMIT APPROVALS

(1) SINGLE REFUSE ENCLOSURE - W/ STEEL GATE (COMMON)

(2) ENCLOSED & COVERED WASH / SERVICE BAY AREA

(3) 26'-0" EXTERIOR MASONRY WALL HEIGHT

BUILDING SPECIFICATIONS FOR 'SHELL' BUILDING & CONDO UNITS AUTO GARAGES

METALS:

STEEL SUPPORT COLUMNS, LINTELS AND 22 ga. STEEL 'B' DECK OVER STRUCTURAL STEEL ROOF BEAMS
AT FLAT ROOF AREAS - SLOPED A MIN. OF ¼" per FT. TOWARDS ROOF DRAINS & O.F. DRAINS & LEADERS
SLOPED ROOF AREAS AT END UNITS OF BUILDING 'B' & CLUB HOUSE w/ STEEL BEAMS, 3 in 12 SLOPE

NOTE: GARAGE UNITS DESIGNED FOR OPTIONAL MEZZANINE (BY BUYER)
ROOF LADDER AND SCUTTLE (COMMON @ EA. BUILDING)
Approximate 18' to 24' MIN. CLEAR HEIGHTS AT ROOF AT AUTO STORAGE GARAGES

THERMAL AND MOISTURE PROTECTION:

FLAT ROOF AREAS SLOPED TO ROOF AND OVERFLOW DRAINS w/ A.B.S. INTERNAL LEADERS
STANDING SEAM, PRE-FINISHED METAL w/ UNDERLAYMENT PROVIDED AT SLOPED ROOF AREAS w/ 3 to
CAULKING AND SEALANTS AT ALL EXTERIOR JOINTS INCLUDING H.M. DOORS AND STOREFRONTS
2" URETHANE ROOFING OVER 'DENS DECK' W/ ELASTOMERIC COATING & 10 YEAR ORIGINAL WARRANTY

DOORS AND WINDOWS:

Approximate 16'W & 18'W X 14'H - OVERHEAD SECTIONAL DOOR (INSULATED) w/ MOTOR OPERATED OPENERS
PIVOT ALUMINUM DOOR @ CLUB HOUSE ENTRY DOORS W/ ¼" DARK GRAY, LOW-E GLASS w/ OFFSET CLOSURES,
WEATHER-STRIPPING, THRESHOLD AND LOCKSET HARDWARE.
1" INSULATED, SOLAR GRAY LOW-E GLASS IN 1 3/4" x 4 1/2" BUTT GLAZED ANODIZED ALUMINUM FRAMING
3070 STEEL HOLLOW METAL ENTRANCE DOOR @ EA. UNIT.

FINISHES:

EXTERIOR PAINT, 2 COATS @ EXTERIOR DOORS (EXTERIOR MASONRY WALLS PAINTED) & EXTERIOR SOFFITS.

BUILDING SPECIFICATIONS FOR 'SHELL' BUILDING & CONDO UNITS AUTO GARAGES

MECHANICAL:

PLUMBING:

COPPER WATER DISTRIBUTION W/ MAIN SHUT OFF VALVE (ROUGH-IN ONLY)
4" A.B.S. SEWER W/ TAP TO EA. SUITE (ROUGH-IN ONLY)

H.V.A.C.:

MECHANICAL EQUIPMENT CURBS PROVIDED PER MECHANICAL DRAWINGS
MECHANICAL EQUIPMENT SHALL BE PROVIDED BY THE SELLER. (Airflow and duct work distribution shall be at the cost of the buyer.)

FIRE PROTECTION:

SPRINKLER SYSTEM TO BE 6" WET ORDINARY HAZARD GROUP # (2).45 OVER 3000 SF.
BACK FLOW PREVENTOR AND TAP PER CITY REQUIREMENTS

ELECTRICAL:

METER & DISTRIBUTION 1600 AMP, 120V/240V 3 PHASE SERVICE ENTRANCE SECTION W/ 200 AMP PANEL & CIRCUIT BREAKERS
PHONE CONDUIT WITH PULL STRING TO PROPERTY LINE PER U.S. WEST REQUIREMENTS TO ONE LOCATION
SITE LIGHTING, L.E.D. WALL PACKS & EXTERIOR DOWNLIGHTING W/ PHOTO CELL SENSOR
PER SITE LIGHTING PLAN & ELECTRICAL DRAWINGS.

CONDO UNIT 'BUILD-OUT':

DEMISING WALLS:

5/8" GYPSUM WALLBOARD OVER 6" X 20 ga. STEEL STUDS at 24" o.c. w/ LEVEL 4 FINISH
PAINTED (WALLBOARD PRIMER & FINISH COAT)
6" FIBERGLASS BATT SOUND INSULATION

ELECTRICAL:

(10) 120/208 ELECTRICAL OUTLETS (3 ea. @ DEMISING WALL & 2 ea @ EXTERIOR – END WALLS)
(6) HIGH BAY L.E.D. LIGHT FIXTURES @ ROOF STRUCTURE
O.H. GARAGE DOOR OPERATOR w/ REMOTE OPENER
200 amp PANEL w/ CIRCUIT BREAKERS FOR LIGHTS, OUTLETS & O.H. DOOR OPENER

INVESTOR RETURN OPPORTUNITY

Initial Investment: \$100,000

Preferred Annual Return: 10%

Total Preferred Return Over 5 Years: \$50,000 (\$10,000/year x 5 years)

Your Share from Sale at Year 5:

Pro-Rata share of 50% of exit profit (Approx. 3x) = \$300,000

Investment Example Breakdown below:

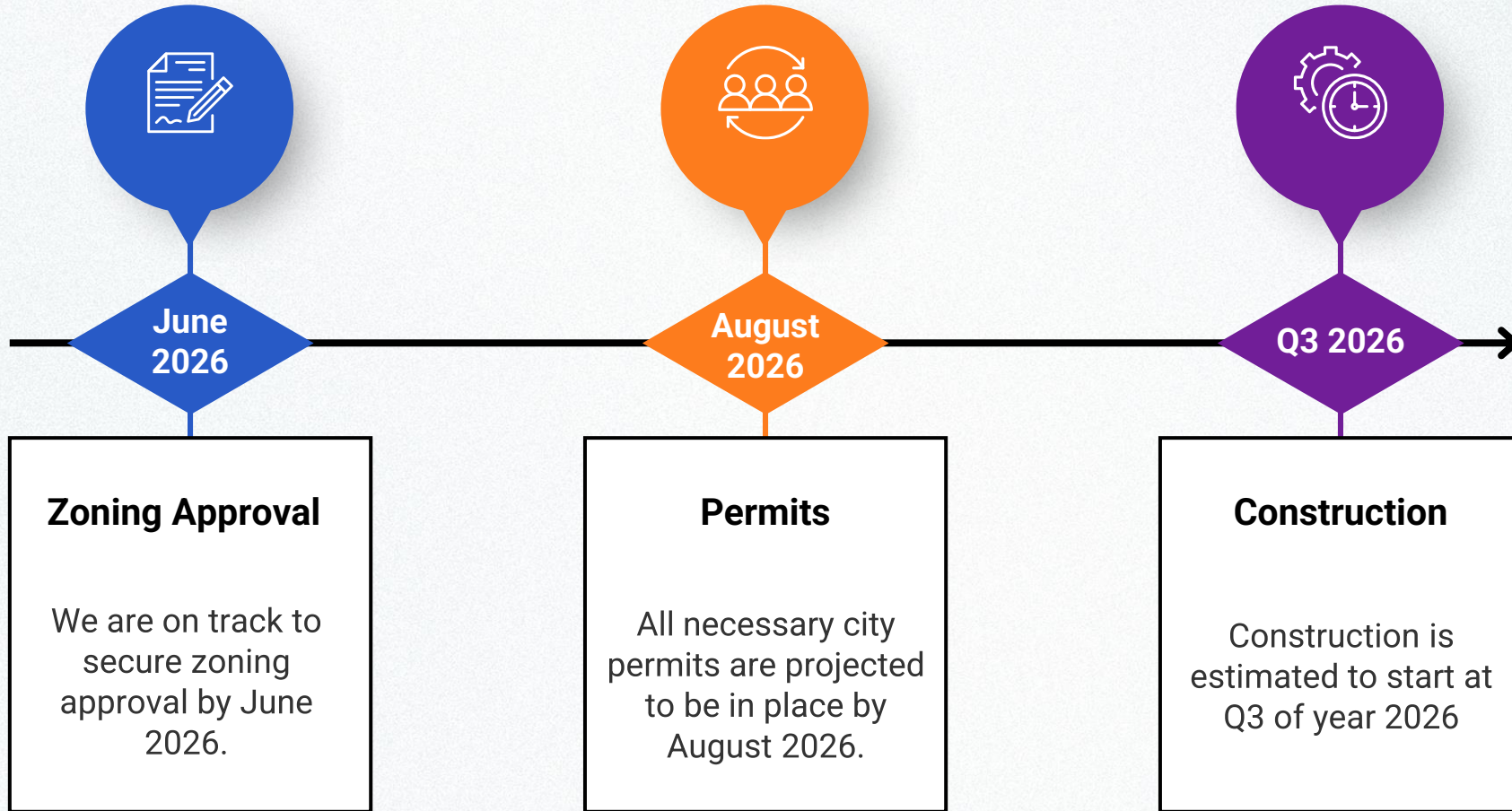
Total Proceeds at exit: \$450,000 (Return of initial investment + annual preferred returns + share from sale)

Year	Investment	Preferred Return (10%)	Total Preferred Return	Sale at End of Year 5
1	\$100,000	\$10,000		—
2		\$10,000		—
3		\$10,000		—
4		\$10,000		—
5		\$10,000	\$50,000	\$300,000 (sale)

*This is an illustration for example purpose only this is not guaranteeing any future results

PROJECT TIMELINE

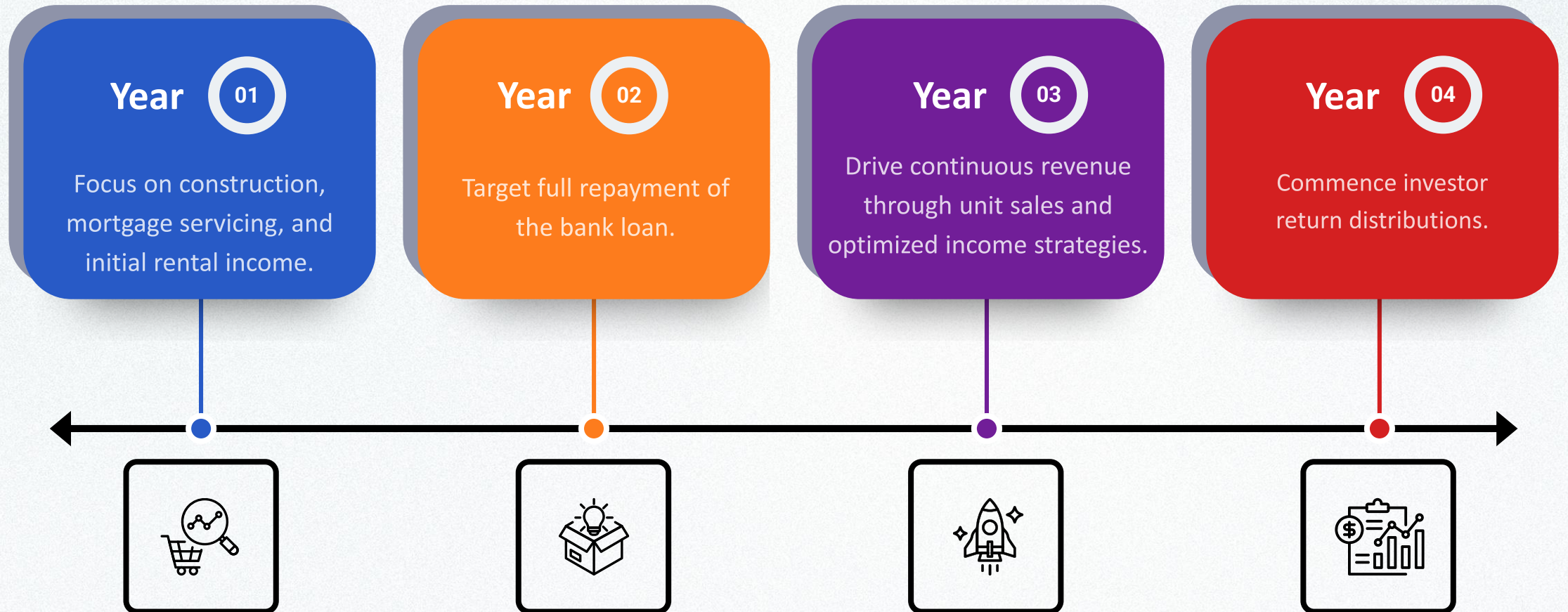
The Investment funds will begin to accrue interest once the construction project officially commences.



Only investors with funds in before December 31, 2025 will be included in this phase—secure your spot today!

INVESTMENT TIMELINE

Investment funds will be held in our Legacy Built Investment **Company account** and will earn the prevailing **money market rate** with JPMorgan Chase Bank (currently 4.5%). Interest from the investment itself will begin to **accrue once the construction project officially commences**.



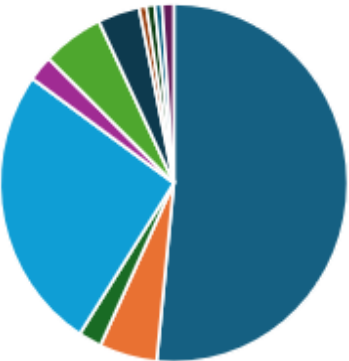
Mohawk Luxury Garage Project

Project Cost

Coonstruction Hard Costs	12,000,000
Construction Fee	1,250,000
General Conditions	500,000
Original Purchase	6,000,000
Interest Reserve	540,604
Soft Costs Less Fees	1,325,000
Developer Fee	904,500
Debt Placement Fee	158,210
Acquisition Fee	180,000
Debt Arrangement Fee	158,210
Bank Reserves	250,000
	23,266,523

Mortgage	15,821,236
Equity	7,445,287

Project Costs



- Coonstruction Hard Costs
- Construction Fee
- General Conditions
- Original Purchase
- Interest Reserve
- Soft Costs Less Fees
- Developer Fee
- Debt Placement Fee
- Acquisition Fee
- Debt Arrangement Fee
- Bank Reserves

	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	TOTAL
Construction Draw	275,000	412,500	962,500	1,375,000	1,925,000	2,612,500	2,337,500	1,650,000	962,500	687,500	412,500	137,500	13,750,000
Interest Reserve	1,604	4,010	9,625	17,646	28,875	44,115	57,750	67,375	72,990	77,000	79,406	80,208	540,604
Accumulated Total Drawn	276,604	693,115	1,665,240	3,057,885	5,011,760	7,668,375	10,063,625	11,781,000	12,816,490	13,580,990	14,072,896	14,290,604	14,290,604

Annual Cash Flows

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
Purchase	6,000,000					
Construction Costs	14,290,604					
Bank Reserves	250,000					
Income		15,054,167	15,154,167	15,254,167	14,104,167	400,000
Expenses	0	-1,200,000	-1,200,000	-1,200,000	-1,125,000	-300,000
Mortgage Payment	0	-1,109,068	-275,845	0	0	0
Mortgage Payoff				-15,820,951		
Preferred Return Accrual	-744,515	-744,515	-744,515	-744,515	-744,515	-744,515
Bank Balance	250,000	12,995,099	26,673,420	24,906,636	37,885,803	37,985,803

Accruing (Not Paid until Sale)

LUXURY GARAGE AMENITIES

STANDARD AMENITIES

- Full AC
- Plumbing in all units
- Individual electric meter
- 120v receptacles
- 50 amp RV outlet
- LED fixtures
- TV/Internet pre-wire
- 16' x 14' electric garage door
- 18' clear interior ceiling height
- Paint by quote
- Pedestrian door
- Insulated walls and ceilings
- 24/7 owner access
- Gated community with cameras
- Luxurious owners' clubhouse
- Common Clubhouse restrooms
- Quality controlled CC&Rs

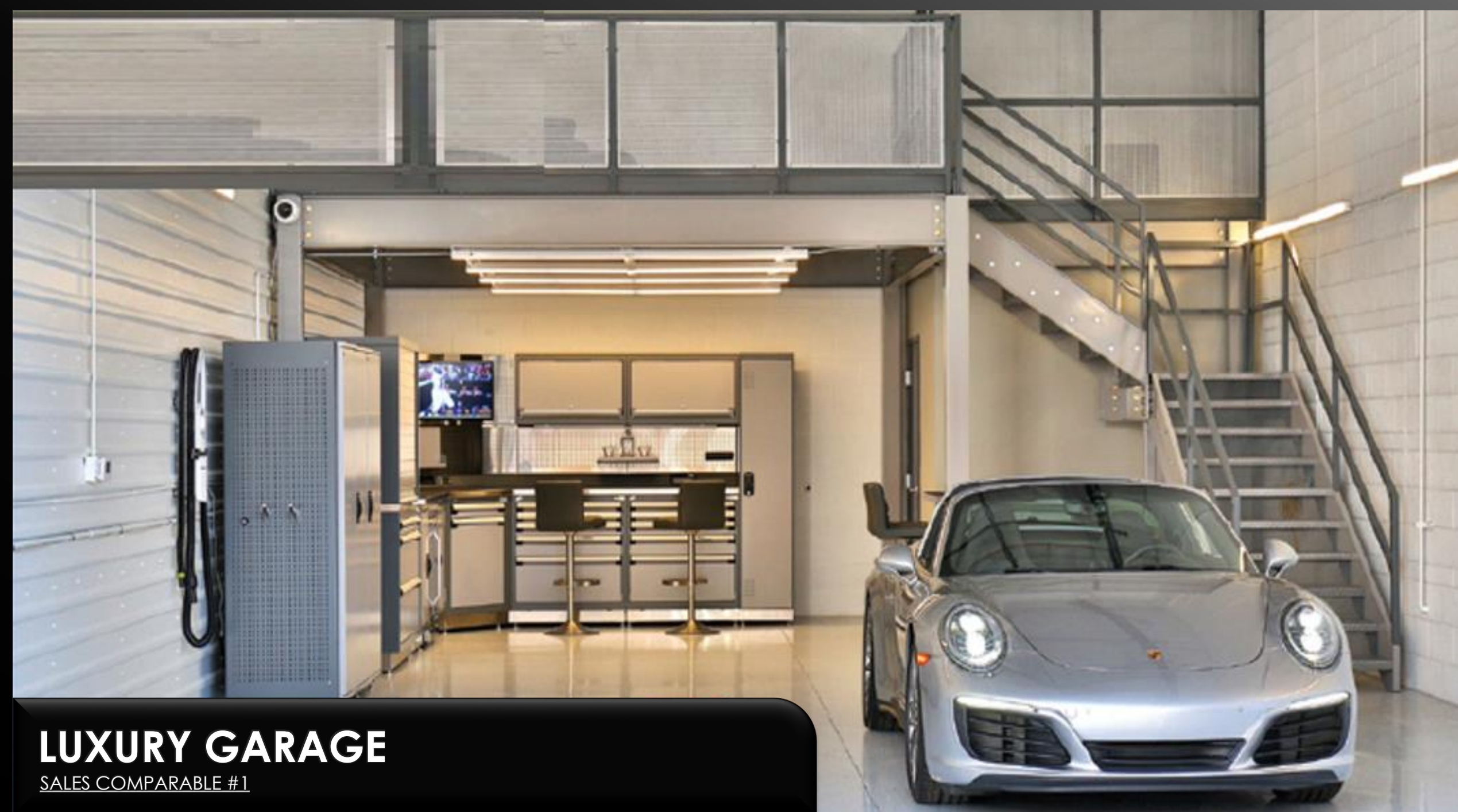
OPTIONAL AMENITIES

- Epoxy floor
- Mezzanine (*custom option*)
- Half bath (*custom option*)
- Individual monitored security
- Custom options available

DEMOGRAPHICS

Property Name	Address	City, State, ZIP	5-mile population	5-mile median Inc.	10-mile population	10-mile median Inc.
Mohawk Auto Court	2714 E Mohawk Ln	Phoenix, AZ 85050	234,658	\$ 114,826	256,342	\$ 129,535
Toy Barn	4150 E Peak view Rd	Cave Creek, AZ 85331	69,531	\$ 157,919	434,363	\$ 138,632
Toy Barn	4504 E Lone Mountain Rd	Cave Creek, AZ 85331	48,466	\$ 156,005	326,339	\$ 143,697
Toy Barn	33840 N Cave Creek Rd	Cave Creek, AZ 85331	46,830	\$ 149,179	208,433	\$ 153,750
Toy Barn	8585 E Hartford Dr, Suite 116	Scottsdale, AZ 85255	154,183	\$ 151,915	480,572	\$ 133,026
Toy Barn Air Park 1	7800 E Greenway Rd	Scottsdale, AZ 85260	188,619	\$ 141,122	554,740	\$ 132,796
Toy Barn Air Park 2	7317 E Helm Dr	Scottsdale, AZ 85260	201,856	\$ 137,617	609,463	\$ 132,756
Toy Barn	2145 S Douglas Dr	Chandler, AZ 85286	311,013	\$ 132,683	871,846	\$ 96,342
Toy Barn Airpark N	2122 S Stearman Dr	Chandler, AZ 85286	312,569	\$ 133,044	873,654	\$ 96,815
Luxelocker	340 N Enterprise Pl	Chandler, AZ 85226	263,206	\$ 79,168	903,259	\$ 72,141
Luxelocker	6132 N 55th Avenue	Glendale, AZ 85301	554,988	\$ 69,864	1,437,071	\$ 81,107
Luxelocker	14585 W El Sol	Goodyear, AZ 85338	142,746	\$ 84,962	480,013	\$ 88,053
Auto Box	15032 N 74th Street	Scottsdale, AZ 85260	198,153	\$ 138,438	587,038	\$ 133,564

SALES COMPARABLES

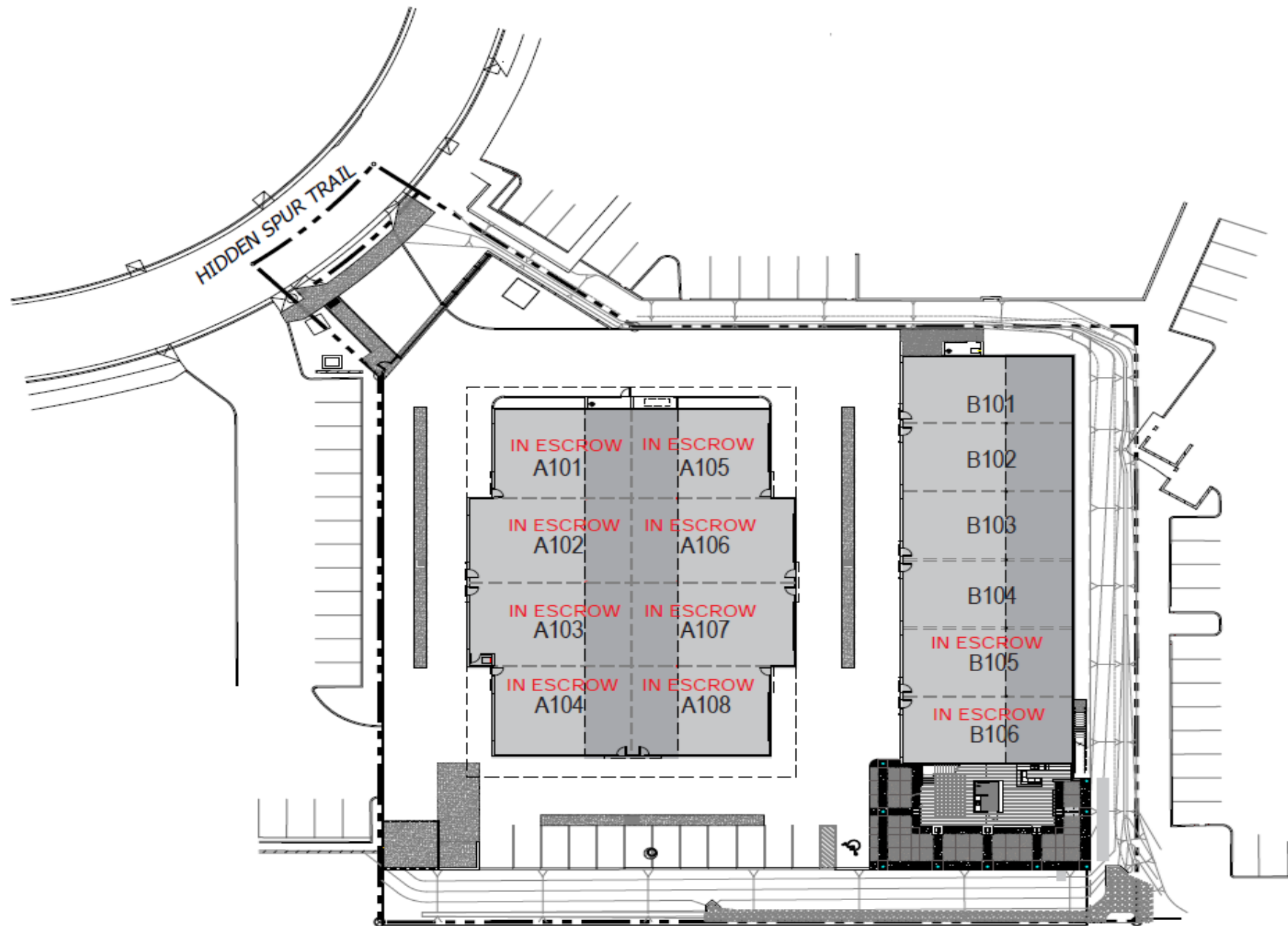


LUXURY GARAGE

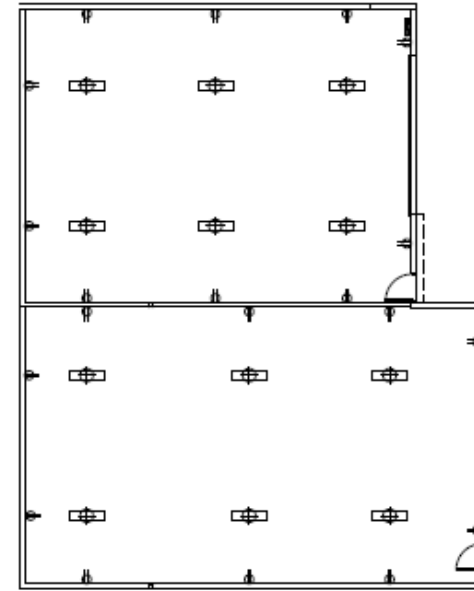
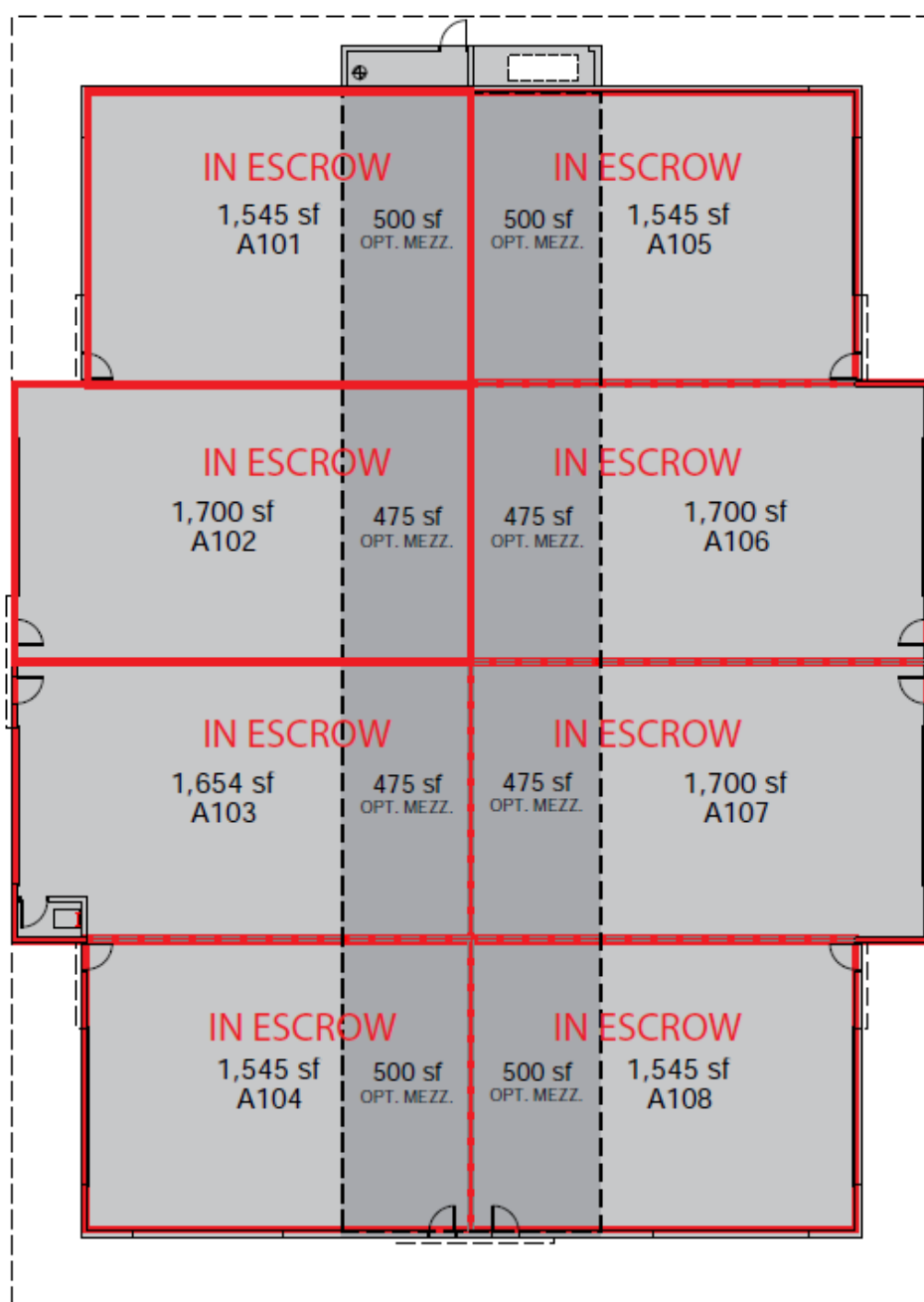
SALES COMPARABLE #1



LUXURY GARAGE
SALES COMPARABLE #2



 **SITE PLAN**
SCALE: 1" = 20'



TYPICAL CONDO UNIT IMPROVEMENTS

NOTE: CONDO UNITS OPP. HAND PER CONDITION

LEGEND

- HIGH BAY L.E.D. INDUSTRIAL LIGHT FIXTURE
- 120/208 ELECTR. OUTLET
- 200 amp ELECTR. PANEL w/ CIRCUIT BREAKERS FOR CONDO UNIT ELECTR. IMPROVEMENTS

BUILDING A

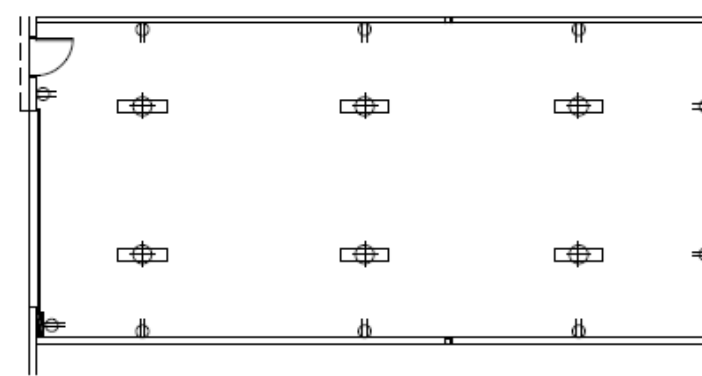
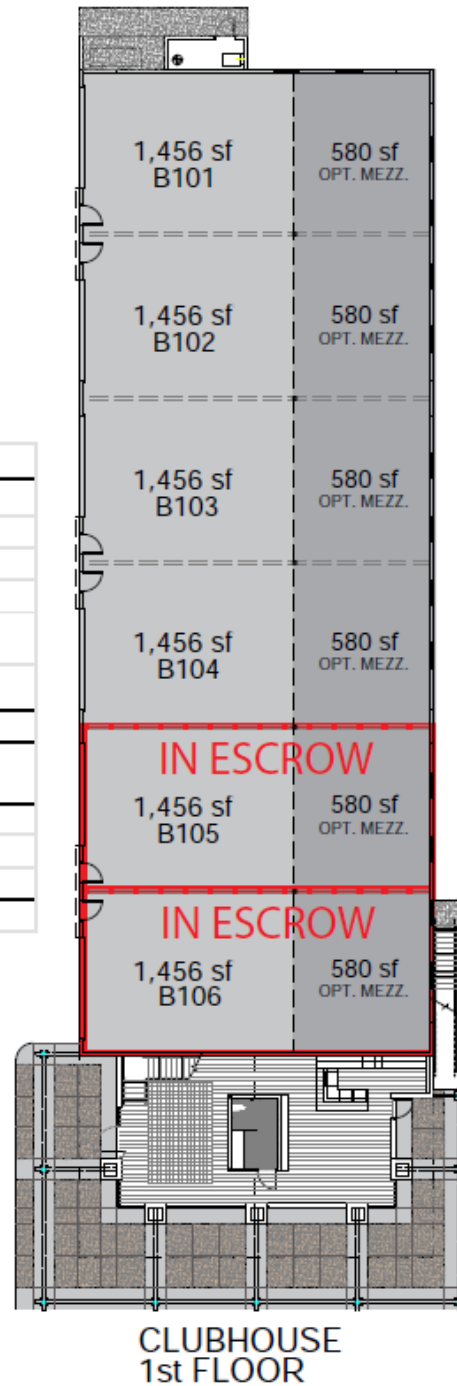
12,934 ± SF

AUTO STORAGE:

• BUILDING A	12,934 SF
• BUILDING B	8,736 SF
TOTAL	21,670 SF
• TOTAL BUILDING AREA	23,262 SF



AUTO STORAGE:		
• BUILDING A		
	12,934	SF
• BUILDING B		
	8,736	SF
TOTAL	21,670	SF
• CLUBHOUSE:		
FLOOR		
1	1,056	SF
2	536	SF
TOTAL	1,592	SF
• TOTAL BUILDING AREA		
	23,262	SF

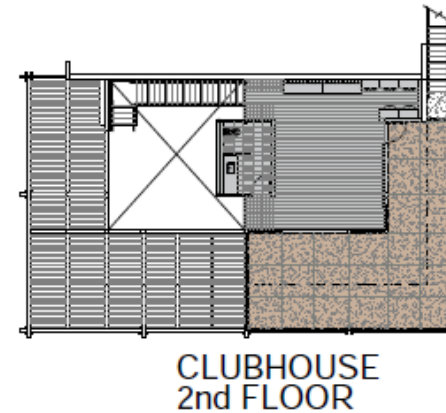


TYPICAL CONDO UNIT IMPROVEMENTS

NOTE: CONDO UNITS OPP. HAND PER CONDITION

LEGEND

- HIGH BAY L.E.D. INDUSTRIAL LIGHT FIXTURE
- 120/208 ELECTR. OUTLET
- 200 amp ELECTR. PANEL w/ CIRCUIT BREAKERS FOR CONDO UNIT ELECTR. IMPROVEMENTS





LUXURY GARAGE

SALES COMPARABLE #3



SALE PRICE:

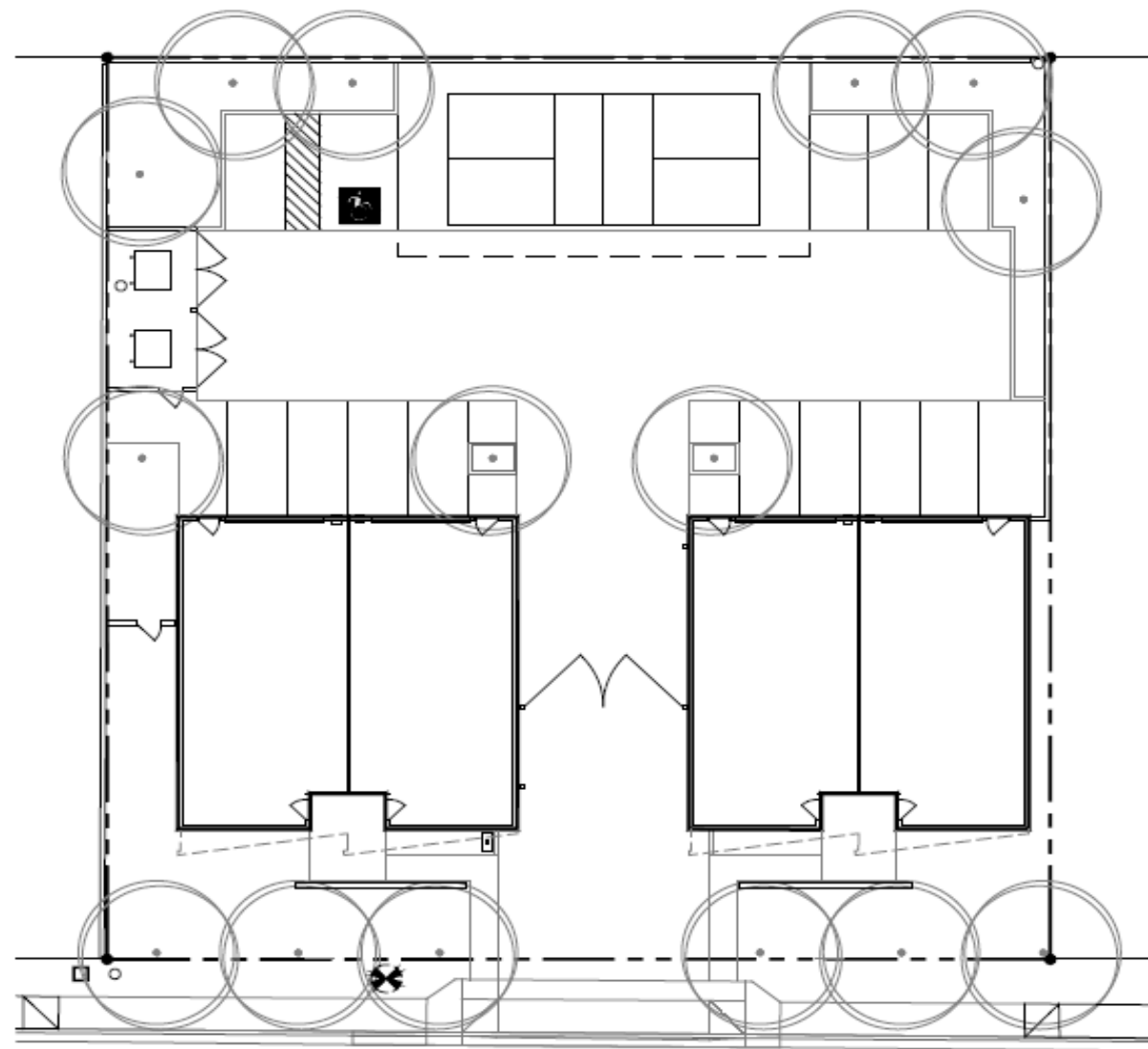
\$1,251,000.00

OR

\$750.00 PER SQ FT.

Site Plan

Square Footage (1122 sq.ft. first floor / 546 sq.ft second floor)



48th Street

We look forward to growing together with you and your investment.



[HTTPS://WWW.LEGACYBUILTUS.COM/](https://www.legacybuiltus.com/)

20645 N. PIMA ROAD, SUITE #145 SCOTTSDALE, AZ 85255

480-719-3000



 Tony Ardizzone | Chairman & President
 480-719-3000
 tony@zzoneco.com
 www.legacybuilt.com



 Eric Faas, Esq. | SVP Acquisitions & Development
 480-295-6666
 eric@zzoneco.com
 www.legacybuilt.com