🏠 Property Scout - Daily Report (11/15/2026)

1 message

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Sun, Nov 15, 2026 at 7:03 AM

🏠 East Valley Property Scout - Daily Report

Up to 10 Properties | 2026-11-15 08:02 AM PDT

Quick Price List

1.	4616 W Chicago St, Chandler, AZ 85226 🔗	$529,900
2.	2102 W Knox Rd, Chandler, AZ 85224 🔗	$540,000
3.	3657 W Saragosa St, Chandler, AZ 85226 🔗	$599,000
4.	1273 W LA Jolla Dr, Tempe, AZ 85282 🔗	$599,000
5.	702 W Spur Ave, Gilbert, AZ 85233 🔗	$599,000
6.	1247 W Pinon Ave, Gilbert, AZ 85233 🔗	$599,900
7.	1921 E Gemini Dr, Tempe, AZ 85283 🔗	$600,000
8.	301 N Brookside St, Chandler, AZ 85225 🔗	$519,500

Nexus Local Machine: Not used — This report used deterministic calculations only.

Preliminary Cash-Flow Classification

Preliminary cash-flow-only classification: the first deterministically ranked property is 4616 W Chicago St, Chandler, AZ 85226. The 8 displayed properties have a mix of positive and nonpositive annual cash flow. This is not a final investment recommendation.

Preliminary cash-flow-only classification; deterministic cards and calculations remain authoritative.

1 4616 W Chicago St, Chandler, AZ 85226 🔗 🔥 STALE — 85d (aggressive offer window) ✅ ACTIVE

$529,900
Square Feet
2,004
Bedrooms
4
Bathrooms
2.5
Potential Rooms
8
Current Listing DOM
85 days

Sale Status
Active
Checked 2026-11-15 07:02
Conversion Cost
$20,000
Annual Cash Flow at List Price
$9,242
$770/month

Area Risk Check

Flood: FEMA lookup unavailable

Crime: Grade C · safer than 41% of U.S. ZIP codes (ZIP-level)

Sources: FEMA NFHL parcel-point lookup; CrimeGrade.org ZIP rating. Verify flood insurance requirements during due diligence.

Open FEMA NFHL · **Open CrimeGrade.org**

Standard Financing Scenarios — 7.0% Fixed / 30 Years

5% Down	10% Down	20% Down
Down Payment: $26,495 Loan Amount: $503,405 Monthly PITI: $3,641 **Monthly Net Cash Flow: $770** Annual Net Cash Flow: $9,242	Down Payment: $52,990 Loan Amount: $476,910 Monthly PITI: $3,465 **Monthly Net Cash Flow: $946** Annual Net Cash Flow: $11,357	Down Payment: $105,980 Loan Amount: $423,920 Monthly PITI: $3,112 **Monthly Net Cash Flow: $1,299** Annual Net Cash Flow: $15,588

Target Purchase Prices — 5% Down / 7.0% Fixed / 30 Years

Target $750/mo Net Cash Flow	Target $1,000/mo Net Cash Flow	Target $1,500/mo Net Cash Flow
Cash-Flow-Supported Purchase Price — Before Conversion: $533,091 Conversion Capital Reserve: $20,000 All-In Acquisition Ceiling — After Conversion Reserve: $513,091 **Recommended Offer — Capped at List Price: $513,091** Difference vs List Price: $-16,809	Cash-Flow-Supported Purchase Price — Before Conversion: $493,536 Conversion Capital Reserve: $20,000 All-In Acquisition Ceiling — After Conversion Reserve: $473,536 **Recommended Offer — Capped at List Price: $473,536** Difference vs List Price: $-56,364	Cash-Flow-Supported Purchase Price — Before Conversion: $414,427 Conversion Capital Reserve: $20,000 All-In Acquisition Ceiling — After Conversion Reserve: $394,427 **Recommended Offer — Capped at List Price: $394,427** Difference vs List Price: $-135,473

Potential rooms: modeled screening assumption: >2,000 sq ft supports 8 rentable rooms; not floor-plan or legal-feasibility verified. Conversion reserve: explicit.

Modeled underwriting assumptions—not parcel-verified figures. Property tax is modeled at $2,000/year and insurance at $1,500/year. PMI is excluded. Verify parcel-specific tax, insurance, PMI, financing terms, and conversion-cost treatment during due diligence.

🏘️ Regional Verified No-HOA Sold Comparables — rolling 183 days (verified no-HOA, approximate size/bath match; regional fallback after 0 same-ZIP/radius comp(s))

Comparable coverage: 5 verified no-HOA sales in rolling 183-day window · Source: local comparable-sales cache (as of 2026-11-14 19:00:53.785363+00:00).

Sold price median: $700,000 (range $405,000–$1,251,450)
Median sold $/sq ft: $341/sf

Comp-implied value range (subject sqft basis): $615,863 · $684,293 · $752,722

Address	Sold Price	Sold Date	$ / SF	Beds/Baths	Sqft	Distance
1019 E Watson Dr, Tempe, AZ 85283	$700,000	2026-11-02	$341/sf	5/2.0	2,050 SF	not verified
226 W Ranch Rd, Tempe, AZ 85284	$1,050,000	2026-07-02	$468/sf	4/3.0	2,242 SF	not verified
844 E Encinas Ave, Gilbert, AZ 85234	$505,000	2026-06-30	$283/sf	3/2.0	1,784 SF	not verified
305 W Nopal Pl, Chandler, AZ 85225	$405,000	2026-07-10	$253/sf	3/3.0	1,599 SF	not verified
332 E Harrison St, Gilbert, AZ 85295	$1,251,450	2026-06-26	$521/sf	3/2.0	2,400 SF	not verified

View Listing → Move to Radar Remove from Future Reports

2 2102 W Knox Rd, Chandler, AZ 85224 🔗 🔥 STALE — 42d (aggressive offer window) ✅ ACTIVE

$540,000
Square Feet
2,068
Bedrooms
3
Bathrooms
3.0
Potential Rooms
8
Current Listing DOM
42 days
Sale Status
Active
Checked 2026-11-15 07:02
Conversion Cost
$25,000
Annual Cash Flow at List Price
$8,476
$706/month

Area Risk Check

Flood: FEMA lookup unavailable

Crime: Grade C · safer than 39% of U.S. ZIP codes (ZIP-level)

Sources: FEMA NFHL parcel-point lookup; CrimeGrade.org ZIP rating. Verify flood insurance requirements during due diligence.

Open FEMA NFHL · **Open CrimeGrade.org**

Standard Financing Scenarios — 7.0% Fixed / 30 Years

5% Down	10% Down	20% Down
Down Payment: $27,000 Loan Amount: $513,000 Monthly PITI: $3,705 **Monthly Net Cash Flow: $706** Annual Net Cash Flow: $8,476	Down Payment: $54,000 Loan Amount: $486,000 Monthly PITI: $3,525 **Monthly Net Cash Flow: $886** Annual Net Cash Flow: $10,632	Down Payment: $108,000 Loan Amount: $432,000 Monthly PITI: $3,166 **Monthly Net Cash Flow: $1,245** Annual Net Cash Flow: $14,943

Target Purchase Prices — 5% Down / 7.0% Fixed / 30 Years

Target $750/mo Net Cash Flow	Target $1,000/mo Net Cash Flow	Target $1,500/mo Net Cash Flow
Cash-Flow-Supported Purchase Price — Before Conversion: $533,091 Conversion Capital Reserve: $25,000 All-In Acquisition Ceiling — After Conversion Reserve: $508,091 **Recommended Offer — Capped at List Price: $508,091** Difference vs List Price: $-31,909	Cash-Flow-Supported Purchase Price — Before Conversion: $493,536 Conversion Capital Reserve: $25,000 All-In Acquisition Ceiling — After Conversion Reserve: $468,536 **Recommended Offer — Capped at List Price: $468,536** Difference vs List Price: $-71,464	Cash-Flow-Supported Purchase Price — Before Conversion: $414,427 Conversion Capital Reserve: $25,000 All-In Acquisition Ceiling — After Conversion Reserve: $389,427 **Recommended Offer — Capped at List Price: $389,427** Difference vs List Price: $-150,573

Potential rooms: modeled screening assumption: >2,000 sq ft supports 8 rentable rooms; not floor-plan or legal-feasibility verified. Conversion reserve: explicit.

Modeled underwriting assumptions—not parcel-verified figures. Property tax is modeled at $2,000/year and insurance at $1,500/year. PMI is excluded. Verify parcel-specific tax, insurance, PMI, financing terms, and conversion-cost treatment during due diligence.

🏘️ Regional Verified No-HOA Sold Comparables — rolling 183 days (verified no-HOA, approximate size/bath match; regional fallback after 0 same-ZIP/radius comp(s))

Comparable coverage: 5 verified no-HOA sales in rolling 183-day window · Source: local comparable-sales cache (as of 2026-11-14 19:00:53.785363+00:00).

Sold price median: $699,900 (range $405,000–$1,251,450)
Median sold $/sq ft: $283/sf

Comp-implied value range (subject sqft basis): $526,853 · $585,392 · $643,932

Address	Sold Price	Sold Date	$ / SF	Beds/Baths	Sqft	Distance
305 W Nopal Pl, Chandler, AZ 85225	$405,000	2026-07-10	$253/sf	3/3.0	1,599 SF	not verified
226 W Ranch Rd, Tempe, AZ 85284	$1,050,000	2026-07-02	$468/sf	4/3.0	2,242 SF	not verified
844 E Encinas Ave, Gilbert, AZ 85234	$505,000	2026-06-30	$283/sf	3/2.0	1,784 SF	not verified
332 E Harrison St, Gilbert, AZ 85295	$1,251,450	2026-06-26	$521/sf	3/2.0	2,400 SF	not verified
1882 E Fremont Dr, Tempe, AZ 85282	$699,900	2026-07-08	$264/sf	4/2.0	2,653 SF	not verified

View Listing → Move to Radar Remove from Future Reports

3 3657 W Saragosa St, Chandler, AZ 85226 ACTIVE

$599,000
Square Feet
2,210
Bedrooms
5
Bathrooms
2.5
Potential Rooms
8
Current Listing DOM
9 days
Sale Status
Active
Checked 2026-11-15 07:02
Conversion Cost
$15,000
Annual Cash Flow at List Price
$4,001
$333/month

Area Risk Check

Flood: FEMA lookup unavailable

Crime: Grade C · safer than 41% of U.S. ZIP codes (ZIP-level)

Sources: FEMA NFHL parcel-point lookup; CrimeGrade.org ZIP rating. Verify flood insurance requirements during due diligence.

Open FEMA NFHL · **Open CrimeGrade.org**

Standard Financing Scenarios — 7.0% Fixed / 30 Years

5% Down
Down Payment: $29,950
Loan Amount: $569,050
Monthly PITI: $4,078
Monthly Net Cash Flow: $333
Annual Net Cash Flow: $4,001

10% Down
Down Payment: $59,900
Loan Amount: $539,100
Monthly PITI: $3,878
Monthly Net Cash Flow: $533
Annual Net Cash Flow: $6,392

20% Down
Down Payment: $119,800
Loan Amount: $479,200
Monthly PITI: $3,480
Monthly Net Cash Flow: $931
Annual Net Cash Flow: $11,174

Target Purchase Prices — 5% Down / 7.0% Fixed / 30 Years

Target $750/mo Net Cash Flow
Cash-Flow-Supported Purchase Price — Before Conversion: $533,091
Conversion Capital Reserve: $15,000
All-In Acquisition Ceiling — After Conversion Reserve: $518,091
Recommended Offer — Capped at List Price: $518,091
Difference vs List Price: $-80,909

Target $1,000/mo Net Cash Flow
Cash-Flow-Supported Purchase Price — Before Conversion: $493,536
Conversion Capital Reserve: $15,000
All-In Acquisition Ceiling — After Conversion Reserve: $478,536
Recommended Offer — Capped at List Price: $478,536
Difference vs List Price: $-120,464

Target $1,500/mo Net Cash Flow
Cash-Flow-Supported Purchase Price — Before Conversion: $414,427
Conversion Capital Reserve: $15,000
All-In Acquisition Ceiling — After Conversion Reserve: $399,427
Recommended Offer — Capped at List Price: $399,427
Difference vs List Price: $-199,573

Potential rooms: modeled screening assumption: >2,000 sq ft supports 8 rentable rooms; not floor-plan or legal-feasibility verified. Conversion reserve: explicit.

Modeled underwriting assumptions—not parcel-verified figures. Property tax is modeled at $2,000/year and insurance at $1,500/year. PMI is excluded. Verify parcel-specific tax, insurance, PMI, financing terms, and conversion-cost treatment during due diligence.

🏘️ Regional Verified No-HOA Sold Comparables — rolling 183 days (verified no-HOA, approximate size/bath match; regional fallback after 0 same-ZIP/radius comp(s))

Comparable coverage: 4 verified no-HOA sales in rolling 183-day window · Source: local comparable-sales cache (as of 2026-11-14 19:00:53.785363+00:00).

Sold price median: $699,950 (range $475,000–$1,050,000)
Median sold $/sq ft: $306/sf

Comp-implied value range (subject sqft basis): $609,213 · $676,903 · $744,594

Address	Sold Price	Sold Date	$ / SF	Beds/Baths	Sqft	Distance
1019 E Watson Dr, Tempe, AZ 85283	$700,000	2026-11-02	$341/sf	5/2.0	2,050 SF	not verified
226 W Ranch Rd, Tempe, AZ 85284	$1,050,000	2026-07-02	$468/sf	4/3.0	2,242 SF	not verified
1882 E Fremont Dr, Tempe, AZ 85282	$699,900	2026-07-08	$264/sf	4/2.0	2,653 SF	not verified
2045 E Orange St, Tempe, AZ 85281	$475,000	2026-05-19	$271/sf	6/2.0	1,752 SF	not verified

View Listing → Move to Radar Remove from Future Reports

4 1273 W LA Jolla Dr, Tempe, AZ 85282 ACTIVE

$599,000
Square Feet
2,200
Bedrooms
5
Bathrooms
4.0
Potential Rooms
8
Current Listing DOM
3 days
Sale Status
Active
Checked 2026-11-15 07:02
Conversion Cost
$15,000
Annual Cash Flow at List Price
$4,001
$333/month

Area Risk Check

Flood: FEMA lookup unavailable

Crime: ZIP-level crime rating unavailable (ZIP-level)

Sources: FEMA NFHL parcel-point lookup; CrimeGrade.org ZIP rating. Verify flood insurance requirements during due diligence.

Open FEMA NFHL · Open CrimeGrade.org

Standard Financing Scenarios — 7.0% Fixed / 30 Years

5% Down
Down Payment: $29,950
Loan Amount: $569,050
Monthly PITI: $4,078
Monthly Net Cash Flow: $333
Annual Net Cash Flow: $4,001

10% Down
Down Payment: $59,900
Loan Amount: $539,100
Monthly PITI: $3,878
Monthly Net Cash Flow: $533
Annual Net Cash Flow: $6,392

20% Down
Down Payment: $119,800
Loan Amount: $479,200
Monthly PITI: $3,480
Monthly Net Cash Flow: $931
Annual Net Cash Flow: $11,174

Target Purchase Prices — 5% Down / 7.0% Fixed / 30 Years

Target $750/mo Net Cash Flow	Target $1,000/mo Net Cash Flow	Target $1,500/mo Net Cash Flow
Cash-Flow-Supported Purchase Price — Before Conversion: $533,091 Conversion Capital Reserve: $15,000 All-In Acquisition Ceiling — After Conversion Reserve: $518,091 **Recommended Offer — Capped at List Price: $518,091** Difference vs List Price: $-80,909	Cash-Flow-Supported Purchase Price — Before Conversion: $493,536 Conversion Capital Reserve: $15,000 All-In Acquisition Ceiling — After Conversion Reserve: $478,536 **Recommended Offer — Capped at List Price: $478,536** Difference vs List Price: $-120,464	Cash-Flow-Supported Purchase Price — Before Conversion: $414,427 Conversion Capital Reserve: $15,000 All-In Acquisition Ceiling — After Conversion Reserve: $399,427 **Recommended Offer — Capped at List Price: $399,427** Difference vs List Price: $-199,573

Potential rooms: modeled screening assumption: >2,000 sq ft supports 8 rentable rooms; not floor-plan or legal-feasibility verified. Conversion reserve: explicit.

Modeled underwriting assumptions—not parcel-verified figures. Property tax is modeled at $2,000/year and insurance at $1,500/year. PMI is excluded. Verify parcel-specific tax, insurance, PMI, financing terms, and conversion-cost treatment during due diligence.

🏘️ Regional Verified No-HOA Sold Comparables — rolling 183 days (verified no-HOA, approximate size/bath match; regional fallback after 0 same-ZIP/radius comp(s))

Comparable coverage: 1 verified no-HOA sales in rolling 183-day window · Source: local comparable-sales cache (as of 2026-11-14 19:00:53.785363+00:00).

Sold price median: $1,050,000 (range $1,050,000–$1,050,000)
Median sold $/sq ft: $468/sf

Comp-implied value range (subject sqft basis): $927,297 · $1,030,330 · $1,133,363

Insufficient verified recent no-HOA comps (1/3) after approximate sqft/bath/property-type filters

Address	Sold Price	Sold Date	$ / SF	Beds/Baths	Sqft	Distance
226 W Ranch Rd, Tempe, AZ 85284	$1,050,000	2026-07-02	$468/sf	4/3.0	2,242 SF	not verified

View Listing → Move to Radar Remove from Future Reports

5 702 W Spur Ave, Gilbert, AZ 85233 ACTIVE

$599,000
Square Feet
2,200
Bedrooms
4
Bathrooms
2.5
Potential Rooms
8
Current Listing DOM
2 days
Sale Status
Active
Checked 2026-11-15 07:02
Conversion Cost
$20,000
Annual Cash Flow at List Price
$4,001
$333/month

Area Risk Check

Flood: FEMA lookup unavailable
Crime: ZIP-level crime rating unavailable (ZIP-level)

Sources: FEMA NFHL parcel-point lookup; CrimeGrade.org ZIP rating. Verify flood insurance requirements during due diligence.

Open FEMA NFHL · **Open CrimeGrade.org**

Standard Financing Scenarios — 7.0% Fixed / 30 Years

5% Down	10% Down	20% Down
Down Payment: $29,950	Down Payment: $59,900	Down Payment: $119,800

Loan Amount: $569,050
Monthly PITI: $4,078

Monthly Net Cash Flow: $333
Annual Net Cash Flow: $4,001

Loan Amount: $539,100
Monthly PITI: $3,878

Monthly Net Cash Flow: $533
Annual Net Cash Flow: $6,392

Loan Amount: $479,200
Monthly PITI: $3,480

Monthly Net Cash Flow: $931
Annual Net Cash Flow: $11,174

Target Purchase Prices — 5% Down / 7.0% Fixed / 30 Years

Target $750/mo Net Cash Flow

Cash-Flow-Supported Purchase Price — Before Conversion: $533,091
Conversion Capital Reserve: $20,000
All-In Acquisition Ceiling — After Conversion Reserve: $513,091

Recommended Offer — Capped at List Price: $513,091
Difference vs List Price: $-85,909

Target $1,000/mo Net Cash Flow

Cash-Flow-Supported Purchase Price — Before Conversion: $493,536
Conversion Capital Reserve: $20,000
All-In Acquisition Ceiling — After Conversion Reserve: $473,536

Recommended Offer — Capped at List Price: $473,536
Difference vs List Price: $-125,464

Target $1,500/mo Net Cash Flow

Cash-Flow-Supported Purchase Price — Before Conversion: $414,427
Conversion Capital Reserve: $20,000
All-In Acquisition Ceiling — After Conversion Reserve: $394,427

Recommended Offer — Capped at List Price: $394,427
Difference vs List Price: $-204,573

Potential rooms: modeled screening assumption: >2,000 sq ft supports 8 rentable rooms; not floor-plan or legal-feasibility verified. Conversion reserve: explicit.

Modeled underwriting assumptions—not parcel-verified figures. Property tax is modeled at $2,000/year and insurance at $1,500/year. PMI is excluded. Verify parcel-specific tax, insurance, PMI, financing terms, and conversion-cost treatment during due diligence.

🏠 Regional Verified No-HOA Sold Comparables — rolling 183 days (verified no-HOA, approximate size/bath match; regional fallback after 0 same-ZIP/radius comp(s))

Comparable coverage: 5 verified no-HOA sales in rolling 183-day window · Source: local comparable-sales cache (as of 2026-11-14 19:00:53.785363+00:00).

Sold price median: $700,000 (range $505,000–$1,251,450)
Median sold $/sq ft: $341/sf

Comp-implied value range (subject sqft basis): $676,098 · $751,220 · $826,341

Address	Sold Price	Sold Date	$ / SF	Beds/Baths	Sqft	Distance
226 W Ranch Rd, Tempe, AZ 85284	$1,050,000	2026-07-02	$468/sf	4/3.0	2,242 SF	not verified
1019 E Watson Dr, Tempe, AZ 85283	$700,000	2026-11-02	$341/sf	5/2.0	2,050 SF	not verified
1882 E Fremont Dr, Tempe, AZ 85282	$699,900	2026-07-08	$264/sf	4/2.0	2,653 SF	not verified
332 E Harrison St, Gilbert, AZ 85295	$1,251,450	2026-06-26	$521/sf	3/2.0	2,400 SF	not verified
844 E Encinas Ave, Gilbert, AZ 85234	$505,000	2026-06-30	$283/sf	3/2.0	1,784 SF	not verified

View Listing → Move to Radar Remove from Future Reports

6 1247 W Pinon Ave, Gilbert, AZ 85233 🔗 🔥 STALE — 93d (aggressive offer window) ✅ ACTIVE

$599,900
Square Feet
2,146
Bedrooms
4
Bathrooms
3.0
Potential Rooms
8
Current Listing DOM
93 days
Sale Status
Active
Checked 2026-11-15 07:02
Conversion Cost
$20,000
Annual Cash Flow at List Price
$3,933
$328/month

Area Risk Check

Flood: FEMA lookup unavailable

Crime: ZIP-level crime rating unavailable (ZIP-level)

Sources: FEMA NFHL parcel-point lookup; CrimeGrade.org ZIP rating. Verify flood insurance requirements during due diligence.

Open FEMA NFHL · Open CrimeGrade.org

Standard Financing Scenarios — 7.0% Fixed / 30 Years

5% Down	10% Down	20% Down
Down Payment: $29,995 Loan Amount: $569,905 Monthly PITI: $4,083 **Monthly Net Cash Flow: $328** Annual Net Cash Flow: $3,933	Down Payment: $59,990 Loan Amount: $539,910 Monthly PITI: $3,884 **Monthly Net Cash Flow: $527** Annual Net Cash Flow: $6,328	Down Payment: $119,980 Loan Amount: $479,920 Monthly PITI: $3,485 **Monthly Net Cash Flow: $926** Annual Net Cash Flow: $11,117

Target Purchase Prices — 5% Down / 7.0% Fixed / 30 Years

Target $750/mo Net Cash Flow	Target $1,000/mo Net Cash Flow	Target $1,500/mo Net Cash Flow
Cash-Flow-Supported Purchase Price — Before Conversion: $533,091 Conversion Capital Reserve: $20,000 All-In Acquisition Ceiling — After Conversion Reserve: $513,091 **Recommended Offer — Capped at List Price: $513,091** Difference vs List Price: $-86,809	Cash-Flow-Supported Purchase Price — Before Conversion: $493,536 Conversion Capital Reserve: $20,000 All-In Acquisition Ceiling — After Conversion Reserve: $473,536 **Recommended Offer — Capped at List Price: $473,536** Difference vs List Price: $-126,364	Cash-Flow-Supported Purchase Price — Before Conversion: $414,427 Conversion Capital Reserve: $20,000 All-In Acquisition Ceiling — After Conversion Reserve: $394,427 **Recommended Offer — Capped at List Price: $394,427** Difference vs List Price: $-205,473

Potential rooms: modeled screening assumption: >2,000 sq ft supports 8 rentable rooms; not floor-plan or legal-feasibility verified. Conversion reserve: explicit.

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Comparable coverage: 5 verified no-HOA sales in rolling 183-day window · Source: local comparable-sales cache (as of 2026-11-14 19:00:53.785363+00:00).

Sold price median: $700,000 (range $405,000–$1,251,450)
Median sold $/sq ft: $341/sf

Comp-implied value range (subject sqft basis): $659,502 · $732,780 · $806,059

Address	Sold Price	Sold Date	$ / SF	Beds/Baths	Sqft	Distance
226 W Ranch Rd, Tempe, AZ 85284	$1,050,000	2026-07-02	$468/sf	4/3.0	2,242 SF	not verified
1019 E Watson Dr, Tempe, AZ 85283	$700,000	2026-11-02	$341/sf	5/2.0	2,050 SF	not verified
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332 E Harrison St, Gilbert, AZ 85295	$1,251,450	2026-06-26	$521/sf	3/2.0	2,400 SF	not verified

View Listing → Move to Radar Remove from Future Reports

7 1921 E Gemini Dr, Tempe, AZ 85283 ✅ ACTIVE

$600,000
Square Feet
2,360
Bedrooms
4
Bathrooms

3.5
Potential Rooms
8
Current Listing DOM
17 days
Sale Status
Active
Checked 2026-11-15 07:02
Conversion Cost
$20,000
Annual Cash Flow at List Price
$3,925
$327/month

Area Risk Check

Flood: FEMA lookup unavailable

Crime: ZIP-level crime rating unavailable (ZIP-level)

Sources: FEMA NFHL parcel-point lookup; CrimeGrade.org ZIP rating. Verify flood insurance requirements during due diligence.

Open FEMA NFHL · **Open CrimeGrade.org**

Standard Financing Scenarios — 7.0% Fixed / 30 Years

5% Down	10% Down	20% Down
Down Payment: $30,000 Loan Amount: $570,000 Monthly PITI: $4,084 **Monthly Net Cash Flow: $327** Annual Net Cash Flow: $3,925	Down Payment: $60,000 Loan Amount: $540,000 Monthly PITI: $3,884 **Monthly Net Cash Flow: $527** Annual Net Cash Flow: $6,320	Down Payment: $120,000 Loan Amount: $480,000 Monthly PITI: $3,485 **Monthly Net Cash Flow: $926** Annual Net Cash Flow: $11,111

Target Purchase Prices — 5% Down / 7.0% Fixed / 30 Years

Target $750/mo Net Cash Flow	Target $1,000/mo Net Cash Flow	Target $1,500/mo Net Cash Flow
Cash-Flow-Supported Purchase Price — Before Conversion: $533,091 Conversion Capital Reserve: $20,000 All-In Acquisition Ceiling — After Conversion Reserve: $513,091 **Recommended Offer — Capped at List Price: $513,091** Difference vs List Price: $-86,909	Cash-Flow-Supported Purchase Price — Before Conversion: $493,536 Conversion Capital Reserve: $20,000 All-In Acquisition Ceiling — After Conversion Reserve: $473,536 **Recommended Offer — Capped at List Price: $473,536** Difference vs List Price: $-126,464	Cash-Flow-Supported Purchase Price — Before Conversion: $414,427 Conversion Capital Reserve: $20,000 All-In Acquisition Ceiling — After Conversion Reserve: $394,427 **Recommended Offer — Capped at List Price: $394,427** Difference vs List Price: $-205,573

Potential rooms: modeled screening assumption: >2,000 sq ft supports 8 rentable rooms; not floor-plan or legal-feasibility verified. Conversion reserve: explicit.

Modeled underwriting assumptions—not parcel-verified figures. Property tax is modeled at $2,000/year and insurance at $1,500/year. PMI is excluded. Verify parcel-specific tax, insurance, PMI, financing terms, and conversion-cost treatment during due diligence.

🏘️ Regional Verified No-HOA Sold Comparables — rolling 183 days (verified no-HOA, approximate size/bath match; regional fallback after 1 same-ZIP/radius comp(s))

Comparable coverage: 5 verified no-HOA sales in rolling 183-day window · Source: local comparable-sales cache (as of 2026-11-14 19:00:53.785363+00:00).

Sold price median: $700,000 (range $505,000–$1,251,450)
Median sold $/sq ft: $341/sf

Comp-implied value range (subject sqft basis): $725,268 · $805,854 · $886,439

Address	Sold Price	Sold Date	$ / SF	Beds/Baths	Sqft	Distance
226 W Ranch Rd, Tempe, AZ 85284	$1,050,000	2026-07-02	$468/sf	4/3.0	2,242 SF	not verified
1882 E Fremont Dr, Tempe, AZ 85282	$699,900	2026-07-08	$264/sf	4/2.0	2,653 SF	not verified
332 E Harrison St, Gilbert, AZ 85295	$1,251,450	2026-06-26	$521/sf	3/2.0	2,400 SF	not verified
1019 E Watson Dr, Tempe, AZ 85283	$700,000	2026-11-02	$341/sf	5/2.0	2,050 SF	not verified

844 E Encinas Ave, Gilbert, AZ 85234	$505,000	2026-06-30	$283/sf	3/2.0	1,784 SF	not verified

View Listing → Move to Radar Remove from Future Reports

8 301 N Brookside St, Chandler, AZ 85225 ACTIVE

$519,500
Square Feet
2,000
Bedrooms
3
Bathrooms
2.5
Potential Rooms
6
Current Listing DOM
1 days
Sale Status
Active
Checked 2026-11-15 07:02
Conversion Cost
$15,000
Annual Cash Flow at List Price
$-6,577
$-548/month

Area Risk Check

Flood: FEMA lookup unavailable

Crime: Grade C · safer than 45% of U.S. ZIP codes (ZIP-level)

Sources: FEMA NFHL parcel-point lookup; CrimeGrade.org ZIP rating. Verify flood insurance requirements during due diligence.

Open FEMA NFHL · Open CrimeGrade.org

Standard Financing Scenarios — 7.0% Fixed / 30 Years

5% Down
Down Payment: $25,975
Loan Amount: $493,525
Monthly PITI: $3,575
Monthly Net Cash Flow: $-548
Annual Net Cash Flow: $-6,577

10% Down
Down Payment: $51,950
Loan Amount: $467,550
Monthly PITI: $3,402
Monthly Net Cash Flow: $-375
Annual Net Cash Flow: $-4,503

20% Down
Down Payment: $103,900
Loan Amount: $415,600
Monthly PITI: $3,057
Monthly Net Cash Flow: $-30
Annual Net Cash Flow: $-356

Target Purchase Prices — 5% Down / 7.0% Fixed / 30 Years

Target $750/mo Net Cash Flow
Cash-Flow-Supported Purchase Price — Before Conversion: $314,116
Conversion Capital Reserve: $15,000
All-In Acquisition Ceiling — After Conversion Reserve: $299,116
Recommended Offer — Capped at List Price: $299,116
Difference vs List Price: $-220,384

Target $1,000/mo Net Cash Flow
Cash-Flow-Supported Purchase Price — Before Conversion: $274,562
Conversion Capital Reserve: $15,000
All-In Acquisition Ceiling — After Conversion Reserve: $259,562
Recommended Offer — Capped at List Price: $259,562
Difference vs List Price: $-259,938

Target $1,500/mo Net Cash Flow
Cash-Flow-Supported Purchase Price — Before Conversion: $195,453
Conversion Capital Reserve: $15,000
All-In Acquisition Ceiling — After Conversion Reserve: $180,453
Recommended Offer — Capped at List Price: $180,453
Difference vs List Price: $-339,047

Potential rooms: modeled: existing bedrooms + 3. Conversion reserve: explicit.

Modeled underwriting assumptions—not parcel-verified figures. Property tax is modeled at $2,000/year and insurance at $1,500/year. PMI is excluded. Verify parcel-specific tax, insurance, PMI, financing terms, and conversion-cost treatment during due diligence.

🏠 Regional Verified No-HOA Sold Comparables — rolling 183 days (verified no-HOA, approximate size/bath match; regional fallback after 1 same-ZIP/radius comp(s))

Comparable coverage: 4 verified no-HOA sales in rolling 183-day window · Source: local comparable-sales cache (as of 2026-11-14 19:00:53.785363+00:00).

Sold price median: $777,500 (range $405,000–$1,251,450)
Median sold $/sq ft: $376/sf
Comp-implied value range (subject sqft basis): $676,263 · $751,404 · $826,544

Address	Sold Price	Sold Date	$ / SF	Beds/Baths	Sqft	Distance
844 E Encinas Ave, Gilbert, AZ 85234	$505,000	2026-06-30	$283/sf	3/2.0	1,784 SF	not verified
305 W Nopal Pl, Chandler, AZ 85225	$405,000	2026-07-10	$253/sf	3/3.0	1,599 SF	not verified
332 E Harrison St, Gilbert, AZ 85295	$1,251,450	2026-06-26	$521/sf	3/2.0	2,400 SF	not verified
226 W Ranch Rd, Tempe, AZ 85284	$1,050,000	2026-07-02	$468/sf	4/3.0	2,242 SF	not verified

View Listing → Move to Radar Remove from Future Reports

📊 Comparison Summary

Property & Links	List Price	Annual CF	5% Down @ 7%	10% Down @ 7%	20% Down @ 7%
4616 W Chicago St 4bd / 2.5ba · Active Zillow Redfin Realtor	$529,900	**$9,242**	**$770/mo** $9,242/yr · 5% Down @ 7.0%	**$946/mo** $11,357/yr · 10% Down @ 7.0%	**$1,299/mo** $15,588/yr · 20% Down @ 7.0%
2102 W Knox Rd 3bd / 3.0ba · Active Zillow Redfin Realtor	$540,000	**$8,476**	**$706/mo** $8,476/yr · 5% Down @ 7.0%	**$886/mo** $10,632/yr · 10% Down @ 7.0%	**$1,245/mo** $14,943/yr · 20% Down @ 7.0%
3657 W Saragosa St 5bd / 2.5ba · Active Zillow Redfin Realtor	$599,000	**$4,001**	**$333/mo** $4,001/yr · 5% Down @ 7.0%	**$533/mo** $6,392/yr · 10% Down @ 7.0%	**$931/mo** $11,174/yr · 20% Down @ 7.0%
1273 W LA Jolla Dr 5bd / 4.0ba · Active Zillow Redfin Realtor	$599,000	**$4,001**	**$333/mo** $4,001/yr · 5% Down @ 7.0%	**$533/mo** $6,392/yr · 10% Down @ 7.0%	**$931/mo** $11,174/yr · 20% Down @ 7.0%
702 W Spur Ave 4bd / 2.5ba · Active Zillow Redfin Realtor	$599,000	**$4,001**	**$333/mo** $4,001/yr · 5% Down @ 7.0%	**$533/mo** $6,392/yr · 10% Down @ 7.0%	**$931/mo** $11,174/yr · 20% Down @ 7.0%
1247 W Pinon Ave 4bd / 3.0ba · Active Zillow Redfin Realtor	$599,900	**$3,933**	**$328/mo** $3,933/yr · 5% Down @ 7.0%	**$527/mo** $6,328/yr · 10% Down @ 7.0%	**$926/mo** $11,117/yr · 20% Down @ 7.0%
1921 E Gemini Dr	$600,000	**$3,925**	**$327/mo** $3,925/yr · 5% Down @	**$527/mo** $6,320/yr · 10% Down @	**$926/mo** $11,111/yr · 20% Down @

4bd / 3.5ba · Active Zillow Redfin Realtor			7.0%	7.0%	7.0%
301 N Brookside St 3bd / 2.5ba · Active Zillow Redfin Realtor	$519,500	**$-6,577**	**$-548/mo** $-6,577/yr · 5% Down @ 7.0%	**$-375/mo** $-4,503/yr · 10% Down @ 7.0%	**$-30/mo** $-356/yr · 20% Down @ 7.0%

MARKET INTELLIGENCE — CHANDLER, GILBERT & TEMPE

📊 Days to Sell — Sold-Comps Benchmark

🌐 Redfin Sold Comps — Target ZIPs

AVG DAYS TO SELL	MEDIAN	RANGE
—	—	—
0 zip markets		

This is sold-market velocity — how long homes took to sell — not the age of active listings. Active listing DOM is still used only for stale-listing resurfacing.

🏠 Buy-Box Market Velocity — HOA Breakout

Read this as two different clocks: Active Listing Age is the average DOM of homes still on the market in Property Scout's database. Days to Sell is a sold-comps velocity benchmark — it uses local sold rows if we have them, otherwise the Redfin target-ZIP market pages. So Active Listing Age can be higher than Days to Sell when the remaining no-HOA inventory is stale/overpriced while sold comps are moving faster.

Segment	Active Listing Age	Active Sample	Days to Sell	Sold Sample	Sold Source
No-HOA Buy Box HOA = $0	62d	40/41	—	0/16	Redfin target-ZIP sold comps
HOA Buy Box HOA > $0	67d	396/397	—	0/16	Redfin target-ZIP sold comps
Combined Buy Box HOA + no-HOA, known HOA only	67d	436/438	—	0/16	Redfin target-ZIP sold comps

Active source: Property Scout DB rows that are not sold/off-market, filtered to ≤$600k, ≥2,000 sqft, ≥3 beds, ≥2.5 baths, target Chandler/Gilbert/Tempe ZIPs, then split by HOA. Sample shows rows with DOM / total rows. **Sold source:** local sold DB rows with the same filters when available; if the local sold sample is empty, the report falls back to Redfin sold-comps for the target ZIP list and marks the source column accordingly. These are not supposed to match — one is current inventory age, the other is closed-sale velocity.

📍 Days to Sell by Zip

Zip	Days to Sell	Sample
85224 ↗	—	—
85225 ↗	—	—
85226 ↗	—	—
85248 ↗	—	—
85249 ↗	—	—

85286 ↗	—	—
85233 ↗	—	—
85234 ↗	—	—
85295 ↗	—	—
85296 ↗	—	—
85297 ↗	—	—
85298 ↗	—	—
85281 ↗	—	—
85282 ↗	—	—
85283 ↗	—	—
85284 ↗	—	—

📈 Days-to-Sell Trend

↑ **+2.5d** over the last 7 days (today 51.0d vs prior 48.5d)

✂️ Price Cuts (last 7 days)

3 listings reduced (deepest -2.8%). 0 raised.

🔗 External Redfin Sold-Comps Reference

85224 ↗ 85225 ↗ 85226 ↗ 85248 ↗ 85249 ↗ 85286 ↗ 85233 ↗ 85234 ↗ 85295 ↗ 85296 ↗

85297 ↗ 85298 ↗ 85281 ↗ 85282 ↗ 85283 ↗ 85284 ↗

Click any zip for Redfin's live market dashboard (sold prices, days to sell, price cuts, trends).

Property Scout - Automated Property Search System

This is a machine-generated report. Review all properties carefully before taking action.

Source & scraper audit

Redfin · Selenium (headless Chrome) · listing search · used · 163 result(s) · mode=zip_plus_city
2026-11-15T07:00:53-08:00 → 2026-11-15T07:01:36-08:00

Redfin · Selenium (headless Chrome) · HOA verification · used · 16 result(s) · 146 database cache hit(s)
2026-11-15T07:01:37-08:00 → 2026-11-15T07:02:03-08:00

Firecrawl · Firecrawl API · HOA fallback · not needed · 0 result(s) · candidates=0; resolved=0
2026-11-15T07:02:03-08:00 → 2026-11-15T07:02:03-08:00

Not queried: Realtor.com, Phoenix MLS, Zillow

Audit assembled: 2026-11-15T07:02:03-08:00