

Talos Holdings is bold on what 2023 will deliver. Our experience, having been through several economic cycles tells us those who keep their shoulder to the wheel get well rewarded.

## Current Top Investment Opportunity in North Scottsdale

### North Scottsdale Opportunity/Entitled and zoned:

Talos has an opportunity to purchase an off-market deal in North Scottsdale, that would need to close by March 1st 2023, \$47M/\$100k per door, approximately 25 acres for 467 units, 362 units of 3 story units and 4 story units with a surface park and 100 units of single family for rent casitas. The property is being developed so it can be sold individually or together.

We are looking for a partner that would take down the land with us by March 1st 2023, and be our equity partners for the development. The site will be zoned and entitled when purchased and full construction permits will be completed 6-8 months post land closing.

[Visit Revere Project Page](#)



NATIONAL  
MULTIFAMILY  
HOUSING  
COUNCIL

Schedule a time to connect with us in Las Vegas  
January 30-February 2

Email us and we'll set up a time to meet with you.

Schedule a time with us at NMHC

## Talos Holdings 2022 Highlights

THE ONE

@ MOUNTAIN VISTA

**UPDATE:** Finalized construction loan through Principal and confirmed Mezzanine financing agreement with Mount Auburn.



Horizontal construction will commence on January 25th, with the ribbon cutting taking place in early February. Talos is thankful for the great collaboration required to bring this project to market with the City of Mesa.

**UPDATE:** Closed on land purchase for The ONE @ 101 and Scottsdale Road.

With this planned multi-use development from DMB, Talos will be developing 352 class A Multi-Family Units.

THE ONE

@ 101 AND SCOTTSDALE RD.

A resident clubhouse, a resort-style Infinity edge pool, a World-Class fitness center, shared office space, a fun dog park, covered parking, and breathtaking



mountains views.



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# THE ONE

@ 101 AND BELL ROAD



**UPDATE:** Talos announces equity partnership with Carter Funds and construction partnership with Tynes Development as the project enters the next development phase.

This community is a destination location for Glendale and the surrounding areas. It is nestled within the best retail in the Northwest Valley, including Costco, Wal-Mart, Sam's Club, and Home Depot. Amenities include two resort-style pools, a Skydeck, a fitness center, dog park, dog wash, two open courtyards, and a sky lounge with great views of the surrounding mountains.

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**UPDATE:** Talos sold a \$31M shovel-ready site in Glendale, AZ, originally purchased with the intention to develop.

The 407-unit project was sold to an Oregon developer wanting to begin developing in Arizona. Horizontal Construction commenced in September 2022.

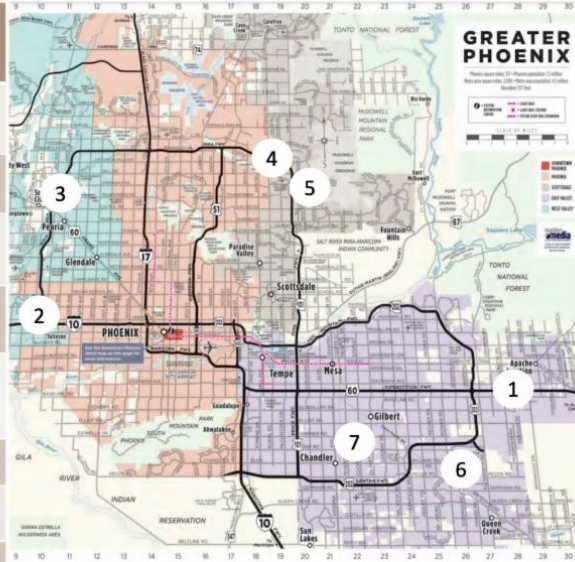
# THE ONE

@ AVONDALE STATION



## Talos Holdings Greater Phoenix Pipeline

Property The ONE @	Units	Debt	Cost	Equity	Profit	Status
1. Hwy 60 & Signal Butte East Valley	345	\$88M	\$104M	\$15M	\$67M	Commence Construction 12/22 Talos Owns Land
2. I-10 & 101 Northwest Valley	407					Talos Sold Shovel Ready 04/22 for \$32M
3. 101 & Bell Northwest Valley	418	\$121M	\$151M	\$30M	\$73M	Zoned / Under Contract Close 05/23
4. 101 & Scottsdale Rd. North Scottsdale	352	\$106M	\$141M	\$35M	\$74M	Zoned / Talos Owns Land
5. 101 & Scottsdale Rd. North Scottsdale	467	\$335M	\$178M	\$44M	\$105M	Contract Pending Zoned Close 04/23 Shovel Ready 10/23
<b>Total Zoned and Under Contract</b>	<b>1,892</b>	<b>\$485M</b>	<b>\$600M</b>	<b>\$121M</b>	<b>\$376M</b>	
6A. 202 & HWY 60	250	\$70M	\$87M	\$17M	\$37M	Zoned / CP / SR
6B. 202 & HWY 60	250	\$70M	\$87M	\$17M	\$37M	Zoned / CP / SR
7. Chandler	375	\$105M	\$131M	\$26M	\$53M	Zoned / CP / 2023
<b>Totals</b>	<b>2,767</b>	<b>\$730M</b>	<b>\$905M</b>	<b>\$181M</b>	<b>\$502M</b>	ASM 80% non recourse LTC



[Click here for Talos Holdings Greater Phoenix Pipeline.](#)



**Talos Holdings has earned a reputation for growth** by identifying rich opportunities, structuring successful investment strategies, and employing best-in-class operators. **Contact us if you would like to roll up your sleeves, get to work, and benefit from being an investor in one of our projects.**

Contact US





Talos Holdings | 7979 E Princess Dr Suite 17, Scottsdale, AZ 85255

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Sent by [jacques@talosmulti.com](#)

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