

ARIZONA CASITA BUILDERS

MODERNLIVING

BUILD WEALTH WITHOUT LEAVING HOME

A more beautiful way to live. A new way to see your property.



PROPERTY VALUE



INCOME POTENTIAL



FAMILY CONNECTION



LUXURY DESIGN



SMARTER BUILDING

CUSTOM HOMES / CASITAS / GARAGES

Your land. Your next chapter.

There may be more to your property than the home you already love.

A thoughtfully designed casita can create a place for family, a private retreat or a potential source of rental income. The opportunity begins with seeing what your property could become.



LIVING
WELL



POSSIBILITY



LIVE BEAUTIFULLY

A space that works for you.



THINK LONG TERM

Explore value and income.



STAY CONNECTED

Bring the right people closer.



DESIGNED FOR LIVING



ARIZONA OUTDOORS



ENDURING APPEAL

Your next opportunity may already be in your backyard.

All architecture and lifestyle images are AI-generated design concepts, not completed-project photographs. Investment outcomes vary; property-specific feasibility and financial review are essential.



Designed to belong. Built around you.



Your existing home sets the conversation.

Rooflines, materials, window proportions and outdoor spaces can be coordinated so the new building feels considered from the start. Inspiration images help discover your preferences; your property and priorities shape the final design.



YOUR LAYOUT

Rooms, circulation and privacy.



YOUR ARCHITECTURE

Modern, transitional or complementary.



YOUR FINISHES

A coordinated palette and clear selections.

Concept imagery. Features, finishes and exterior improvements vary by project.



Small footprint. Exceptional living.



A real home. Thoughtfully scaled.



LET THE LIGHT IN

Thoughtful glazing, orientation and shading create a brighter place to spend the day.



MAKE ROOM TO CONNECT

Open living and kitchen spaces invite conversation while private rooms provide retreat.

Good design makes every square foot earn its place.



Come home to calm.



Beautiful mornings. Restful evenings.

Warm wood, soft natural light and a quiet material palette can make a compact home feel deeply personal. Choose the details that make daily routines feel effortless.



DESIGN INSPIRATION

Spa-style tile, specialty lighting and custom vanities can be explored as upgrades.



Concept interiors include optional finishes, furnishings and a tiled shower. Included scope and allowances are defined in the written agreement.

The best room might be outside.

A shaded terrace. A quiet morning. An evening that lasts a little longer.

Consider the way the casita meets the yard: privacy, shade, views, paths and the relationship to the main home. A well-planned outdoor connection can make the entire property feel more complete.



SHADE + COMFORT



GATHERING SPACE



LANDSCAPE + PRIVACY

Pools, landscape, hardscape, fire features and outdoor furnishings are design inspiration; include only when expressly specified in the agreement.



BUILT DIFFERENT.

Luxury begins with the way a home is built.



2x6 EXTERIOR WALLS

Substantial framing with project-specific engineering.



SPRAY FOAM INSULATION

At exterior walls and the underside of the roof deck.



LOW-E WINDOWS

Avanti or Pella selections, as specified for the project.



LOAD-CALCULATED HVAC

High-efficiency equipment sized for the space.



ILLUSTRATIVE BUILDING ASSEMBLY



LED LIGHTING

Coordinated lighting and electrical planning.



QUALITY CABINETRY

Wood boxes, dovetail drawers and soft-close hardware.



FINISHES WITH SUBSTANCE

Granite as the standard countertop selection.



ROOM TO BREATHE

10-foot clear casita ceilings in our design standard.

Building illustration is a design explanation, not an engineered detail. Final assemblies, equipment and selections are governed by project documents.

The details make the difference.

*You see the finish.
You live with the quality.*

A well-chosen material palette does more than look impressive on day one. It brings consistency to the spaces you use every day.



CABINETRY

Thoughtful storage and durable hardware.



SURFACES

Texture, color and edges that work together.



LIGHTING

Layers of light for work, gathering and rest.

Every selection has a place.



LIVING
WELL



DETAIL

Closer to the people you love.

*A front door of their own.
Family just a few steps away.*

A separate casita can offer parents, adult children or long-stay guests a comfortable place nearby, while preserving privacy and everyday independence.



FAMILY, ON YOUR TERMS

Shared moments and separate routines can live side by side.



LIVING
WELL



FAMILY

Design for the life ahead.

Discuss single-level living, door widths, shower access, lighting and space for assistance early in design. The right choices depend on the person, the site and the intended use.

A casita provides housing. It does not replace required personal or medical care; care and accessibility needs require individual planning.



The address matters. So does the upside.



A beautiful casita may add value in some of Arizona's most desirable ZIP codes. These local prices provide context; the scenarios test possible outcomes.

1,000 SQ. FT. / \$250,000 CONSTRUCTION ESTIMATE

Model cost: \$300,000, including a separate \$50,000 assumed reserve for site work, permits, utilities and contingencies. The reserve is illustrative; obtain a complete quote.

ILLUSTRATIVE ADDED VALUE LESS \$300,000 MODEL COST

Assumed contribution: 70%, 85% or 100% of the ZIP price benchmark. These factors are hypothetical.

ZIP / AREA	MEDIAN \$/SF	70% CASE	85% CASE	100% CASE
85253 Paradise Valley	\$762	+\$233,400	+\$347,700	+\$462,000
85255 North Scottsdale	\$512	+\$58,400	+\$135,200	+\$212,000
85260 Scottsdale	\$440	+\$8,000	+\$74,000	+\$140,000
85258 Scottsdale	\$402	-\$18,600	+\$41,700	+\$102,000

Example: 85255 at 85% = \$435,200 added value - \$300,000 cost = \$135,200.

ZIP medians reflect whole-home sales, including land and property mix; they do not measure casita value. An appraiser must assess detached living space separately using relevant comparable sales. Actual value may be below cost.

Sources: Redfin ZIP housing markets (all home types, 3 months ending Sept. 2026): 85253 / 85255 / 85260 / 85258; Fannie Mae B4-1.3-05. Accessed Oct. 20, 2026. Scenarios are not appraisals, cash profit or forecasts; financing, selling costs and taxes excluded.



A place to live. Potential income to earn.



8.6%

ILLUSTRATIVE UNLEVERED YIELD

\$25,650 annual net operating income
on a \$300,000 all-in investment.

BASE CASE / HOW THE NUMBERS WORK

Scheduled rent: \$3,000 x 12	\$36,000
Less 5% vacancy allowance	-\$1,800
Less operating costs / reserves*	-\$8,550
Annual net operating income	\$25,650

If financed: about \$597/month in cash flow

Assume \$90,000 equity and a \$210,000 loan at 8% fixed for 30 years.
Monthly principal and interest: \$1,540.91. Annual cash flow: \$7,159.

Test the rent. Test the costs. Then make the decision.

At \$2,500 monthly rent: about \$240/month after assumed debt service.

At \$3,500 monthly rent: about \$953/month after assumed debt service.

Illustration only, not rent comps or a financing offer. *Costs/reserves assume 25% of collected rent for taxes, insurance, utilities, management, maintenance and capital reserves. Before income tax; verify rental permission, rent, costs and loan terms.

Family nearby. A different financial future.



\$62,480

ANNUAL OPERATING SAVINGS

Illustrative \$10,000/month facility case,
after modeled home care and living costs.
Before recovering the upfront investment.

A private home. A closer family. A different way to spend.

For someone whose needs can safely be met with part-time home care, a casita can preserve independence while keeping family close. Care needs come first.

1,000 SQ. FT. / APPROX. \$250,000 CONSTRUCTION

Cash-funded model: \$300,000 upfront, including \$50,000 for assumed site, permit, utility and contingency costs. This allowance is illustrative, not a project quote.



CARE: \$39,520/YEAR

20 hours/week x \$38/hour x 52 weeks



LIVING COSTS: \$18,000/YEAR

\$1,500/month assumed household costs*

ANNUAL COMPARISON	\$8K / MONTH	\$10K / MONTH	\$12K / MONTH
Facility cost	\$96,000	\$120,000	\$144,000
Casita care + living costs	\$57,520	\$57,520	\$57,520
Annual operating savings	\$38,480	\$62,480	\$86,480

At \$10,000/month: five-year cash costs are \$600,000 for the facility vs. \$587,600 for the casita, including construction and modeled care/living costs. The property improvement remains.

If care rises to 44 hours/week, annual savings in that case fall to \$15,056. More intensive care can erase savings; a casita does not provide a facility's staffing or supervision.

*Food, utilities, insurance, property tax, upkeep/reserves; unpaid family care not valued. Flat costs; no financing, tax benefit or resale value assumed. CareScout 2025: AZ caregiver \$38/hr; assisted living median \$6,250/mo. \$8k-\$12k are scenarios, not the statewide norm. Accessed Oct. 20, 2026.



A home for today. Options for tomorrow.



Family now. Guests later. Potential rental use ahead.

Your casita can serve different chapters of life. Tax treatment follows how it is used, who pays and which expenses qualify.



PERSONAL + FAMILY USE

Permanent improvements generally add to the property's tax basis, which may reduce taxable gain on a later sale. Building a personal-use casita does not create an automatic construction-cost deduction.



MEDICAL + CARE NEEDS

Qualified care and medically necessary improvements may be deductible. Improvement costs are reduced by any added property value; design upgrades for appearance do not qualify. Itemizers generally deduct eligible unreimbursed medical expenses only above 7.5% of adjusted gross income.



FAIR-MARKET RENTAL USE

Eligible rental building costs are generally depreciated over 27.5 years under the standard federal method; land is excluded. Free or below-market family use can limit deductions. Rental permission, allocation and loss rules matter.

\$9,091

Illustrative full-year depreciation on \$250,000 of eligible rental building basis. First-year amount is prorated; this is a deduction, not cash received.

Sources: IRS Publication 523 (basis), Publication 502 (medical), Publication 527 (rental). Accessed Oct. 20, 2026. Tax eligibility varies; ask your CPA about current-year rules, deduction limits and later depreciation recapture. Do not add tax deductions, value scenarios and operating savings as guaranteed cash returns.



Room for what drives you.

Collector cars. RV adventures. A workshop of your own.

Design the garage around what matters: vehicle dimensions, maneuvering space, door height, storage and the way you want to use it. A custom solution can make the whole property work better.



ACCESS + SCALE

Plan the fit before the footprint.



QUALITY COMPONENTS

Clopay doors and LiftMaster options.



YOUR OWN SPACE

Explore a workshop or lounge upgrade.

Concept garage. Vehicles, glass doors, lifts, specialty flooring, lounge finishes and furnishings are illustrative or optional. Final door and opener selections depend on the approved design.



Great design deserves a clear process.



Buildertrend helps bring project communication, selections, documents and progress information into one place. Ask us to walk you through the client experience during your consultation.



SCHEDULE

Follow project milestones.



PROGRESS PHOTOS

See work taking shape.



SELECTIONS

Keep design decisions organized.



PAYMENTS

Review payment information.



COMMUNICATION

Keep project conversations together.



DOCUMENTS

Find plans and project records.

Confidence grows when you know what comes next.

Buildertrend features and information available to a client depend on the project setup and team updates. Ask for a demonstration.



One team. A considered journey.

We guide the decisions that turn inspiration into a buildable project.



01

PROPERTY + PURPOSE

Discuss your goals, access, setbacks, utilities, site conditions and intended use.



02

DESIGN + BUDGET

Shape the layout, architecture and initial scope around the property and your priorities.



03

ENGINEERING + APPROVALS

Develop required documents and coordinate the applicable review process.



04

SELECTIONS + SCOPE

Confirm finishes, allowances, inclusions and exclusions in the written agreement.



05

CONSTRUCTION + COMMUNICATION

Coordinate the build, inspections and project updates as work progresses.



06

WALK-THROUGH + HANDOVER

Review the completed scope, operating information and applicable warranty terms.

Timing and approvals vary by jurisdiction, design, site conditions and project scope. The written agreement sets project responsibilities and terms.



A beautiful result starts with a better plan.



Bring us the address. Tell us how you want to live.



WHO IS IT FOR?

Family, guests, rental use, work or a passion project?



HOW SHOULD IT FEEL?

Share the architecture, rooms and finishes you love.



WHAT DOES THE SITE NEED?

Review access, utilities, setbacks and approval questions.



WHAT IS THE COMPLETE BUDGET?

Include construction plus project-specific site and other costs.

A COMPLETE INVESTMENT PICTURE

Permits, fill dirt and certain site conditions or optional improvements may be separate. Your proposal should make inclusions, allowances and exclusions easy to understand before you commit.

Feasibility discussions and concepts are not surveys, permit approvals, appraisals or engineering. Property-specific review determines the next steps.

CUSTOM HOMES / CASITAS / GARAGES

Let's build your next chapter.

More possibility. More beauty. More room for life.

Schedule your design consultation

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ARIZONA CASITA BUILDERS
LUXURY. QUALITY. POSSIBILITY.

ROC 312646 / 318417 | Concept imagery; optional features shown.