

Chandler Fourplex 101 W Gary, Chandler AZ 85226

\$200K



Property Summary

- All two bedroom units!
- Also available: 1061 California and 124 W Gary!!! All in the same Cul-de-Sac!!!
- Opportunity to purchase 12 units with residential financing!!!
- Great Chandler Location!
- Buy one or two or three fourplexes!!!

Offered by:

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| Property At A Glance | | | |
|--|-----------------|----------------|-----------|
| Property Type: | Fourplex | Units: | 4 |
| Building Size: | 2,576 SF* | Lot Size (SF): | 9,975 SF* |
| Construction: | Block | Year Built: | 1964 |
| Roof: | Flat | Parking: | uncovered |
| Occupancy: | 100% | Price: | \$200,000 |
| CAP (Act/Pro): | 8.2 9.6 | Price/Unit: | \$50,000 |
| Unit Mix Information | | | |
| # of Units | Type | Actual | Market |
| 4 | 2 bedroom units | \$525/\$500 | \$575 |
| Actual Annual Income | | | |
| Gross Income (\$2,050/\$2,300 month): | \$24,600 | \$27,600 | |
| Vacancy Allowance/Credit Loss (10%): | \$2,460 | \$2,760 | |
| Effective Gross Income: | \$22,140 | \$24,840 | |
| Expenses (Both Fourplexes) | | | |
| Maintenance/landscaping (estimated): | \$2,000 | | |
| Property Taxes (actual 2013): | \$961 | | |
| Water/Sewer (averages \$80 per month): | \$954 | | |
| SRP (averages \$16 per month): | \$196 | | |
| Trash (\$75 per month): | \$900 | | |
| Insurance (estimated) : | \$700 | | |
| Total Expenses: | \$5,711 | | |
| Net Operating Income: | \$16,429 | \$19,129 | |
| Gross Rent Multiplier: | 8.13 | 7.25 | |

*Per Assessor

All two bedroom units! Here's an opportunity to purchase 12 units with residential financing—1061 California and 124 W Gary are also available – all three buildings are in the same Cul-de-Sac!!! Storage for all units and each building has a house meter – possibility to install laundry! Buyer to verify all items prior to close of escrow.



Feel free to drive the property, but under NO CIRCUMSTANCES MAKE ANY CONTACT WITH THE TENANTS OR ONSITE MANAGEMENT. For more information and a personal tour of the property, please contact Lloyd Kaipainen at 602-999-2772 or email at Lloyd@phxazapts.com. No warranty or representation, express or implied, is made to the accuracy of the information contained in this document, and is subject to errors, omissions, change of price, rental or other conditions, prior sale and/or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and may not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and/or legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.