

# Chandler Fourplex! 1018 W Flint St, Chandler AZ 85224

# \$279K



## Property Summary

- All two bedroom units!
- “Owner’s” unit has 2 bathrooms!
- Great rental neighborhood!
- Fantastic Chandler Location!
- Solid performer!
- Rent Upside too!

*Offered by:*

**Lloyd Kaipainen CCIM**  
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Property At A Glance			
<b>Property Type:</b>	Fourplex	<b>Units:</b>	4
<b>Building Size (SF):</b>	3,382 *	<b>Lot Size (SF):</b>	9,409*
<b>Construction:</b>	Block/Slump Block	<b>Year Built:</b>	1971
<b>Roof:</b>	Flat	<b>Parking:</b>	Uncovered
<b>Occupancy:</b>	<b>100%</b>	<b>Price:</b>	\$279,000
<b>CAP (act/mar):</b>	7.8% 8.1%	<b>Price/Unit:</b>	\$69,750
Unit Mix Information			
# of Units	Type	Actual	Market
3	2 bedroom units	\$625	\$650
1	2 bedroom/2 bath unit	\$750	\$750
Annual Income			
Gross Income – (monthly \$2,625/\$2,700):		\$31,500	\$32,400
Vacancy Allowance (5%):		\$1,575	\$1,620
Effective Gross Income:		\$29,925	\$30,780
Proforma Expenses			
Maintenance (Estimated):		\$3,000	
Insurance (Actual):		\$1,116	
Property Taxes (Actual 2014):		\$1,522	
Water/Sewer/Trash (Annualized):		\$2,648	
Total Expense:		\$8,286	
Net Operating Income:		\$21,639	\$22,494

\*Per Assessor

Rare opportunity in Chandler!!! All two bedroom units, one unit with 2 baths! Beautiful slump block construction! Served by SRP – a real tenant pleaser! Individual patios for each unit! Excellent access to both the Loop 101 and 202 making for easy commutes to all the Valley entertainment and employment venues! Buyer to verify all items during the due diligence period.



Feel free to drive the property, but under NO CIRCUMSTANCES MAKE ANY CONTACT WITH THE TENANTS OR ONSITE MANAGEMENT. For more information please contact Lloyd Kaipainen at 602-999-2772 or email at [Lloyd@phxazapts.com](mailto: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.