

**Phoenix Duplex
1101 W Apache, Phoenix AZ 85007**

\$139,000

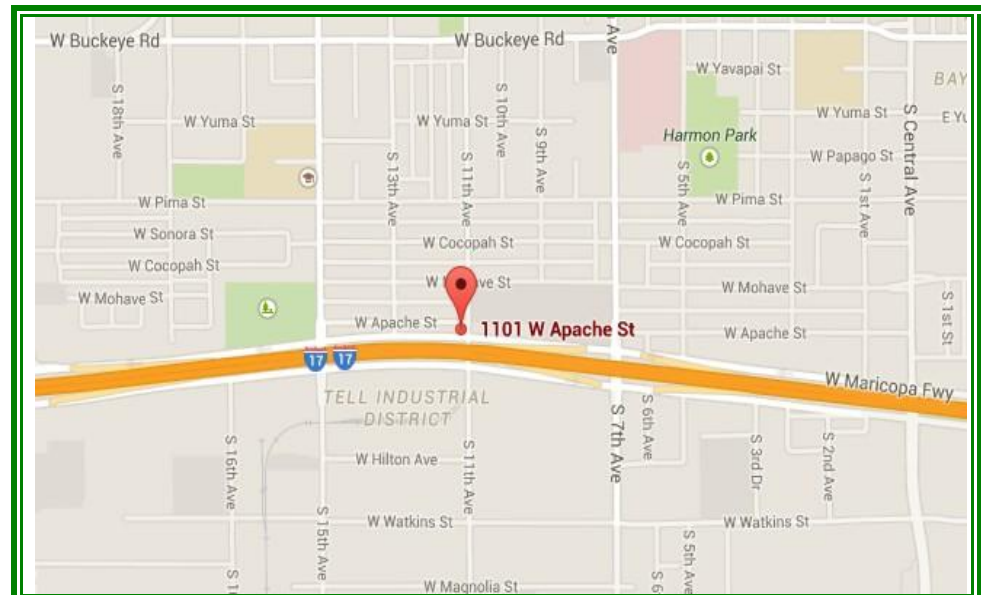


Property Summary

- Two bed/two bath units!
- Two car tandem garages!!!
- Washer/dryer included!
- Built in 2004!
- Easy to rent!

Offered by:

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Property At A Glance

Property Type:	Duplex	Units:	2
Building Size (SF):	1,951 *	Lot Size (SF):	3,768*
Construction:	Frame/Stucco	Year Built:	2004
Roof:	Pitched	Parking:	Garages
Occupancy:	50%	Price:	\$139,000
CAP (act/mar):	7.3 8.5	Price/Unit:	\$69,500

Unit Mix Information

# of Units	Type	Actual	Market
2	2 bedroom/2 bath units – 975 SF*	\$600/\$750	\$750/\$750

Annual Income

Gross Income - \$1,350/\$1,500 monthly:	\$16,200	\$18,000
Vacancy Allowance (10%):	\$1,620	\$1,800
Effective Gross Income:	\$14,580	\$16,200

Proforma Expenses

Maintenance (Estimated):	\$1,000	
Insurance (Estimated):	\$500	
Rent Tax:	\$292	\$324
Property Taxes (Actual 2013):	\$823	
Water/Sewer/Trash (Average 150 month):	\$1,800	
Total Expense:	\$4,415	\$4,447
Net Operating Income:	\$10,165	\$11,753

Gross Rent Multiplier:	8.58	7.72
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Perfect opportunity for an owner occupant or an investor! This three story duplex has the garage and laundry on the ground floor, the kitchen/dining/great room, one bedroom and a bathroom on the 2nd floor, with a loft style 3rd floor master bedroom and bathroom! The garage is a 2 car tandem with additional parking in the fenced back yard! Washers and dryers included! Buyer to verify all items during the inspection period.



*Per Assessor

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.