

Sunnyslope Ranch 5 Units – 2 Parcels! 1329 E Cinnabar, PHX, AZ 85020

\$209K



Property Summary

- Great Rental Area!
- Excellent Unit Mix!
- Quite location at the end of a private driveway!
- Three homes and a duplex!
- Assumable loan!

Offered by:

Lloyd Kaipainen CCIM
Associate Broker
S.J. Fowler Commercial
2200 E Camelback #110
Phoenix AZ 85016
Licensed Realtor  **Since 1983**
www.phxazapts.com
602-265-6617



Property At A Glance

Property Type:	Garden Style	Units:	5
Building Size (SF)*:	2,942 Total	Lot Size (SF)*:	26,086 Total
Construction:	Various	Year Built:	Various
Roof:	Comp	Parking:	Uncovered
Occupancy:	100%	Price:	\$209,000
CAP (act/mar):	7.1 8.5	Price/Unit:	\$41,800

Unit Mix Information

# of Units	Type	Actual	Market
1	4 Bedroom Home	\$625	\$700
1	2 Bedroom Home	\$459	\$550
1	2 Bedroom Unit (Duplex)	\$510	\$550
1	2 Bedroom Unit (Duplex)	\$479	\$550
1	2 Bedroom Home	\$525	\$550

Annual Income

Gross Income - \$2,598/\$2,900 monthly:	\$31,176	\$34,800
Vacancy Allowance (10%):	\$3,118	\$3,480
Effective Gross Income:	\$28,058	\$31,320

Expenses

Maintenance (Estimated):	\$3,000	
Insurance (Actual):	\$1,257	
Property Taxes (Actual 2013):	\$2,263	
Water/Sewer/Trash (Actual 2014):	\$3,887	
Rent Tax (2%):	\$561	\$626
Management (8%):	\$2,245	\$2,506
Total Expense:	\$13,213	\$13,539
Net Operating Income:	\$14,845	\$17,781

Gross Rent Multiplier:	6.7	6.1
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Here's a great money maker! Five units across 2 lots with an assumable loan! Excellent Unit Mix! Desert landscaping and plenty of parking! Low density! Lots of updates! Buyer to verify all items during the inspection period.



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.