



### Property At A Glance

<b>Property Type:</b>	Triplex	<b>Units:</b>	3
<b>Building Size:</b>	2,391 SF	<b>Lot Size (SF):</b>	6,788 SF
<b>Construction:</b>	Block/frame-stucco	<b>Year Built:</b>	1957
<b>Roof:</b>	Comp – New!!!	<b>Parking:</b>	uncovered
<b>Occupancy:</b>	100% Occupied	<b>Price:</b>	\$109,000
<b>CAP (act/mar):</b>	7.27   8.26	<b>Price/Unit:</b>	\$36,333

### Unit Mix Information

# of Units	Type	Actual*	Market
3	2 bedroom/1 bath/797 SF	\$425/\$475/\$500	\$500

### Annual Income

Gross Income - \$1,400/\$1,500 monthly:	\$16,800	\$18,000
Vacancy Allowance (10%):	\$1,680	\$1,800
Effective Gross Income:	\$15,120	\$16,200

### Expenses

Maintenance (estimated):	\$2,000
Insurance (estimated):	\$900
Property Taxes (actual 2011):	\$1,154
Water/Sewer/Trash (estimated):	\$2,000
Gas (HWT for all 3 units):	\$1,140
Total Expenses:	\$7,194
Net Operating Income:	\$7,926   \$9,006

Gross Rent Multiplier:	6.49	6.06
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Turn key - All two bedroom units! Excellent Central Phoenix location near 16<sup>th</sup> Street and Thomas! New roof July 2012! Newer electric service, lots of updates, tile throughout and all units are air conditioned! No deferred maintenance! Current rents are \$500, \$475 and \$425 – market rents in this area are \$500 to \$600 depending on amenities. This is not a distress sale – 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 [Lkaipainen@ccim.net](mailto:Lkaipainen@ccim.net). 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.