

**Apache Junction Fourplex**  
**1574 W 28<sup>th</sup> Ave, AJ AZ 85119**

**\$239,000**

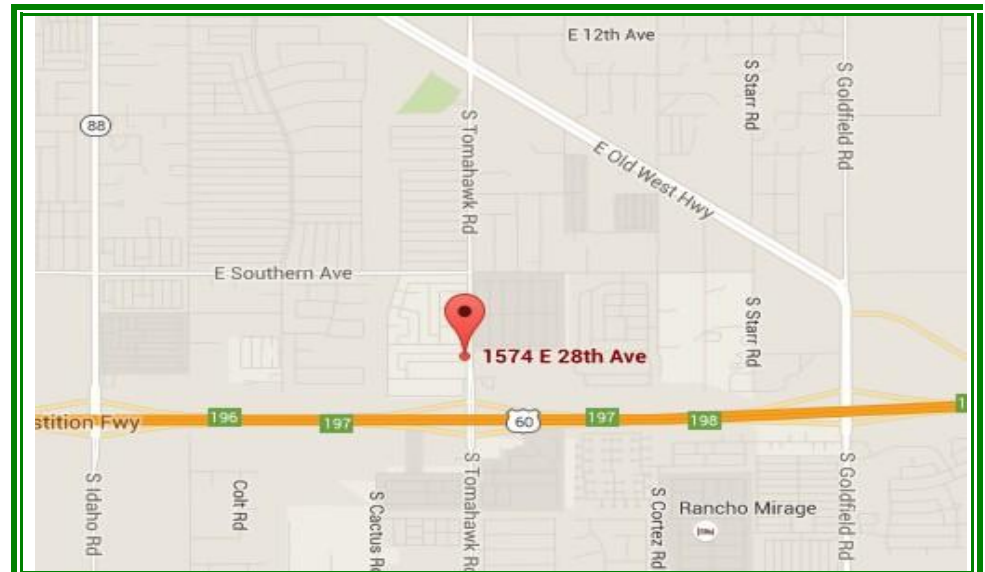


## Property Summary

- All two bedroom units with washer/dryer hookups
- Large open concept living/dining/kitchen
- Easy access to US 60 at Tomahawk
- Fantastic mountain views!
- 2003 Built
- Well maintained!

*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>	3,472*	<b>Lot Size (SF):</b>	9,873*
<b>Construction:</b>	Frame/Stucco	<b>Year Built:</b>	2003
<b>Roof:</b>	Pitched	<b>Parking:</b>	Uncovered
<b>Occupancy:</b>	100%	<b>Price:</b>	\$239,000
<b>CAP (act/mar):</b>	8.6	9.7	<b>Price/Unit:</b> \$59,750
Unit Mix Information			
# of Units	Type	Actual	Market
4	Two Bedroom Units 868 SF*	\$520/\$550 \$575/\$625	\$625
Annual Income			
Gross Income - \$2,270/\$2,500 monthly:		\$27,240	\$30,000
Vacancy Allowance (5%):		\$1,362	\$1,500
Effective Gross Income:		\$25,878	\$28,500
Proforma Expenses			
Maintenance (Estimated):		\$2,000	
Insurance (Estimated):		\$1,200	
Property Taxes (Actual 2015):		\$1,504	
Water (average \$160 per month):		\$1,920	
Trash (\$135 quarterly):		\$536	
Total Expense:		\$5,240	
Net Operating Income:		\$20,638	\$23,260

\*Per Assessor

All two bedroom open concept units! Washer/dryer hookups in every unit! 2003 built/desert landscaping for low maintenance costs. Property is on septic – utility bills are very low! Room for rent increases! 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 and a personal tour of the property, please contact Lloyd Kaipainen at 602-999-2772 or email at [Lloyd@phxazpts.com](mailto:Lloyd@phxazpts.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.