

Barnett Heights Triplex

10239 N 15th Ave, Phoenix, AZ 85021

\$214,900



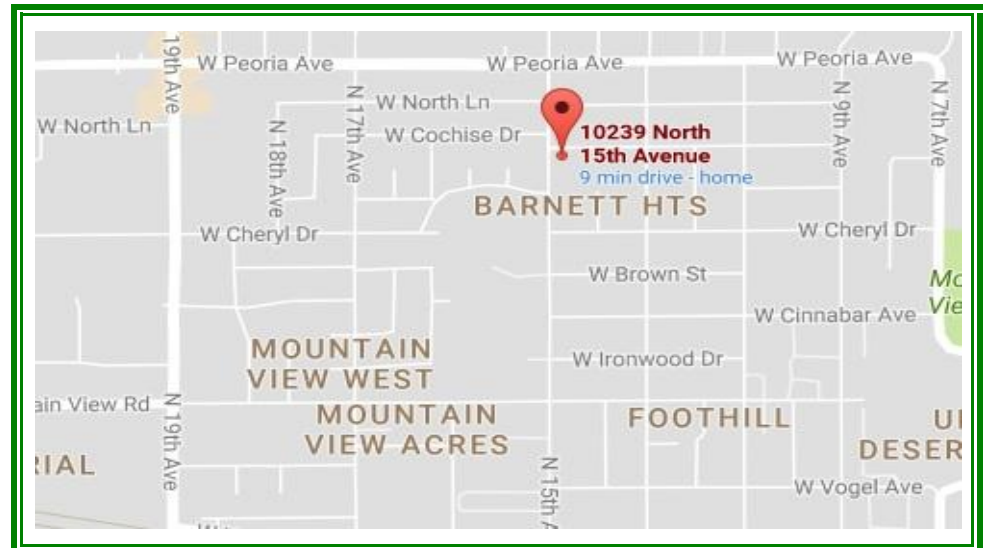
Property Summary

Maricopa Assessor Parcel # 158-27-083-C

- Low maintenance 80's built, frame/stucco.
- Low maintenance / water usage desertscapes.
- Tenant preferred Townhouse style units.
- Large open spacious units rent themselves.
- Tenant desired private secured backyards,
- Ample parking, close to mass transit.
- Low vacancy & turnover.

Offered by:

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Property At A Glance

Property Type:	Triplex	Units:	3
Building Size (SF):	3,706*	Lot Size (SF):	9,474*
Construction:	Masonry	Year Built:	1982
Roof:	Shingle	Parking:	Surface
Occupancy:	100%	Price:	\$214,900
CAP (act/mar):	7% 8%	Price/Unit:	\$71,633

Unit Mix Information

# of Units	Type	Actual	Market
3	2 Bd/1Bth	\$695	\$800.
		\$740	\$800
		\$765	\$800

Annual Income (Total Property)

Gross Income:	\$26,400	\$28,800
Vacancy Allowance (5%):	\$1,320	\$1,440
Effective Gross Income:	\$25,080	\$27,360

Proforma Expenses

Maintenance	\$2,000
Insurance (Actual 2016):	\$1,350
Property Taxes (Actual 2017):	\$1,723
Management	\$2,000
Gas/Electric (based on trailing 6 avg)	\$984
Water/Sewer/Trash (based on trailing 6 avg)	\$2,040
Total Expense:	\$10,097
Net Operating Income:	\$14,983 \$17,263

*Per Assessor

Barnett Heights Triplex

Just blocks south of Peoria Avenue.
Excellent cash flow with little turnover is easy to obtain from this modern open floor spaced with modern kitchen overlooking the family room. This cash cow manages itself & will be the gem of your portfolio.



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.