

# Phoenix Fourplex 1617 E Oak Street, Phoenix AZ 85006

# \$165K



## Property Summary

- House + triplex
- 100% Occupied!
- Great unit mix!
- Rent Upside
- Central Phoenix location in “Hospital Zone”

*Offered by:*

**Lloyd Kaipainen CCIM**  
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### Property At A Glance

<b>Property Type:</b>	House + Triplex	<b>Units:</b>	4
<b>Building Size (SF):</b>	1,557*	<b>Lot Size (SF):</b>	7,500*
<b>Construction:</b>	Block	<b>Year Built:</b>	1946
<b>Roof:</b>	Flat/Pitched	<b>Parking:</b>	Uncovered
<b>Occupancy:</b>	100%	<b>Price:</b>	\$165,000
<b>CAP (act/mar):</b>	7.1    9.7	<b>Price/Unit:</b>	\$41,250

### Unit Mix Information

# of Units	Type	Actual	Market
1	2 Bedroom House	\$500	\$600
3	1 Bedroom Units	\$400	\$500

### Annual Income

Gross Income - \$1,700/\$2,100 monthly:	\$20,400	\$25,200
Vacancy Allowance (10%):	\$2,040	\$2,520
Effective Gross Income:	\$18,360	\$22,680

### Proforma Expenses

Maintenance (Estimated):	\$2,000	
Insurance (Estimated):	\$1,000	
Property Taxes (Actual 2015):	\$798	
Water/Sewer/Trash (Average \$233 Month):	\$2,796	
Total Expense:	\$6,594	
Net Operating Income:	\$11,766	\$16,086

\*Per Assessor

Excellent Central Phoenix location in the popular Hospital Zone! 100% Occupied! Triplex in the front with a single family home in the rear with RV gate! Rental upside! Low expenses! 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@phxazapts.com](mailto: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.