

Phoenix Fourplex 1708 W Yuma, Phoenix, AZ 85007

\$64K



Property Summary

- 1980s Construction
- Recently rehabbed!
- Lots of parking
- Low maintenance desert landscaping

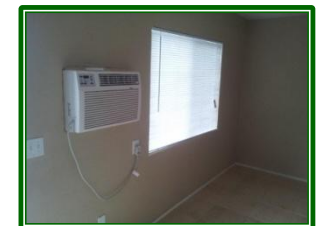
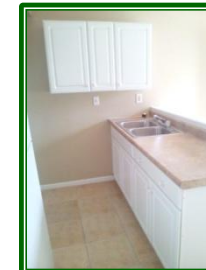
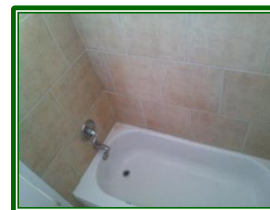
Offered by:

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| Property At A Glance | | | |
|--------------------------------|--------------|----------------|-----------|
| Property Type: | Fourplex | Units: | 4 |
| Building Size: | 1,536 SF | Lot Size (SF): | 9,772 SF |
| Construction: | Frame Stucco | Year Built: | 1982 |
| Roof: | Comp | Parking: | Uncovered |
| Occupancy: | Vacant | Price: | \$64,000 |
| CAP: | 16.2 | Price/Unit: | \$16,000 |
| Unit Mix Information | | | |
| # of Units | Type | Actual | |
| 4 | 1 bedroom | \$400 | |
| Annual Income | | | |
| Gross Income: | | \$19,200 | |
| Vacancy Allowance (15%): | | \$2,880 | |
| Effective Gross Income: | | \$16,230 | |
| Expenses | | | |
| Maintenance (estimated): | | \$2,000 | |
| Insurance (estimated): | | \$800 | |
| Property Taxes (actual 2011): | | \$613 | |
| Water/Sewer/Trash (estimated): | | \$2,400 | |
| Total Expenses: | | \$5,746 | |
| Net Operating Income: | | \$10,574 | |
| Gross Rent Multiplier: | | 3.33 | |

This recently rehabbed 4 plex features 1982 construction on a crawl space for easy access to mechanicals. Units rent for \$400. Great location across the street from the neighborhood church. Convenient freeway access at 7th Ave! 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. 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.