

Mesa Townhouse Style 4 Plex
1765 E Pepper Circle, Mesa AZ 85203

\$264,900



Property Summary

- All 2 bedroom townhouse style units!
- Laundry room in each unit!
- Lots of updates!
- Great rents!
- Awesome location on the corner!
- Excellent rental neighborhood!

Offered by:

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Property At A Glance

Property Type:	4 Plex	Units:	4
Building Size (SF):	3,760*	Lot Size (SF):	7,584*
Construction:	Frame	Year Built:	1984
Roof:	Flat	Parking:	Uncovered
Occupancy:	100%	Price:	\$264,900
CAP (act/mar):	7.7 8.2	Price/Unit:	\$66,225

Unit Mix Information

# of Units	Type	Actual	Market
4	Two Bedroom Units	\$595/\$615 \$640/\$640	\$650

Annual Income

Gross Income - \$2,490/\$2,600 monthly:	\$29,880	\$31,200
Vacancy Allowance (5%):	\$1,494	\$1,560
Effective Gross Income:	\$28,386	\$29,640

Proforma Expenses

Maintenance (Estimated):	\$2,000	
Insurance (Estimated):	\$1,500	
Property Taxes (Actual 2015):	\$855	
Water/Sewer/Trash (Average \$300 Month):	\$3,600	
Total Expense:	\$7,955	
Net Operating Income:	\$20,431	\$21,685

*Per Assessor

Well maintained 4 plex with all 2 bedroom townhouse style units! Each unit has its own laundry room and individual rear yard. Located on the corner, the visibility is excellent! Just put out a sign and you have calls for residents wanting to rent! Valley Metro has a future planned extension of the Light Rail to Gilbert Road! 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@phxazaps.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.