

Coronado Duplex + Cottage 1801 N 10th St, Phoenix AZ 85006

\$189K

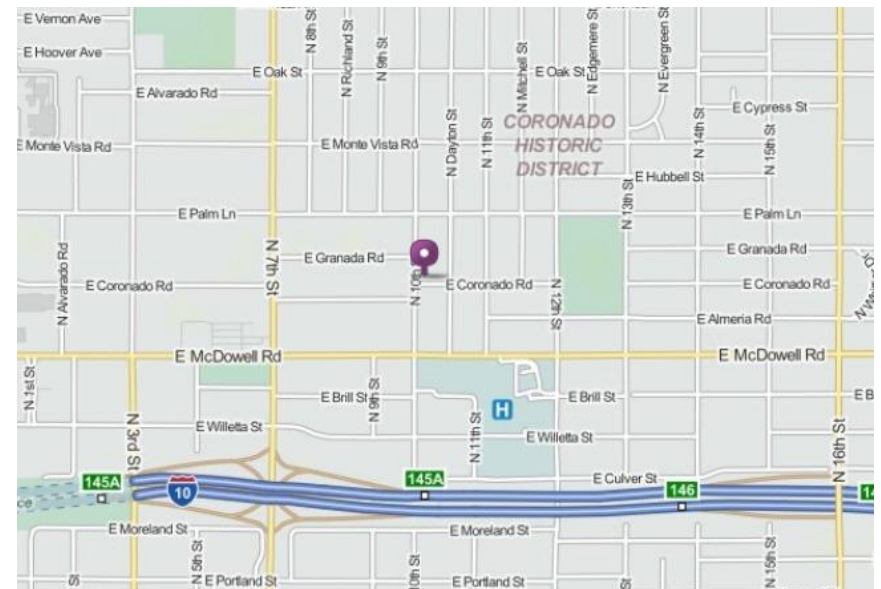


Property Summary

- Location, location, location!!!
- Coronado Historical District!
- Vintage hard wood floors and stained concrete!
- Updated electric & copper plumbing!

Offered by:

Lloyd Kaipainen CCIM
Associate Broker
S.J. Fowler Commercial
2200 E Camelback #110
Phoenix AZ 85016
Licensed Realtor  **Since 1983**
www.phxazapts.com
602-265-6617



Property At A Glance			
Property Type:	Duplex+Cottage	Units:	3
Building Size:	1,868 SF *	Lot Size (SF):	6,391 SF*
Construction:	Brick	Year Built:	1927/1941
Roof:	Comp/Metal	Parking:	uncovered
Occupancy:	100%	Price:	\$189,000
CAP:	6.07	Price/Unit:	\$66,333
Unit Mix Information			
# of Units	Type	Actual	
2	1 bedroom/627 SF	\$495	
1	1 bedroom cottage/614 SF	\$495	
Actual Annual Income			
Gross Income (\$1,485 month):		\$17,820	
Vacancy Allowance/Credit Loss (N/A):		-----	
Effective Gross Income:		\$17,820	
Anticipated Expenses			
Maintenance/landscaping:		\$1,960	
Property Taxes (actual 2012):		\$1,632	
Water/Sewer/Trash:		\$1,560	
Insurance :		\$1,200	
Total Expenses:		\$6,352	
Net Operating Income:		\$11,468	
Proforma Gross Rent Multiplier:		10.6	

It's Coronado and the tenants are all very long term (10 to 14 years!!!). Charm and location! Many updates including breaker boxes and electrical drop, copper plumbing, duplex roof in 2003, etc. Seller may entertain a possible wrap – call for details! Buyer to verify all items prior to close of escrow.



*Per Assessor

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.