

**Phoenix 4 Unit
1908 E Broadway, Phoenix AZ 85040**

\$196,500

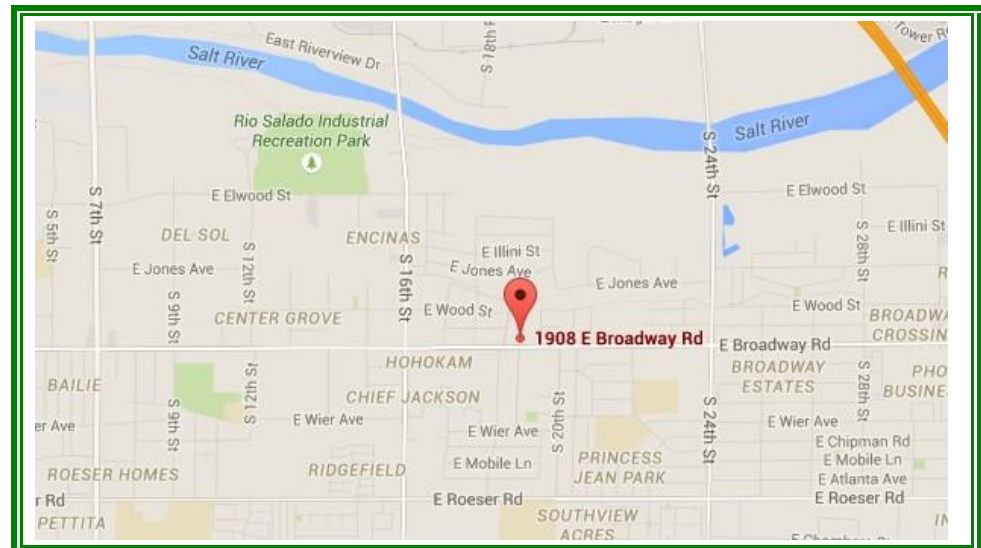


Property Summary

- All 2 bedroom units!
- Solid block construction!
- Always rented!
- Lots of parking!
- Newer Electric and HVACs

Offered by:

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Property At A Glance			
Property Type:	Fourplex	Units:	4
Building Size (SF):	3,232*	Lot Size (SF):	15,028*
Construction:	Block	Year Built:	1973-1985
Roof:	Pitched	Parking:	Uncovered
Occupancy:	100%	Price:	\$196,500
CAP (act/mar):	10.6 11.2	Price/Unit:	\$49,125
Unit Mix Information			
# of Units	Type	Actual	Market
4	Two bedroom units	\$575-\$625	\$625
Annual Income			
Gross Income - \$2,400/\$2,500 monthly:		\$28,800	\$30,000
Vacancy Allowance (5%):		\$1,440	\$1,500
Effective Gross Income:		\$27,360	\$28,500
Proforma Expenses			
Maintenance (Estimated):		\$2,000	
Insurance (Actual 2014):		\$694	
Property Taxes (Actual 2014):		\$1,088	
Water/Sewer/Trash (average \$225 month):		\$2,700	
Total Expense:		\$6,482	
Net Operating Income:		\$20,878	\$22,018
Gross Rent Multiplier			
		6.8	6.6

*Per Assessor

Here's a great opportunity to own a cash cow! Block construction and desert landscaping for low maintenance costs! All 2 bedroom units with plenty of parking! 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. 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.