



1ST AVENUE APARTMENTS

**750 E 1st Avenue
Mesa AZ 85204
\$539,000**



**Offered by
Lloyd Kaipainen PC
SJ Fowler Commercial**

16 UNITS

**SJ Fowler Commercial/Investments
2200 E Camelback Road #110
Phoenix AZ 85016
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1st Avenue Apartments

16 UNITS

PROPERTY OVERVIEW

The 1st Avenue Apartments is comprised of two parcels and two buildings, housing eight studio units and eight one bedroom units, all individually metered for electricity and all with air conditioning. All units have ceramic tile flooring and the landscaping is desert, keeping maintenance costs to a minimum. The current rents are under market, but the occupancy has always been excellent! There is no gas expense, but owner does pay water/sewer/trash with the City of Mesa.

Located in Central Mesa near Main Street and Horne, the 1st Avenue Apartments offer a variety of employment opportunities and nearby parks including Pioneer Park and Ellsworth Park. Also close by is the Arizona Temple and Mesa Junior High School. Mass transit is available just steps away on Main Street as well as a variety of shops and restaurants. The current leg of the Light Rail currently under construction and projected to be completed in late 2015/early 2016, will bring the last station to Main and Mesa Drive, roughly one mile away.



PROPERTY FACTS

1st Avenue Apartments
750 E 1st Avenue
Mesa AZ 85204

\$539,000/\$33,688 per unit

8 One Bedroom Units
8 Studio Units
Tile in all units
16+ Parking Spaces
Two Buildings/Two Stories
Total Lot Size: 18,195 SQ FT
Building Size: 6,868 SQ FT
Constructed in 1978

Parcel #s 138-28-078 & 138-28-079
Census Tract 421501
Property Class C
Flood Zone X 1

Property Taxes
2013: \$1,594
2012: \$2,697
2011: \$4,145



2013 FINANCIAL PROFORMA

Income	Current Rents*	2013 Monthly	2013 Annually	2014 Monthly with Rent Increases	2014 Annual Proforma
8 Studio Units	\$300	\$2,400	\$28,800	\$350	\$33,600
8 One Bed Units	\$400	\$3,200	\$38,400	\$450	\$43,200
Gross Income		\$5,600	\$67,200		\$76,800
Less Vacancy/Credit Loss	5%	\$280	\$3,360	10%	\$7,680
Effective Income		\$5,320	\$63,840	\$5,760	\$69,120
Expenses					
		2013 Monthly	2013 Annually	2014 Monthly	2014 Annually
Taxes	Actual 2013	\$133	\$1,594	\$133	\$1,594
Insurance	Actual 2013	\$217	\$2,600	\$217	\$2,600
Water/Sewer/Trash	Averaged	\$503	\$6,036	\$503	\$6,036
Pest Control	Averaged	\$40	\$280	\$40	\$280
Management	6% of Effective Income	\$319	\$3,828	\$346	\$4,147
Landscaping	Averaged	\$50	\$600	\$50	\$600
Maintenance	Averaged	\$533	\$6,396	\$533	\$6,396
Reserves/Capital	Estimated at \$250 per door	\$333	\$4,000	\$333	\$4,000
Miscellaneous	Estimated	\$100	\$1,200	\$333	\$4,000
Total Expenses		\$2,228	\$26,534	\$2,488	\$29,653
Net Operating Income					
		\$3,092	\$37,306	\$3,272	\$39,467
	CAP	6.9		7.3	
	GRM	8.0		7.0	

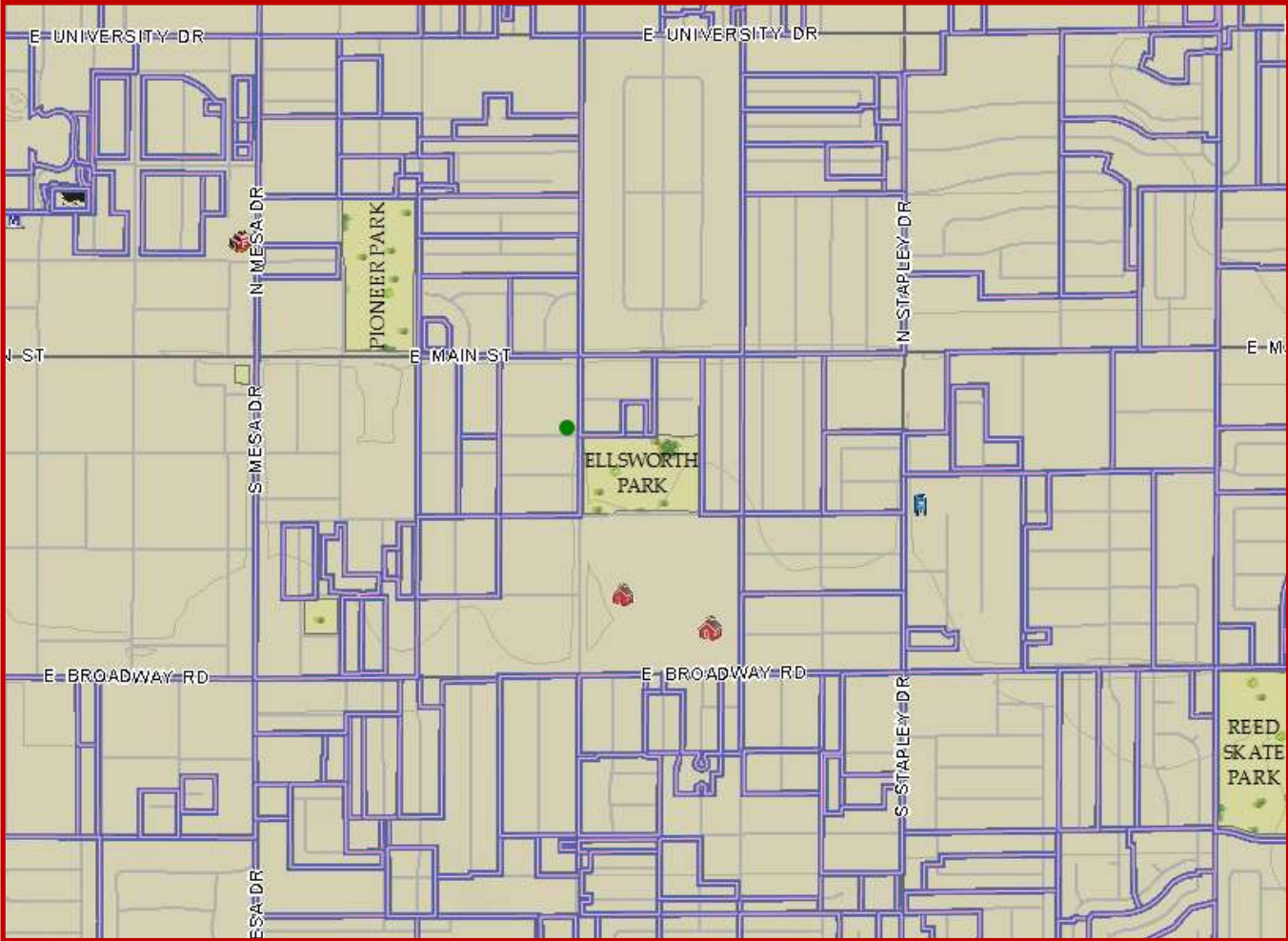
*Current rents are below market.

LOCATION/MAPS

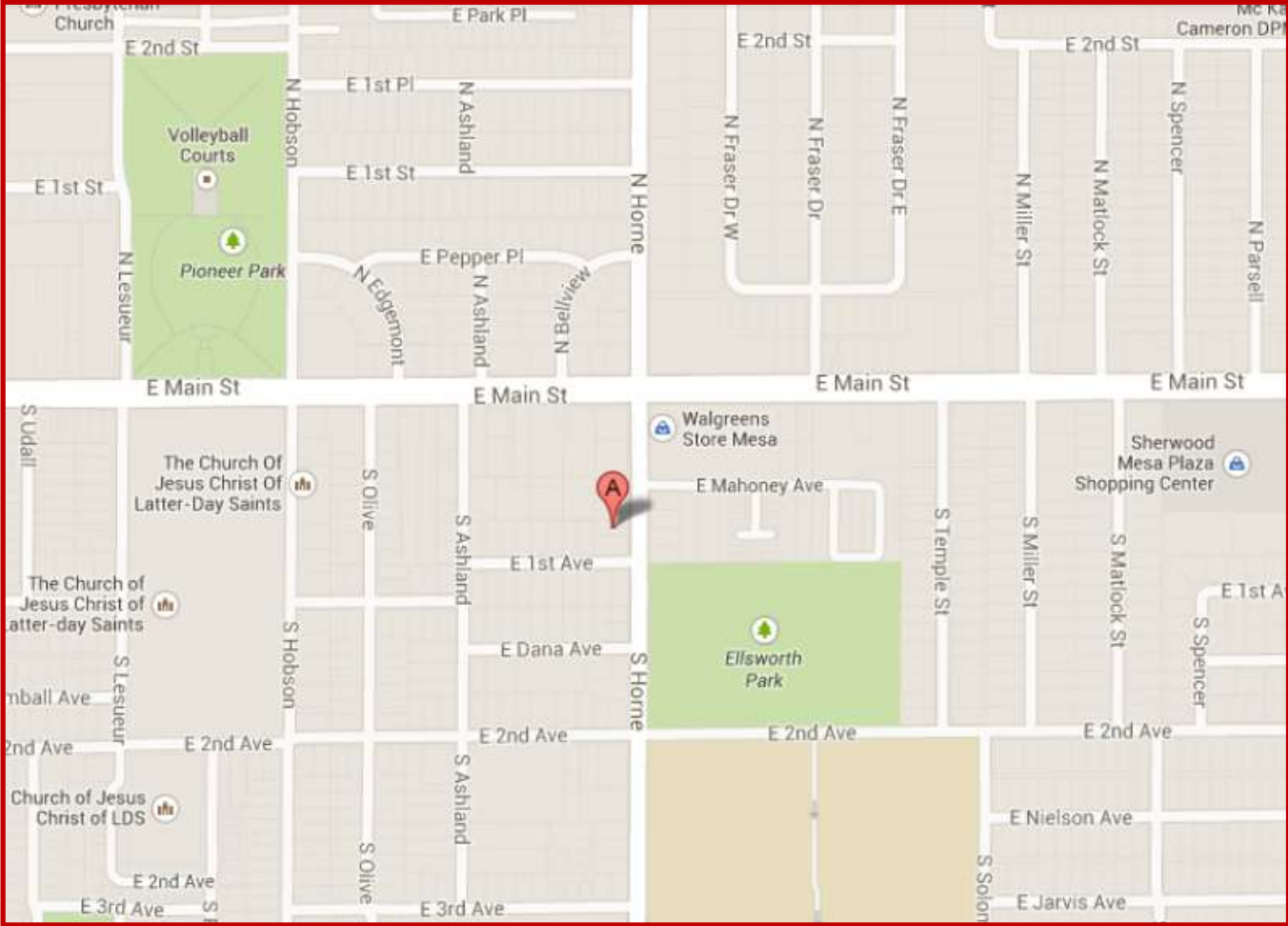
Aerial



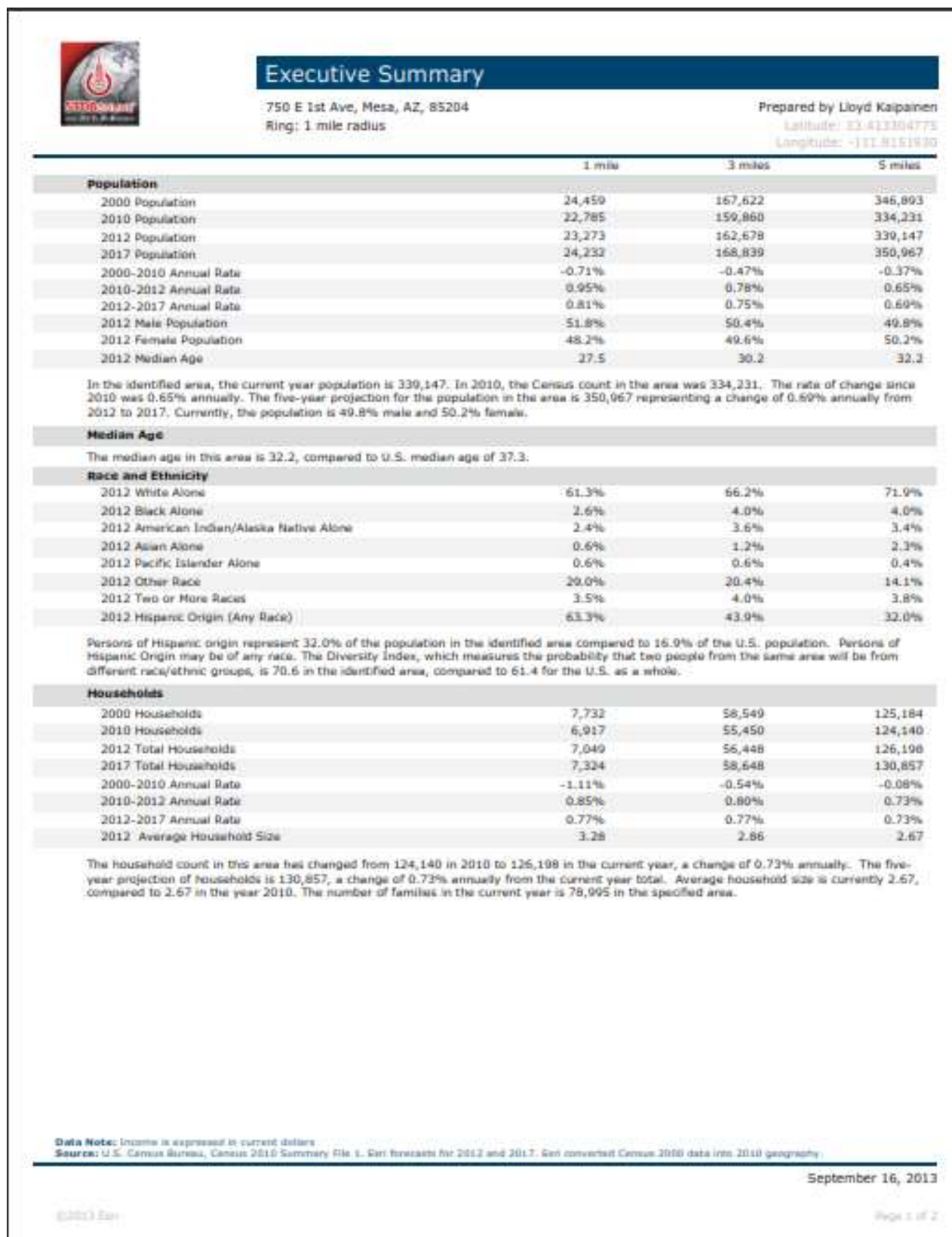
Subdivision Boundaries



Streets



DEMOGRAPHICS





Executive Summary

750 E 1st Ave, Mesa, AZ, 85204
Ring: 5 mile radius

Prepared by Lloyd Kaipainen

Latitude: 33.413304773

Longitude: -111.8151930

	1 mile	3 miles	5 miles
Median Household Income			
2012 Median Household Income	\$35,917	\$41,500	\$47,674
2017 Median Household Income	\$41,961	\$50,765	\$55,141
2012-2017 Annual Rate	3.16%	4.11%	2.95%
Average Household Income			
2012 Average Household Income	\$44,947	\$53,368	\$60,922
2017 Average Household Income	\$50,500	\$59,821	\$67,648
2012-2017 Annual Rate	2.36%	2.31%	2.12%
Per Capita Income			
2012 Per Capita Income	\$13,737	\$18,814	\$22,896
2017 Per Capita Income	\$15,374	\$21,076	\$25,448
2012-2017 Annual Rate	2.28%	2.30%	2.14%

Households by Income

Current median household income is \$47,674 in the area, compared to \$50,157 for all U.S. households. Median household income is projected to be \$55,141 in five years, compared to \$56,895 for all U.S. households

Current average household income is \$60,922 in this area, compared to \$68,162 for all U.S. households. Average household income is projected to be \$67,648 in five years, compared to \$77,137 for all U.S. households

Current per capita income is \$22,896 in the area, compared to the U.S. per capita income of \$26,409. The per capita income is projected to be \$25,448 in five years, compared to \$29,882 for all U.S. households

Housing

	1 mile	3 miles	5 miles
2000 Total Housing Units	8,336	64,407	140,460
2000 Owner Occupied Housing Units	3,419	31,516	74,616
2000 Renter Occupied Housing Units	4,313	27,033	50,568
2000 Vacant Housing Units	604	5,948	15,276
2010 Total Housing Units	8,248	64,956	144,422
2010 Owner Occupied Housing Units	2,890	27,622	68,855
2010 Renter Occupied Housing Units	4,027	27,828	55,285
2010 Vacant Housing Units	1,331	9,506	20,282
2012 Total Housing Units	8,344	65,874	146,371
2012 Owner Occupied Housing Units	2,727	26,565	66,453
2012 Renter Occupied Housing Units	4,322	29,883	59,746
2012 Vacant Housing Units	1,295	9,426	20,173
2017 Total Housing Units	8,618	68,315	151,536
2017 Owner Occupied Housing Units	2,878	27,921	69,319
2017 Renter Occupied Housing Units	4,446	30,728	61,538
2017 Vacant Housing Units	1,294	9,667	20,679

Currently, 45.4% of the 146,371 housing units in the area are owner occupied; 40.8%, renter occupied; and 13.8% are vacant. Currently, in the U.S., 56.5% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 11.4% are vacant. In 2010, there were 144,422 housing units in the area - 47.7% owner occupied, 38.3% renter occupied, and 14.0% vacant. The annual rate of change in housing units since 2010 is 0.60%. Median home value in the area is \$126,468, compared to a median home value of \$167,749 for the U.S. In five years, median value is projected to change by 2.92% annually to \$146,078.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esti forecasts for 2012 and 2017. Esti converted Census 2000 data into 2010 geography.

September 16, 2013