

**Chandler Three Unit
209 N Colorado St, Chandler AZ 85225**

\$159,000

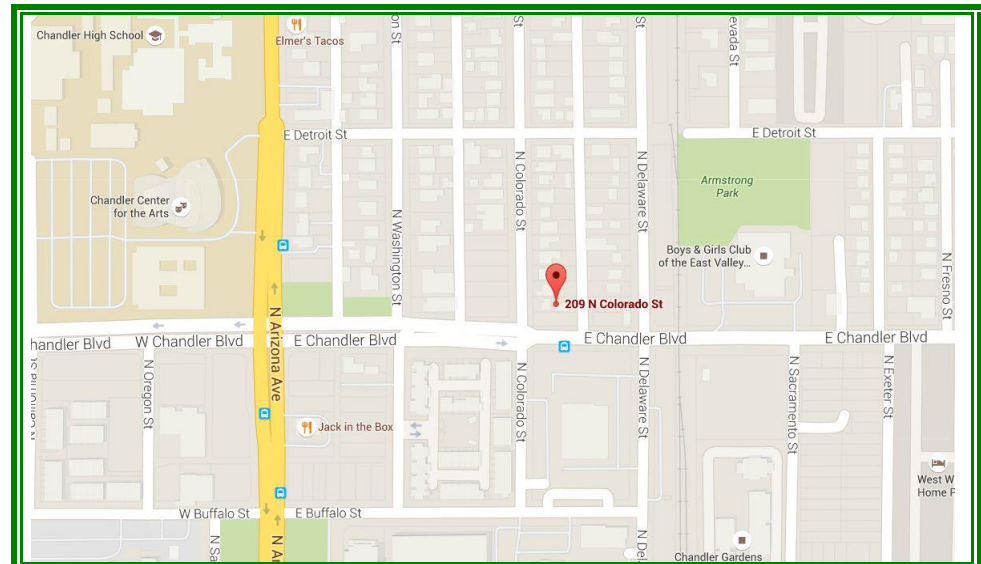


Property Summary

- Excellent Chandler Location
- It's a fixer – bring your tools!
- Perfect property to reposition!
- Possible fourth unit!
- Zoned Commercial Regional (County) and C-3 (City of Chandler)

Offered by:

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Property At A Glance

Property Type:	House + 2 units	Units:	3
Building Size (SF):	1,320*	Lot Size (SF):	7,275*
Construction:	Block/Stucco	Year Built:	1961
Roof:	Pitched	Parking:	Uncovered
Occupancy:	100%	Price:	\$159,000
CAP (act/mar):	5.3 8.3	Price/Unit:	\$53,000

Unit Mix Information

# of Units	Type	Actual	Market
2	1 Bedroom Units	\$350/\$360	\$500
1	1 Bedroom House	\$560	\$700

Annual Income

Gross Income - \$1,270/\$1,700 monthly:	\$15,240	\$20,400
Vacancy Allowance (10%):	\$1,524	\$2,040
Effective Gross Income:	\$13,716	\$18,360

Proforma Expenses

Maintenance (Estimated):	\$1,500	
Insurance (Actual 2015):	\$800	
Property Taxes (Actual 2015):	\$781	
Water/Sewer/Trash (Estimated):	\$2,160	
Total Expense:	\$5,241	
Net Operating Income:	\$8,475	\$13,119

*Per Assessor Buildings appear larger – buyer to verify.

Location, location, location! Excellent opportunity in this great Chandler submarket! Few small complex opportunities here! HVACs on all units! Zoning is commercial so bring your imagination and your tools! Possible 4th unit. High tech bedroom community!! 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.