

**Phoenix Fourplex**  
**2133 W Adams St, Phoenix AZ 85009**

**\$139,500**



## Property Summary

- 1982 Built Fourplex!
- Fresh Remodel!
- Great Unit Mix!
- Solid rental neighborhood!
- Great curb appeal!

*Offered by:*

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### Property At A Glance

Property Type:	Fourplex	Units:	4
Building Size:	2,852 SF *	Lot Size (SF):	7,000 SF*
Construction:	Frame/Stucco	Year Built:	1982
Roof:	Comp	Parking:	uncovered
Occupancy:	100%	Price:	\$139,500
CAP:	9.7%	Price/Unit:	\$34,875

### Unit Mix Information

# of Units	Type	Actual
2	2 bedroom	\$525
1	2 bedroom w/utilities	\$625
1	1 bedroom w/utilities	\$450

### Actual Annual Income

Gross Income (\$2,125 month):	\$25,500
Vacancy Allowance/Credit Loss (10%):	\$2,550
Effective Gross Income:	\$22,950

### Anticipated Expenses

Maintenance/landscaping (estimated):	\$2,000
Property Taxes (actual 2012):	\$785
Water/Sewer/Trash (estimated):	\$3,600
Gas (Units 3 and 4 estimated):	\$420
Electric (Units 3 and 4 estimated):	\$1,800
Insurance :	\$850
Total Expenses:	\$9,455
Net Operating Income:	\$13,495

Proforma Gross Rent Multiplier:	5.47
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\*Per Assessor

Beautifully remodeled 4 plex! New kitchens and bathrooms!  
 Three new ACs! Tile through out! Washer/Dryer hookups!  
 Covered parking! Much more! Buyer to verify all items prior  
 to close of escrow.



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@phxzazpts.com](mailto:Lloyd@phxzazpts.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.