

**Central Phoenix 5 Unit
2202 E Taylor, Phoenix, AZ 85006**

\$99K

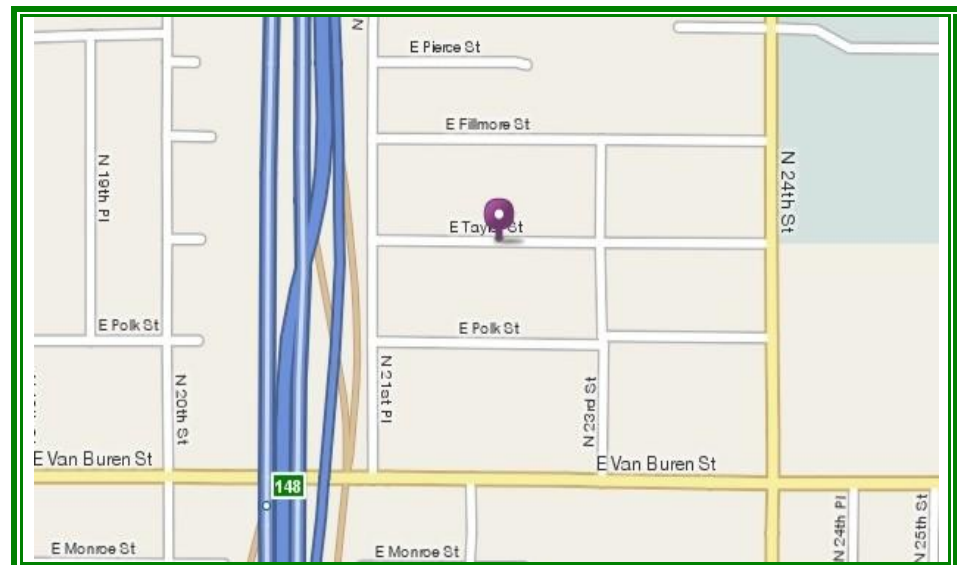


Property Summary

- Great Unit Mix!
- Not a short sale or bank owned!!!
- Lots of improvements and updates!
- ACs!!! Fenced!!!
- Has highly desired private rear yards/patios!

Offered by:

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Property At A Glance

Property Type:	5 Plex	Units:	5
Building Size:	2,996 SF	Lot Size (SF):	8,288 SF
Construction:	Block	Year Built:	1963
Roof:	Comp	Parking:	uncovered
Occupancy:	100%	Price:	\$99,000
CAP:	12.8%	Price/Unit:	\$19,800

Unit Mix Information

# of Units	Type	Actual
3	1 bedroom units	\$450
2	2 bedroom units	\$500 & \$450

Annual Income

Gross Income:	\$27,600
Vacancy Allowance (15%):	\$4,140
Effective Gross Income:	\$23,460

Expenses

Maintenance (Actual):	\$893
Insurance (Actual):	\$1,212
Property Taxes (Actual 2011):	\$903
Water/Sewer/Trash (Averaged last 11 months):	\$3,335
Management (10%):	\$2,484
Replacements/Reserves (estimated):	\$2,000
Total Expenses:	\$10,827
Net Operating Income:	\$12,633

Gross Rent Multiplier:	3.59
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Lots of updates and improvements! Lots of new windows and newer ACs. Great rental area and great unit mix for this area! Expenses are actual for trailing 11 months. 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 Lkaipainen@ccim.net. 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.