

# Phoenix Triplex 2323 W Fairmount, Phoenix

# \$189K

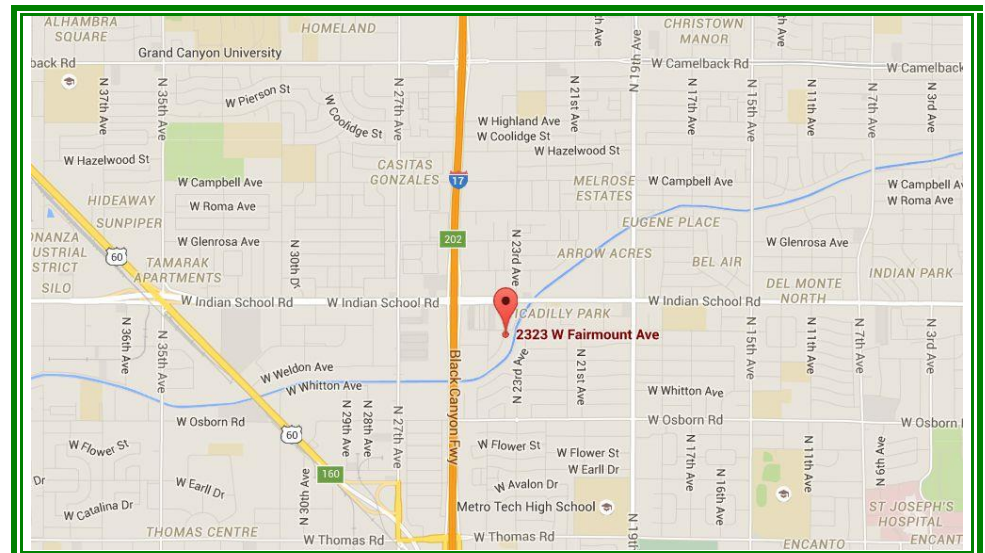


## Property Summary

- Seller Carry Opportunity!
- All 2 bedroom/2 bath units with washers & dryers!
- Huge private yards for the end units!
- 1980's Built! Easy Renter!
- Pre MLS Offering

Offered by:

**Lloyd Kaipainen CCIM**  
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## Property At A Glance

<b>Property Type:</b>	Triplex	<b>Units:</b>	3	
<b>Building Size (SF):</b>	2,664*	<b>Lot Size (SF):</b>	8,784*	
<b>Construction:</b>	Frame/Stucco	<b>Year Built:</b>	1981	
<b>Roof:</b>	Pitched	<b>Parking:</b>	Uncovered	
<b>Occupancy:</b>	100%		<b>Price:</b>	\$189,000
<b>CAP (act/mar):</b>	6.0	7.8	<b>Price/Unit:</b>	\$63,000

## Unit Mix Information

# of Units	Type	Actual/Average	Market
3	Two Bedroom/Two Bath Units	\$543	\$625/\$649

## Annual Income

Gross Income - \$1,630/\$1,923 monthly:	\$19,560	\$23,076
Vacancy Allowance (5%):	\$978	\$1,154
Effective Gross Income:	\$18,582	\$21,922

## Proforma Expenses

Maintenance (Estimated):	\$2,000	
Insurance (Actual 2015):	\$1,124	
Property Taxes (Actual 2015):	\$1,204	
Water/Sewer/Trash (Estimated):	\$2,400	
Rent Tax:	\$427	\$504
Total Expense:	\$7,155	\$7,232
Net Operating Income:	\$11,427	\$14,690

\*Per Assessor

Pre MLS Offering - Seller Carry Opportunity! All two bedroom/two bath units with washers & dryers! Private yards too! Central Phoenix location near freeway! 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@phxazpts.com](mailto:Lloyd@phxazpts.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.