

Tierra Frutal Triplexes – 6 Unit Package

4421 – 4423 N 23rd Ave, Phoenix 85015

\$249K/EA



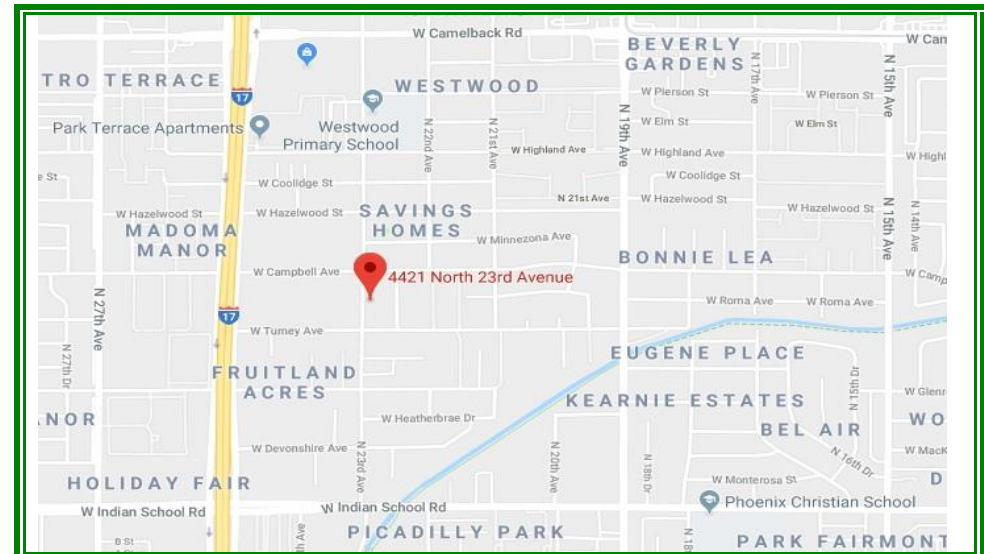
Property Summary

Maricopa Assessor Parcel #s 154-16-004-B&D

- Easy to maintain desert landscaping!!
- All 2 bedroom 1 bath units with private yards!
- Sub-metered H2O allows the owner the option to either pay/monitor usage or have tenants pay utilities!! (*owner pays WST setting rents w/info*)
- Newer roofs, HVAC's, compliment this solid block building. 100% occupied.
- Covered Parking for each Unit!!
- This is the armchair income opp you've been looking for!! Current owner manages from CO.

Offered by:

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Property At A Glance

Property Type:	Triplex (2)	Units:	6
Building Size (SF):	2,184 EA*	Lot Size (SF):	7,809 & 7,799*
Construction:	Block	Year Built:	1961
Roof:	Shingle	Parking:	Covered/Surface
Occupancy:	100%	Price:	\$249K/EA
CAP (act/mar):	5.8% 6.3%	Price/Unit:	\$83,000.00

Unit Mix Information

# of Units	Type	Actual	Market
6	2 Bd/1Bth	(2) \$650 (2) \$660 (2) \$670	\$700

Annual Income (Total Property)

Gross Income:	\$47,520.00	\$50,400.00
Vacancy Allowance (5%):	\$2,376.00	\$2,520.00
Effective Gross Income:	\$45,144.00	\$47,880.00

Proforma Expenses

Maintenance	\$4,163.00	
Insurance (Actual 2017):	\$2,344.00	
Property Taxes (Actual 2017):	\$1,987.00	
Management (currently self-managed from CO) **	\$3,300.00	\$3,500.00
Water/Sewer/Trash (Actual 2017): <i>(Sub Metered but paid by current owner)</i>	\$4,579.00	
Total Expense:	\$16,373.10	\$16,573.10
Net Operating Income:	\$28,770.90	\$31,306.90

*Per Assessor ** Estimated at 7%

Tierra Frutal Triplexes

This opportunity won't last!!! Newer roofs and HVAC's. Owner has instituted water sub-metering to monitor usage. Near schools and business venues!! This property is fenced with private yards for each unit! 100% occupied!! **\$249K EA!!!**



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@phxazapts.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.