

North Phoenix Fourplex 2707 E Tierra Buena, Phoenix AZ 85032

\$169K

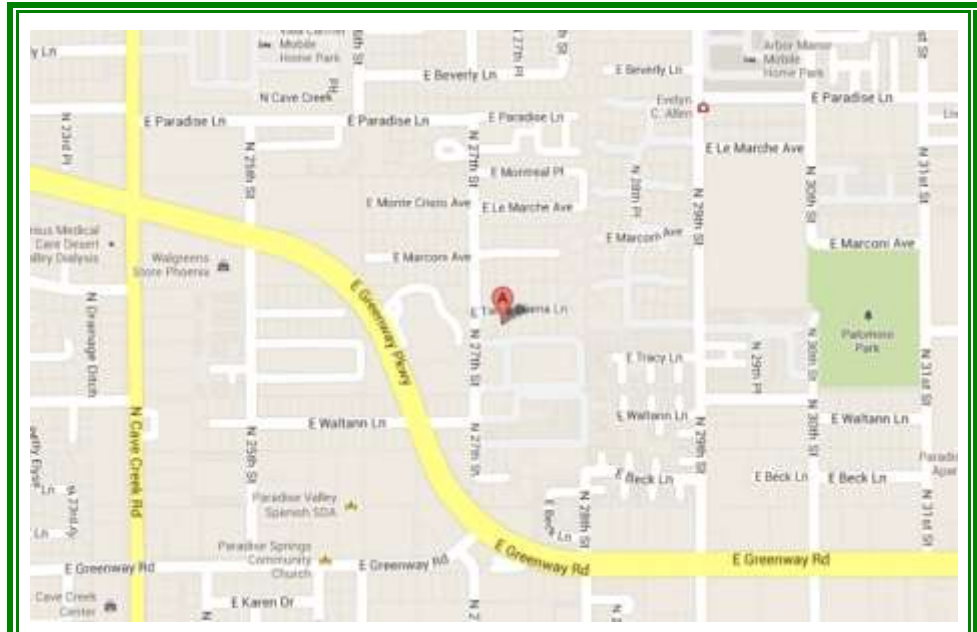


Property Summary

- Rare two bedroom/two bath units!
- Full Size Washer/Dryer hookups!
- Private Patios!
- Quiet Cul-de-sac!
- Covered Parking!!!
- Excellent Rental Neighborhood

Offered by:

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Property At A Glance

Property Type:	Fourplex	Units:	4
Building Size:	3,100 SF *	Lot Size (SF):	9,468 SF*
Construction:	Frame/Stucco	Year Built:	1987
Roof:	Flat/Built Up	Parking:	4 covered
Occupancy:	75%	Price:	\$169,000
CAP (Act/Pro):	8.1 10.0	Price/Unit:	\$42,250

Unit Mix Information

# of Units	Type	Actual	Proforma
4	2 bedroom/2 bath /775 SF*	\$500	\$575

Actual Annual Income

Gross Income (\$2,000/\$2,300 month):	\$24,000	\$27,600
Vacancy Allowance/Credit Loss (10%):	\$2,400	\$2,760
Effective Gross Income:	\$21,600	\$24,840

Expenses

Maintenance/landscaping (estimated):	\$3,000	
Property Taxes (actual 2012):	\$806	
Water/Sewer/Trash (estimated \$250 month):	\$3,000	
Insurance (actual) :	\$1,140	
Total Expenses:	\$7,946	
Net Operating Income:	\$13,654	\$16,894

Gross Rent Multiplier:	7.04	6.12
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*Per Assessor

Best unit mix in this submarket!!! Rare 2 bedroom/2 bath units with full size washer/dryer hookups and private patios! Rent upside too (project \$575 with washer/dryer included)! 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@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.