

North Phoenix Fourplex 2707 E Tierra Buena, Phoenix, AZ 85032

\$119K

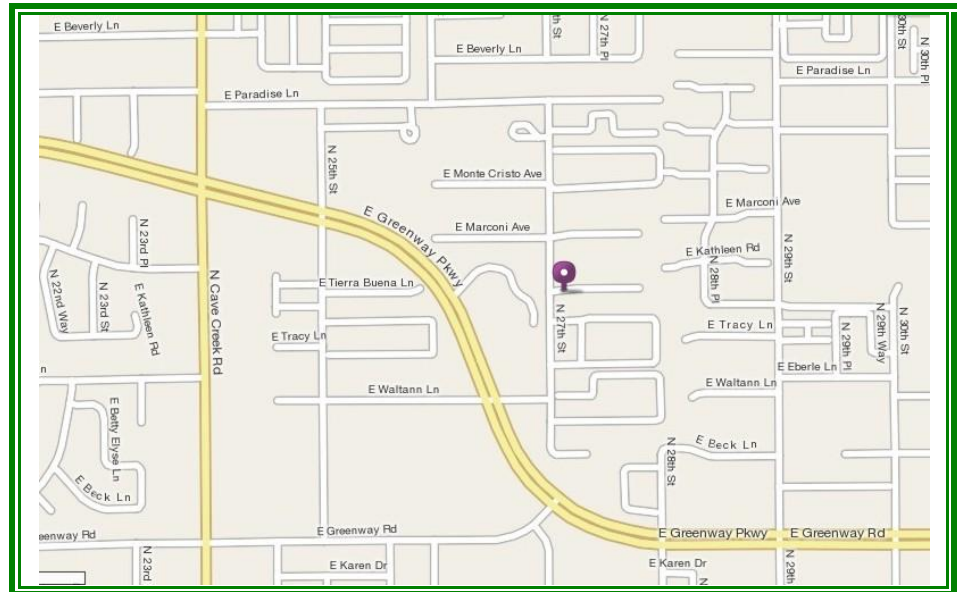


Property Summary

- Seller Carry Opportunity!!!
- All 2 bedroom/2 bath units
- Covered parking
- Washer/dryer hookups
- Lots of tile!
- Private Patios

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	Parking:	4 Covered
Occupancy:	75%	Price:	\$119,000
CAP	10.7%	Price/Unit:	\$29,750

Unit Mix Information

# of Units	Type	Market
4	2 bedroom/2 bath/ 775 SF units	\$500

Annual Income

Gross Income:	\$24,000
Vacancy Allowance (10%):	\$2,400
Effective Gross Income:	\$21,600

Expenses

Maintenance (estimated):	\$2,500
Insurance (estimated):	\$1,200
Property Taxes (actual 2010):	\$1,527
Water/Sewer/Trash (estimated):	\$3,600
Total Expenses:	\$8,827
Net Operating Income:	\$12,773

Gross Rent Multiplier:	4.96
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Excellent seller-carry opportunity in a popular rental neighborhood! All two bedroom/two bath units with washer/dryer hookups and covered parking! Individual private patios too! Desert landscaping and exterior stucco for low maintenance costs. Tenants pay their own electric - owner pays W/S/T only! NO HOA!!! Wonderful opportunity for the hands own operator!
Motivated Seller! Don't wait - call now!!!



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.