

**North Phoenix Fourplex
2715 E Marconi PHX, AZ 85032**

\$149K



Property Summary

- All two bedroom units!
- Private Patios!
- Excellent rental neighborhood!
- 100% occupied with 1 year leases
- Low Maintenance Landscaping
- Plenty of parking in rear!

Offered by:

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| Property At A Glance | | | |
|---|-------------------|-----------------------|-----------|
| Property Type: | 4 plex | Units: | 4 |
| Building Size (SF): | 3,050 | Lot Size (SF): | 9,965 |
| Construction: | Block | Year Built: | 1984 |
| Roof: | Comp | Parking: | Uncovered |
| Occupancy: | 100% | Price: | \$149,000 |
| CAP (act/mar): | 9.5 11.0 | Price/Unit: | \$37,250 |
| Unit Mix Information | | | |
| # of Units | Type | Actual | Market |
| 1 | 2 Bedrooms/762 SF | \$500 | \$550 |
| Annual Income | | | |
| Gross Income - \$2,000/\$2,200 monthly: | | \$24,000 | \$26,400 |
| Vacancy Allowance (10%): | | \$2,400 | \$2,640 |
| Effective Gross Income: | | \$21,600 | \$23,760 |
| Expenses | | | |
| Maintenance (Estimated): | | \$2,000 | |
| Insurance (Estimated): | | \$1,000 | |
| Property Taxes (Actual 2012): | | \$818 | |
| Water/Sewer/Trash (Estimated): | | \$3,600 | |
| Total Expense: | | \$7,418 | |
| Net Operating Income: | | \$14,182 | \$16,342 |
| Gross Rent Multiplier: | | | |
| | | 6.2 | 5.64 |

Here's a little money maker! 100% occupied! All two bedroom units with private patios and plenty of parking! Desert landscaping for low maintenance costs! Buyer to verify all items prior to close of escrow. Not a short sale or bank owned! Answers fast!



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.