

**North Phoenix Fourplex!
2728 E Marconi, Phoenix, AZ 85032**

\$159,000



Property Summary

- All 2 bedroom units with Washer/Dryer hookups and private secure patios
- All units remodeled with new cabinets and granite countertops!!!
- Many new AC units
- Well Maintained and 100% Occupied
- Adjacent identical 4 plex is also available!!!

Offered by:

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Property At A Glance

Property Type:	4 plex	Units:	4
Building Size*:	3,050 SF	Lot Size (SF)*:	9,998 SF
Construction:	Block	Year Built:	1984
Roof:	Flat	Parking:	uncovered
Occupancy:	100% Occupied	Price:	\$159,000
CAP :	10.7	Price/Unit:	\$39,750

Unit Mix Information

# of Units	Type	Actual
4	Two bedroom/One Bath/760SF*	\$550

Annual Income

Gross Income - \$2,200 monthly:	\$26,400
Vacancy Allowance (10%):	\$2,640
Effective Gross Income:	\$23,760

Expenses

Maintenance (Estimated at \$500 per unit):	\$2,000
Insurance (Estimated at \$250 per unit):	\$1,000
Property Taxes (actual 2012):	\$818
Water/Sewer/Trash (estimated at \$62.50 per unit per month):	\$3,000
Total Expenses:	\$6,818
Net Operating Income:	\$16,942
Replacement/Reserves (estimated at \$250 per unit):	\$1,000

Gross Rent Multiplier:	6.02
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* Per Assessor

All two bedroom units with private front patios, washer/dryer hookups, remodeled kitchens/baths with granite countertops! Lots of updates – very well maintained! 100% Occupied!!! Plenty of parking! 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@phxazaps.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.