

**Palomino Point!**  
**2837 E Marconi, Phoenix AZ 85032**

**\$165,000**



## Property Summary

- Preferred Unit mix in Palomino Point
- Washer/dryer hookups in all units!
- Covered Parking
- Community Pool!
- HOA takes care of the landscaping, water/sewer and trash
- Residential Financing!!!!

*Offered by:*

**Lloyd Kaipainen CCIM**  
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## Property At A Glance

<b>Property Type:</b>	Fourplex	<b>Units:</b>	4	
<b>Building Size (SF):</b>	3,618 *	<b>Lot Size (SF):</b>	6,266*	
<b>Construction:</b>	Frame/Stucco	<b>Year Built:</b>	1982	
<b>Roof:</b>	Flat/tile	<b>Parking:</b>	Covered	
<b>Occupancy:</b>	<b>100%</b>		<b>Price:</b>	\$165,000
<b>CAP (act/mar):</b>	8.7%	9.5%	<b>Price/Unit:</b>	\$42,475

## Unit Mix Information

# of Units	Type	Actual	Market
1	3 bedroom/3 bath	\$700	\$700
1	2 bedroom/2 bath	\$499	\$575
1	2 bedroom/1.5 bath TH	\$600	\$650
1	1 bedroom/1 bath	\$495	\$500

## Annual Income

Gross Income - \$2,294/\$2,425 monthly:	\$27,528	\$29,100
Vacancy Allowance (10%):	\$2,753	\$2,910
<b>Effective Gross Income:</b>	<b>\$24,775</b>	<b>\$26,190</b>

## Proforma Expenses

Maintenance (Estimated):	\$2,000
Insurance (Estimated):	\$1,200
Property Taxes (Actual 2012):	\$1,111
HOA (Actual):	\$6,144
<b>Total Expense:</b>	<b>\$10,455</b>
<b>Net Operating Income:</b>	<b>\$14,320</b>

<b>Gross Rent Multiplier:</b>	<b>5.99</b>	<b>5.67</b>
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\*Per Assessor

Preferred unit mix in Palomino point. HOA pays water/sewer/trash and landscaping. This building is located across the parking lot from the Office!!! Just put out your For Rent sign! 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](mailto: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.