

Phoenix Fourplex 3237 W Melvin, Phoenix AZ 85009

\$99K



Property Summary

- All 2 bedroom units
- All air conditioned units
- Desert Landscaping
- Plenty of parking
- Modern 1984 Construction
- Seller may assist with financing!

Offered by:

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Property At A Glance

Property Type:	Fourplex	Units:	4
Building Size:	2,484 SF	Lot Size (SF):	12,190 SF
Construction:	Frame/Stucco	Year Built:	1984
Roof:	Comp	Parking:	Uncovered
Occupancy:	75%	Price:	\$99,000
CAP:	9.7%	Price/Unit:	\$24,750

Unit Mix Information

# of Units	Type	Actual
4	2 bedroom units/621 SF	\$400

Actual Annual Income

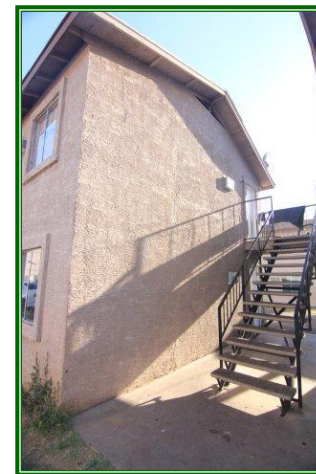
Gross Income (\$1,600 month):	\$19,200
Vacancy Allowance/Credit Loss (10%):	\$1,920
Effective Gross Income:	\$17,280

Anticipated Expenses

Maintenance/landscaping (estimated):	\$2,000
Property Taxes (actual 2011):	\$1,038
Water/Sewer/Trash (estimated):	\$3,600
Insurance (estimated):	\$1,000
Total Expenses:	\$7,638
Net Operating Income:	\$9,642

Proforma Gross Rent Multiplier:	5.16
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All two bedroom units with ACs. Low maintenance desert landscaping and stucco finish. Lots of parking. Seller may assist with financing!!! 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.