

Phoenix Triplex

3628 E Verde Dr, Phoenix AZ 85018

\$179K



Property Summary

- All two bedroom units!
- Washer/dryer hookups!
- Individual carports & private patios!
- Quiet Cul-de-sac!
- Location, location, location!!!

Offered by:

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Property At A Glance

Property Type:	Triplex	Units:	3
Building Size:	2,535 SF *	Lot Size (SF):	12,042SF*
Construction:	Block	Year Built:	1961
Roof:	Comp	Parking:	covered
Occupancy:	100%	Price:	\$179,000
CAP:	8.4	Price/Unit:	\$59,667

Unit Mix Information

# of Units	Type	Actual
2	2 bedroom/800 SF	\$650
1	2 bedroom 1.5 bath/935 SF	\$750

Actual Annual Income

Gross Income (\$2,050 month):	\$24,600
Vacancy Allowance/Credit Loss (10%):	\$2,460
Effective Gross Income:	\$22,140

Anticipated Expenses

Maintenance/landscaping (materials):	\$720
Property Taxes (actual 2012):	\$1,152
Water/Sewer/Trash (averaged):	\$1,950
Insurance :	\$808
Onsite Management/Maintenance:	\$2,400
Total Expenses:	\$7,030
Net Operating Income:	\$15,110

Proforma Gross Rent Multiplier:	7.3
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*Per Assessor

It's a well maintained beauty and it's in the right zip code!!!
 It also has everything you need to keep your residents happy:
 Covered parking, washer/dryer hook-ups, AC and charm!
 Turnover is very low in this complex! 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@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.