

**3 Units Phoenix  
4027 E Palm Ln, Phoenix AZ 85008**

**\$149,000**

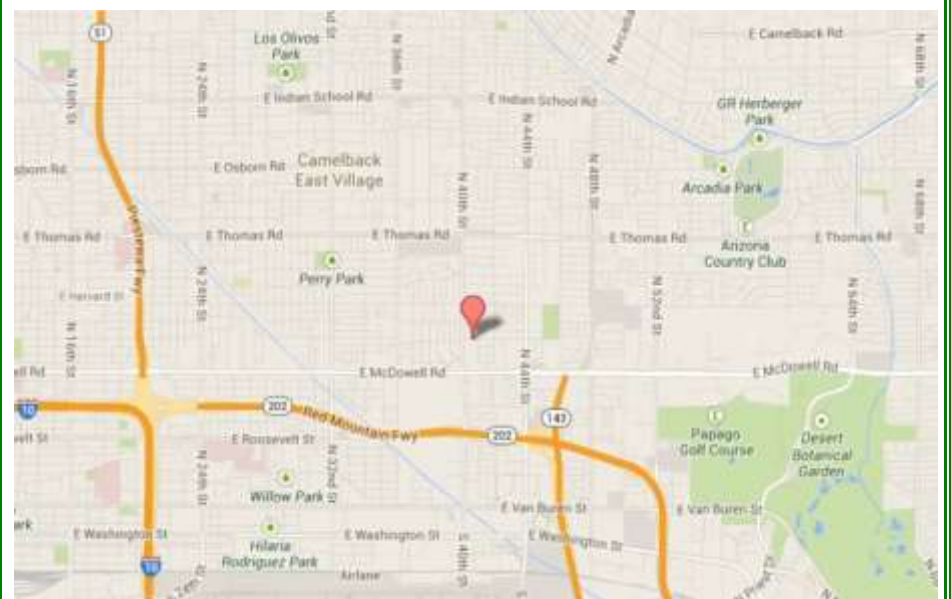


## Property Summary

- 3 Homes on One Lot!
- 15,682 SF Lot!
- Excellent Residential Neighborhood!
- Seller may carry!
- Private yards!
- Location, location, location!!!

*Offered by:*

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

Property Type:	3 SFH	Units:	3
Building Size:	1,765 SF *	Lot Size (SF):	15,682 SF*
Construction:	Frame	Year Built:	1935-1950
Roof:	Comp	Parking:	uncovered
Occupancy:	67%	Price:	\$149,000
Proforma CAP:	7.7%	Price/Unit:	\$49,667

### Unit Mix Information

# of Units	Type	Actual
1	3 bed/1 bath home	\$900
1	1 bed/1 bath home	\$300
1	2 bed/1 bath home	\$550

### Actual Annual Income

Gross Income (\$1,750 month):	\$21,000
Vacancy Allowance/Credit Loss (10%):	\$2,100
Effective Gross Income:	\$18,900

### Anticipated Expenses

Maintenance/landscaping (estimated):	\$2,000
Property Taxes (actual 2012):	\$604
Water/Sewer/Trash (estimated):	\$2,160
Insurance (estimated):	\$1,000
Total Expenses:	\$5,764
Net Operating Income:	\$11,516

Proforma Gross Rent Multiplier:	7.8
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Location, location, location!!! This neighborhood is mainly large residential lots! Each home has its own private yard and additional storage – possibility to add another unit in the rear house! Buyer to verify all items prior to close of escrow.



\*Per Assessor – Homes appear to be larger!

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.