

Whipsring Sands 4 Plex 4034-4036 E Moreland, Phoenix AZ 85008


\$229K

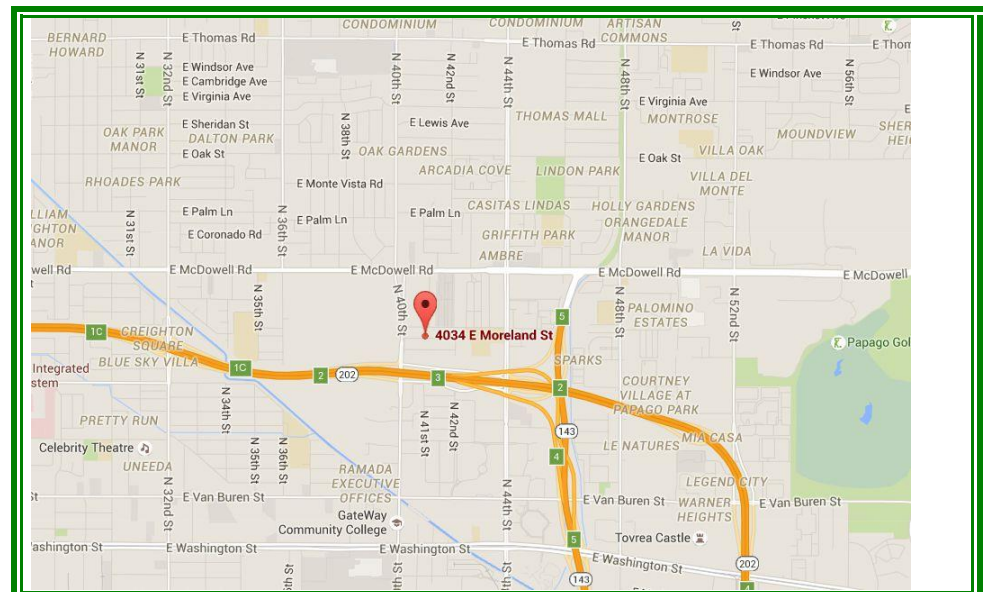


Property Summary

- Seller Carry Opportunity!!!
- All two bedroom units!
- 1963 Built of Solid Block with lots of updates!!!
- Washers/Dryers included most units
- New Exterior Paint and Newer HVACs!
- 100% Occupied

Offered by:

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Property At A Glance

Property Type:	4 Plex	Units:	4	
Building Size (SF):	3,044*	Lot Size (SF):	7,896*	
Construction:	Block	Year Built:	1963	
Roof:	Pitched (new in 2009)	Parking:	Uncovered	
Occupancy:	100%		Price:	\$229,000
CAP (act/mar):	6.3	8.7	Price/Unit:	\$57,250

Unit Mix Information

# of Units	Type	Actual	Market
4	Two Bedroom	\$475/\$450** \$500/\$500	\$600

Annual Income

Gross Income - \$1,925/\$2,400 monthly:	\$23,100	\$28,800
Vacancy Allowance (5%):	\$1,155	\$1,440
Effective Gross Income:	\$21,945	\$27,360

Proforma Expenses

Maintenance (Estimated):	\$2,000	
Insurance (Estimated):	\$1,200	
Property Taxes (Actual 2015):	\$731	
Water/Sewer/Trash (Estimated \$300 month):	\$3,600	
Total Expense:	\$7,531	
Net Operating Income:	\$14,414	\$19,829

*Per Assessor **Unit 4036B receives \$50 credit per month for yard maintenance.

Seller Carry Opportunity! Great Terms – call for details!
All electric, two bedroom units! No gas here! Turn Key with lots of updates including newer ACs! New paint on the exterior and most units with washers/dryers! 100% Occupied!!! Buyer to verify all items during the due diligence period.



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.