

# Whispering Sands 4-plex 4115-4117 E Moreland St, Phoenix 85008

# \$289K



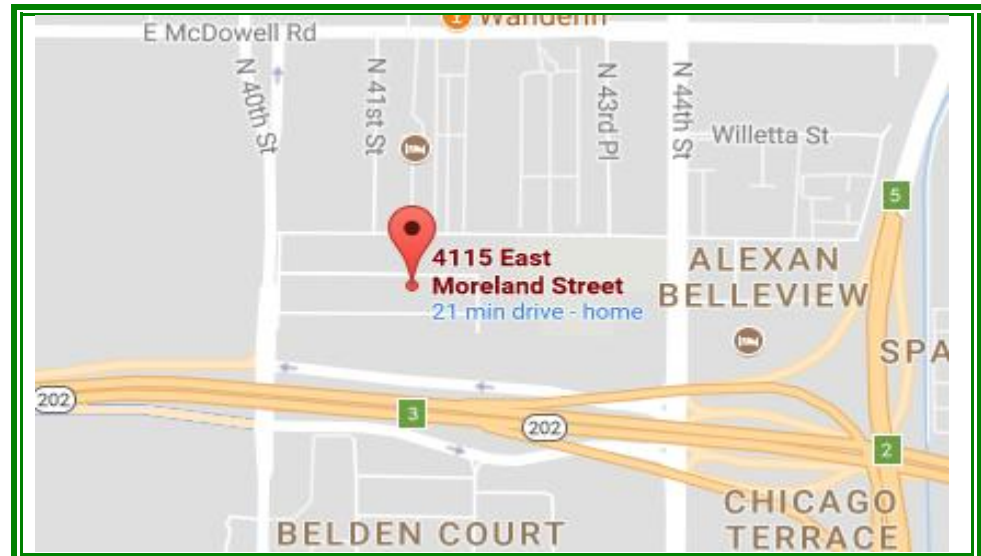
## Property Summary

Maricopa Assessor Parcel #s 125-20-040

- Easy access to the 202
- Surface parking for each unit
- All established, long-term tenants
- Well maintained landscaping
- Near schools and business venues
- Easy income for savvy investor or even new investor

*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>	3,144*	<b>Lot Size (SF):</b>	7,708*
<b>Construction:</b>	Block	<b>Year Built:</b>	1963
<b>Roof:</b>	Shingle	<b>Parking:</b>	Surface
<b>Occupancy:</b>	100%	<b>Price:</b>	\$289K
<b>CAP (act/mar):</b>	7%    7.9%	<b>Price/Unit:</b>	\$72,250

### Unit Mix Information

# of Units	Type	Actual	Market
4	2 Bd/1Bth	\$555 - \$699	\$725

### Annual Income (Total Property)

Gross Income:	\$29,656.68	\$36,000
Vacancy Allowance (5%):	\$1482.83	\$1,800
Effective Gross Income:	\$28,173.85	\$34,200

### Proforma Expenses

Maintenance	\$2,221.90	
Insurance (Actual 2016):	\$987.69	
Property Taxes (Actual 2016):	\$794	
Management (Avg based on trailing 6)	\$2,028	
Gas/Electric (Avg based on trailing 6)	\$495.84	
Water/Sewer/Trash (Avg based on trailing 6)	\$1,348.08	
Total Expense:	\$7,875.51	
Net Operating Income:	\$20,298.34	\$22,934.39

\*Per Assessor

### Whispering Sands 4-Plex

Excellent opportunity for a savvy investor to own in a developing area of East Phoenix just off the 202!! Near schools and business venues!! Block wall surrounding property.

Clean, private yards! 100% occupied!!

**\$289K!!!**



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.