

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

\$269K



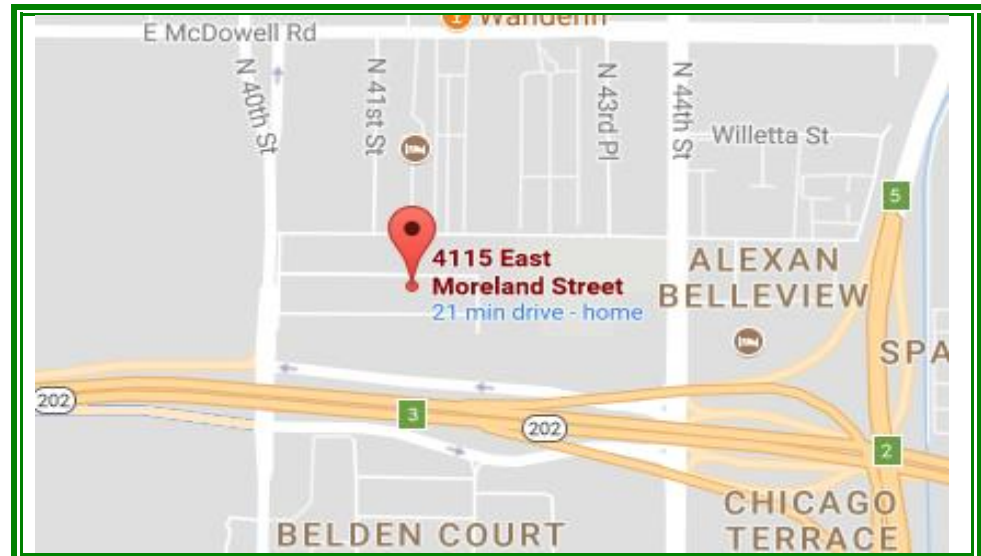
Property Summary

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:

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Property At A Glance

Property Type:	Fourplex	Units:	4
Building Size (SF):	3,144*	Lot Size (SF):	7,708*
Construction:	Block	Year Built:	1963
Roof:	Shingle	Parking:	Surface
Occupancy:	100%	Price:	\$269K
CAP (act/mar):	7.5% 8.5%	Price/Unit:	\$67,250

Unit Mix Information

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

Annual Income (Total Property)

Gross Income:	29,440.68	\$36,000
Vacancy Allowance (5%):	\$1472.03	\$1,800
Effective Gross Income:	\$27,968.65	\$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:	\$20,093.14 \$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!!

\$269K!!!



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.