

Mesa Triplex
432 S Hall, Mesa AZ 85204

\$147,000

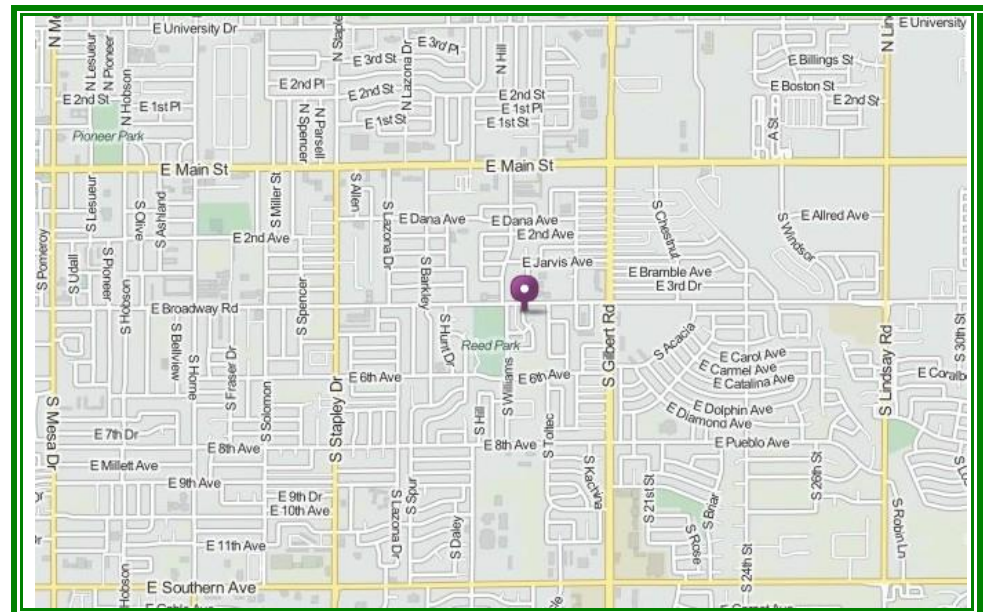


Property Summary

- Large tenant pleasing units!
- Covered parking!
- Great Rental Neighborhood
- Residential Financing!!!!

Offered by:

Lloyd Kaipainen CCIM
Associate Broker
S.J. Fowler Commercial
2200 E Camelback #110
Phoenix AZ 85016
Licensed Realtor  Since 1983
www.phxazapts.com
602-265-6617



Property At A Glance

Property Type:	Triplex	Units:	3	
Building Size (SF):	2,625 *	Lot Size (SF):	10,298*	
Construction:	Block	Year Built:	1959	
Roof:	Pitched	Parking:	Covered	
Occupancy:	100%		Price:	\$147,000
CAP (act/mar):	6.5	7.4	Price/Unit:	\$49,000

Unit Mix Information

# of Units	Type	Actual	Market
2	One bedroom units	\$430/\$499	\$500
1	Two bedroom unit	\$520	\$575

Annual Income

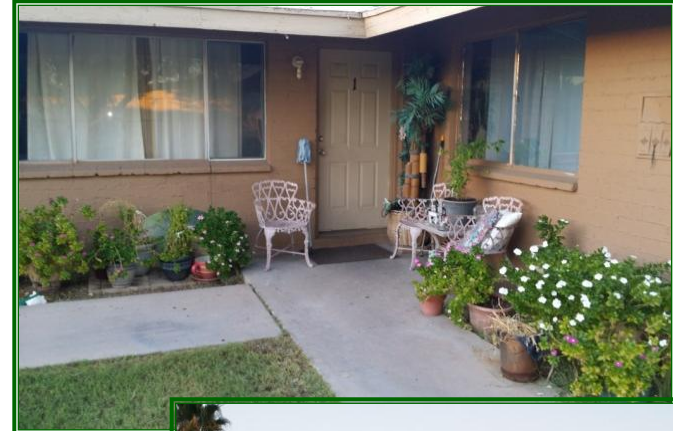
Gross Income - \$1,448/\$1,575 monthly:	\$17,376	\$18,900
Vacancy Allowance (5%):	\$869	\$945
Effective Gross Income:	\$16,507	\$17,955

Proforma Expenses

Maintenance (Estimated):	\$2,000	
Insurance (Estimated):	\$900	
Property Taxes (Actual 2015):	\$823	
Water/Sewer/Trash (average 275 month):	\$3,300	
Total Expense:	\$7,023	
Net Operating Income:	\$9,484	\$10,932

*Per Assessor

Solid block construction! Covered parking! Large units served by SRP – real tenant pleasers! Many recent improvements! Unit 3 just renovated with new flooring! 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.