

**Bond Acres 4 Plex**  
**435 W 3<sup>rd</sup> Place, Mesa AZ 85201**

**\$239K**



## Property Summary

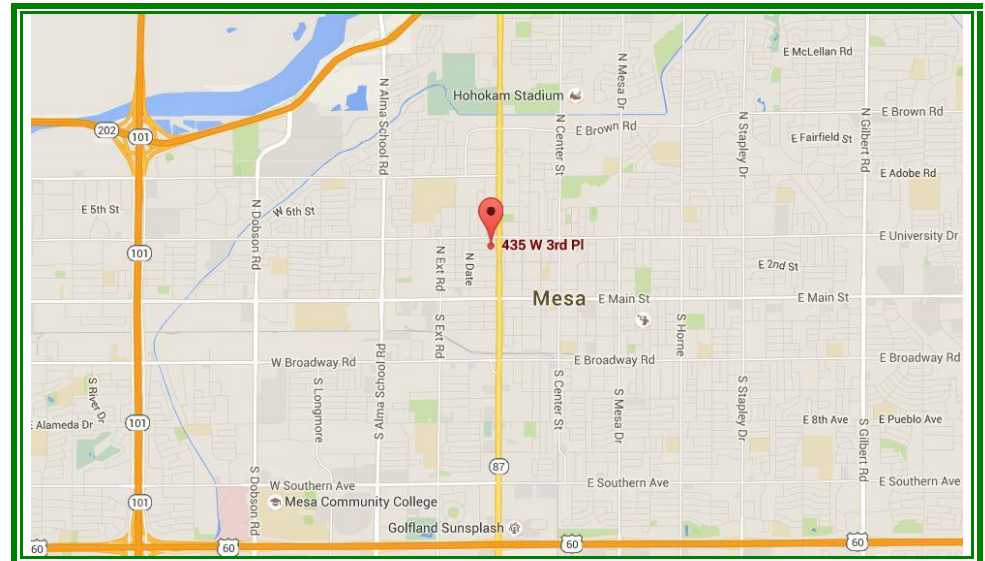
- Great Unit Mix! 100% Occupied!
- Rent Upside! Lots of updates!
- Well Maintained, Block Construction!
- Covered Parking! Tenant Storage too!
- Quiet location on street with mostly SF homes, walking distance to new Light Rail.

*Offered by:*

**Lloyd Kaipainen CCIM**  
**Associate Broker**  
**S.J. Fowler Commercial**  
**2200 E Camelback #110**  
**Phoenix AZ 85016**  
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### Property At A Glance

<b>Property Type:</b>	4 Plex	<b>Units:</b>	4
<b>Building Size (SF):</b>	4,080*	<b>Lot Size (SF):</b>	6,979*
<b>Construction:</b>	Block	<b>Year Built:</b>	1972
<b>Roof:</b>	Pitched <small>(new in 2009)</small>	<b>Parking:</b>	Covered
<b>Occupancy:</b>	100%	<b>Price:</b>	\$239,000
<b>CAP (act/mar):</b>	7.0   8.5	<b>Price/Unit:</b>	\$59,750

### Unit Mix Information

# of Units	Type	Actual	Market
2	Two Bedroom	\$550/\$650	\$650
2	One Bedroom	\$500/\$500	\$600

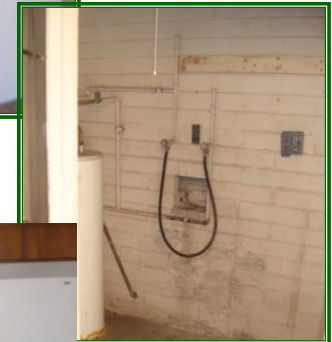
### Annual Income

Gross Income - \$2,200/\$2,500 monthly:	\$26,400	\$30,000
Vacancy Allowance (5%):	\$1,320	\$1,500
Effective Gross Income:	\$25,080	\$28,500

### Proforma Expenses

Maintenance (Estimated):	\$2,000
Insurance (Actual 2015):	\$957
Property Taxes (Actual 2015):	\$1,355
Water/Sewer/Trash (Average \$330 month):	\$3,960
Total Expense:	\$8,272
Net Operating Income:	\$16,808   \$20,228

Well maintenance fourplex in Mesa! Remodeled in 2009 with lots updates! Newer HVACs, roof and more! Great unit mix! Covered parking and tenant storage too!  
Laundry room on site but not currently in use— opportunity for additional income! 100% Occupied!!! Buyer to verify all items during the due diligence period.



\*Per Assessor

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@phxazaps.com](mailto:Lloyd@phxazaps.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.