

**Remodeled Phoenix Fourplex
4429 S 12th Street Phoenix AZ 85040**

\$139K

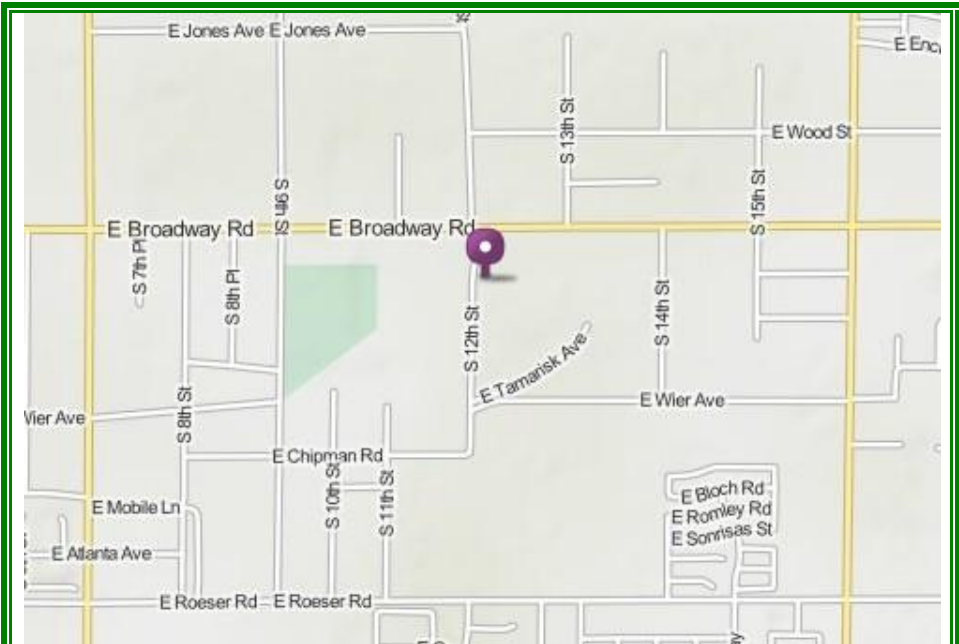


Property Summary

- Not a “lipstick” rehab!!!
- ALL NEW EVERYTHING!!!
- All two bedroom units!
- Full size washer/dryer hookups!
- In Lease up! Or choose your own tenants.

Offered by:

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Property At A Glance

Property Type:	Fourplex	Units:	4
Building Size:	2,784 SF	Lot Size (SF):	10,748 SF
Construction:	Slump Block	Year Built:	1987
Roof:	Comp	Parking:	Uncovered
Occupancy:	Lease Up	Price:	\$139,000
Proforma CAP:	11.7%	Price/Unit:	\$34,750

Unit Mix Information

# of Units	Type	Market
4	2 bedroom units/696 SF	\$550

Proforma Annual Income

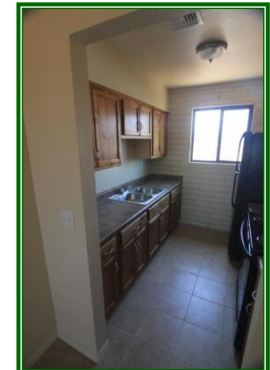
Gross Income (\$2,200 month):	\$26,400
Vacancy Allowance/Credit Loss (15%):	\$3,960
Effective Gross Income:	\$22,440

Anticipated Expenses

Maintenance/landscaping (estimated):	\$2,000
Property Taxes (actual 2011):	\$710
Water/Sewer/Trash (estimated):	\$2,400
Insurance (estimated):	\$1,000
Total Expenses:	\$6,110
Net Operating Income:	\$16,330

Proforma Gross Rent Multiplier:	5.27
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Professional remodel! All new tile, cabinets, windows, doors, fixtures, electric, HVACs, roof, appliances – you name it! Large lot with plenty of parking! Full-size washer/dryer hookups too. It's absolutely beautiful!!!
Buyer to verify all items prior to close of escrow.



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@phxazpts.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.