

**Phoenix 4 Unit
4436 S 6th St, Phoenix AZ 85040**

\$196,500

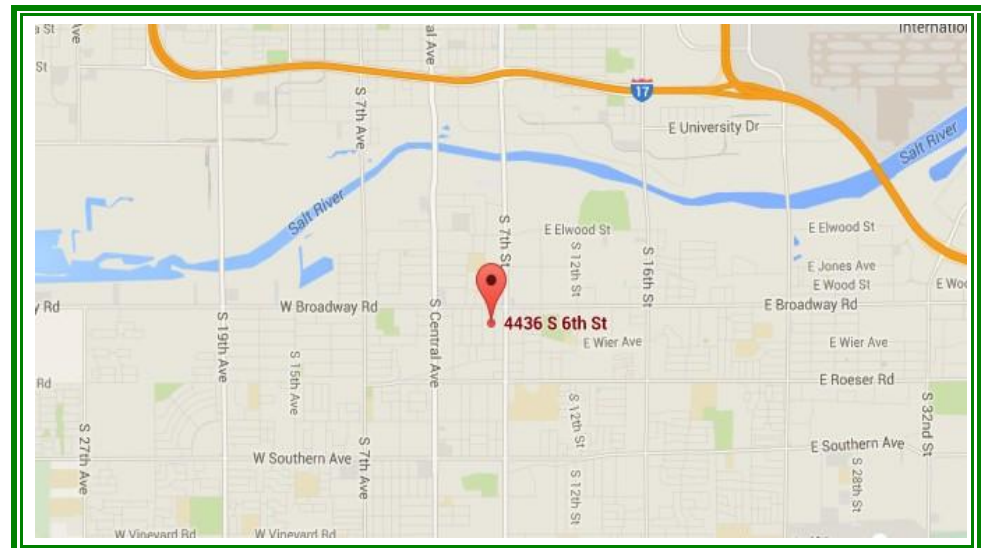


Property Summary

- All 2 bedroom units!
- Two duplexes on one lot!
- Rear duplex built in 2004!
- Plenty of parking!
- Low maintenance desert landscaping
- Newer Electric and HVACs!

Offered by:

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Property At A Glance

Property Type:	Fourplex	Units:	4
Building Size (SF):	3,060*	Lot Size (SF):	11,434*
Construction:	Frame	Year Built:	1949/2004
Roof:	Pitched	Parking:	Uncovered
Occupancy:	100%	Price:	\$196,500
CAP (act/mar):	11.5 11.8	Price/Unit:	\$49,125

Unit Mix Information

# of Units	Type	Actual	Market
4	Two bedroom units	\$575-\$625	\$625

Annual Income

Gross Income - \$2,450/\$2,500 monthly:	\$29,400	\$30,000
Vacancy Allowance (5%):	\$1,470	\$1,500
Effective Gross Income:	\$27,930	\$28,500

Proforma Expenses

Maintenance (Estimated):	\$2,000	
Insurance (Actual 2014):	\$864	
Property Taxes (Actual 2014):	\$1,044	
Water/Sewer/Trash (average \$225 month):	\$1,500	
Total Expense:	\$5,408	
Net Operating Income:	\$22,522	\$23,092

Gross Rent Multiplier	6.7	6.6
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All two bedroom units with updated electric and newer HVACs! Plenty of parking! Low maintenance desert landscaping! Easy to rent! 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@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.