

Rose Lane Triplex
6233 N 14th Street, Phoenix AZ 85014


\$269,500

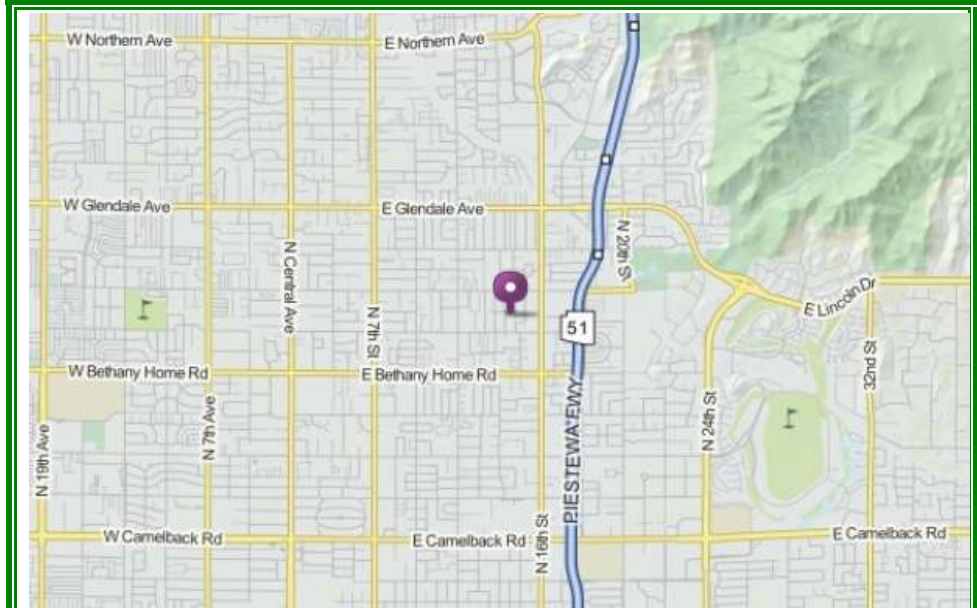


Property Summary

- Beautiful North Central Location!
- Excellent unit mix!
- Lots of updates!
- Madison School District!
- Coin Laundry
- Must Be Sold With Twin Next Door

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:	2,908 SF*	Lot Size (SF):	10,781 SF*
Construction:	Block	Year Built:	1959
Roof:	Comp	Parking:	3
Occupancy:	67%	Price:	\$269,500
CAP (actual /proforma):	4.7/5.4	Price/Unit:	\$89,833

Unit Mix Information

Units	Type	Actual	Market
1	1 Bedroom Unit	\$509.60	\$575
1	2 Bedroom Unit	\$612.50	\$650
1	2 Bed Home with bonus room and private rear yard	\$825	\$900

Annual Income

Gross Income (\$1,947/\$2,125 month):	\$23,364	\$25,500
Vacancy Allowance/Credit Loss (10%):	\$2,336	\$2,550
Effective Gross Income:	\$21,028	\$22,950

Anticipated Expenses

Maintenance (estimated):	\$2,000	
Property Taxes (actual 2013):	\$1,771	
Water/Sewer/Trash (avg):	\$2,160	
Insurance (estimated 2014) :	\$1,200	
Gas & Electric for Laundry (estimated):	\$1,200	
Total Expenses:	\$8,331	
Net Operating Income:	\$12,697	\$14,619

This is it! Awesome neighborhood! Perfect for owner occupier or proud landlord! On site coin laundry! Covered parking! Park like setting! Flood irrigation for an inexpensive gorgeous lawn! Updated electrical and mostly copper plumbing. Tons of updates!!! Buyer to verify all items prior to end of the due diligence period. Must be sold with its twin next door at 6239 N 14th Street at \$269,500 also.



*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. 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.