

# Butterfield Park Two 4-Plexes Buildings \$279,000 ea

645 W. Rio Salado. Mesa, AZ 85201

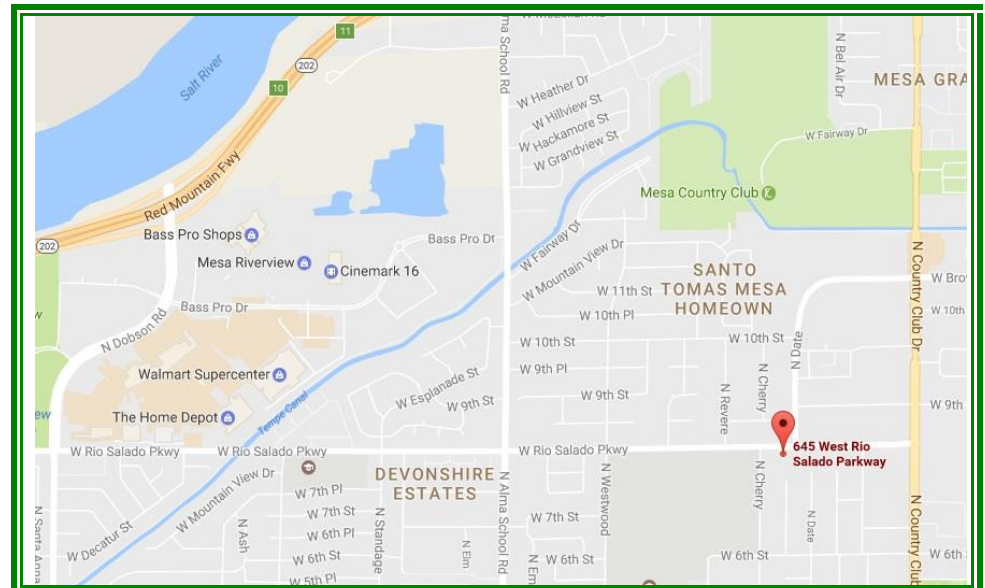


## Property Summary

- All two bedroom/ two bath units!
- 100% Occupied! Easy to Rent!
- Great rental neighborhood!
- 2 4-Plexes side by side!
- Built in 1981
- Washer/ Dryer hookups in all units.
- Close to Light Rail and ASU!!!
- Easy Access to Freeways!

*Offered by:*

**Lloyd Kaipainen CCIM**  
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Property At A Glance			
<b>Property Type:</b>	4 Plex	<b>Units:</b>	4
<b>Building Size (SF):</b>	3,100*	<b>Lot Size (SF):</b>	4752*
<b>Construction:</b>	Frame Stucco	<b>Year Built:</b>	1981
<b>Roof:</b>	Flat -Tile	<b>Parking:</b>	Covered
<b>Occupancy:</b>	100%	<b>Price:</b>	\$279,000
<b>CAP (act/mar):</b>	9.8    10.4	<b>Price/Unit:</b>	\$69,750
Unit Mix Information			
# of Units	Type	Actual	Market
4	2 Bedroom Units/772 SF*	\$650/\$625 \$572/\$650	\$675
Annual Income			
Gross Income - \$2,475/\$2,600 monthly:		\$29,964	\$32,400
Vacancy Allowance (10%):		\$2,970	\$3,240
Effective Gross Income:		\$27,294	\$29,160
Proforma Expenses			
Maintenance (Estimated):		\$2,000	
Insurance ( 2016):		\$1,200	
Property Taxes (Actual 2016):		\$1,175	
HOA (Actual 2016):		\$4,800	
Total Expense:		\$9,175	
Net Operating Income:		\$18,119	\$21,419

Fabulous opportunity to own 8 units with residential financing! Two fourplexes across from each other – excellent for combining maintenance and management endeavors. 1.5 miles from Light Rail Station on Main Street! Great for ASU Students connecting Phoenix and Tempe Campuses! Large 2 bedroom/ 2 bath units with laundry in storage units. Must be sold together.



\*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@phxazpts.com](mailto: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.