

Glendale 4 Unit
6739 N 61st Ave, Glendale AZ 85301

\$179,000



Property Summary

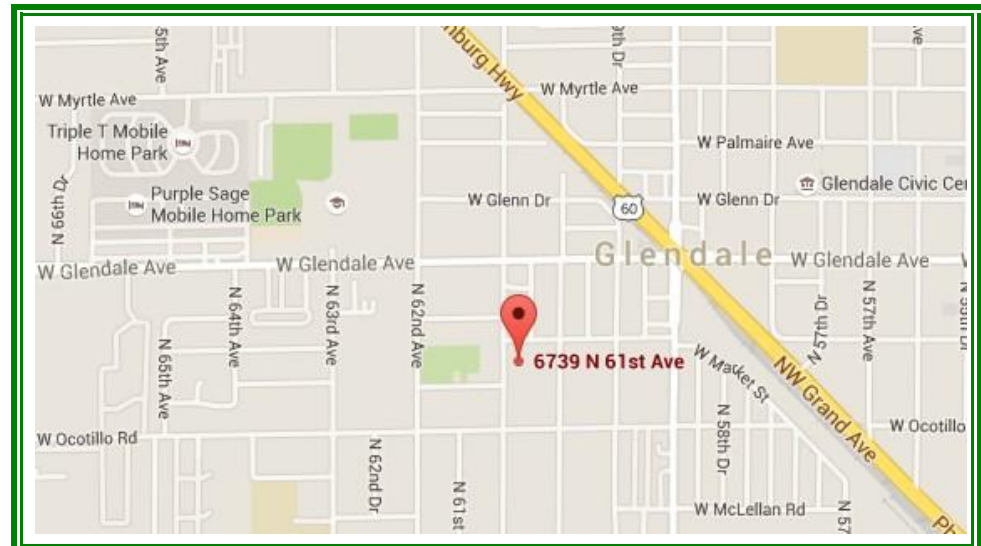
- All two bedroom units!
- House + Triplex
- Rental upside!
- Nice neighborhood in Glendale (mostly single family homes!)
- 100% Occupied!

Offered by:

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Property At A Glance

Property Type:	House + Units	Units:	4	
Building Size (SF):	2,686*	Lot Size (SF):	12,700*	
Construction:	Frame/Stucco	Year Built:	1920 & 1973	
Roof:	Pitched	Parking:	Uncovered	
Occupancy:	100%		Price:	\$179,000
CAP (act/mar):	9.8	11.2	Price/Unit:	\$44,750

Unit Mix Information

# of Units	Type	Actual	Market
3	Two Bedroom Units	\$500-\$520	\$550
1	Two Bedroom House	\$600	\$700

Annual Income

Gross Income - \$2,120/\$2,350 monthly:	\$25,440	\$28,200
Vacancy Allowance (5%):	\$1,272	\$1,410
Effective Gross Income:	\$24,168	\$26,790

Proforma Expenses

Maintenance (Estimated):	\$2,000	
Insurance (Actual 2015):	\$853	
Property Taxes (Actual 2014):	\$1,070	
Water/Sewer/Trash (Annualized):	\$2,760	
Total Expense:	\$6,683	
Net Operating Income:	\$17,485	\$20,107

*Per Assessor

Nice opportunity in Glendale! House plus a triplex on one lot = Residential Financing!!! All 2 bedroom units. Nice neighborhood too! Stays full!!! Buyer to verify all items during the due diligence period.



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.