

Glendale 4 Plex 7010 N 68th Drive, Glendale AZ 85301

\$199K

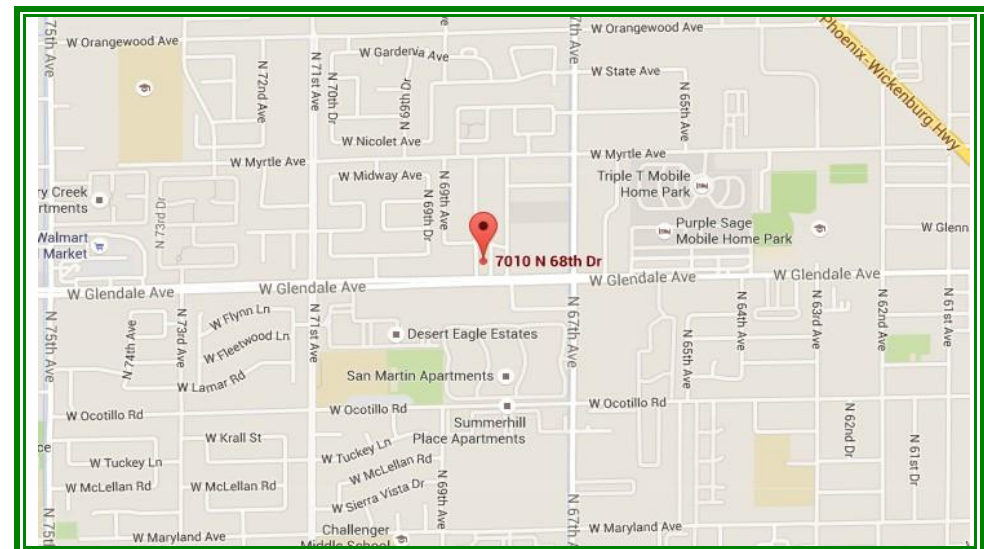


Property Summary

- All 2 bedroom updated units!
- Coin onsite laundry!
- Lots of updates! Unit 1 has been completely renovated!
- Well maintained and remodeled for low maintenance!
- Great rental upside!
- Excellent rental neighborhood!

Offered by:

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Property At A Glance

Property Type:	4 Plex	Units:	4	
Building Size (SF):	3,080*	Lot Size (SF):	7,183*	
Construction:	Frame/Stucco	Year Built:	1972	
Roof:	Pitched	Parking:	Uncovered	
Occupancy:	100%		Price:	\$199,000
CAP (act/mar):	8.9	10.7	Price/Unit:	\$49,750

Unit Mix Information

# of Units	Type	Actual	Market
4	Two Bedroom Units	\$600/\$500 ¹ \$525/\$550	\$625

Annual Income

Gross Income - \$2,175/\$2,500 monthly:	\$26,100	\$30,000
Vacancy Allowance (10%):	\$2,610	\$3,000
Laundry (\$75 to \$100 monthly):	\$1,050	\$1,050
Effective Gross Income:	\$24,540	\$28,050

Proforma Expenses

Maintenance (Estimated):	\$1,000	
Insurance (Estimated):	\$1,200	
Property Taxes (Actual 2015):	\$1,439	
Water/Sewer/Trash (Average \$200 Month):	\$2,400	
Electric for Laundry (Average \$60 Month):	\$720	
Total Expense:	\$6,759	
Net Operating Income:	\$17,781	\$21,291

*Per Assessor

¹Legacy Tenant

Well maintained 4 plex with all 2 bedroom units! 100% Occupied! Unit 1 recently completely remodeled! New tubs and surrounds in all units! Well maintained! It's gorgeous on the inside!!! On site coin laundry! Rent upside! 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@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.