

# North Central Phoenix Fourplex! 833 E Turney Ave, Phoenix, AZ 85014

# \$129K

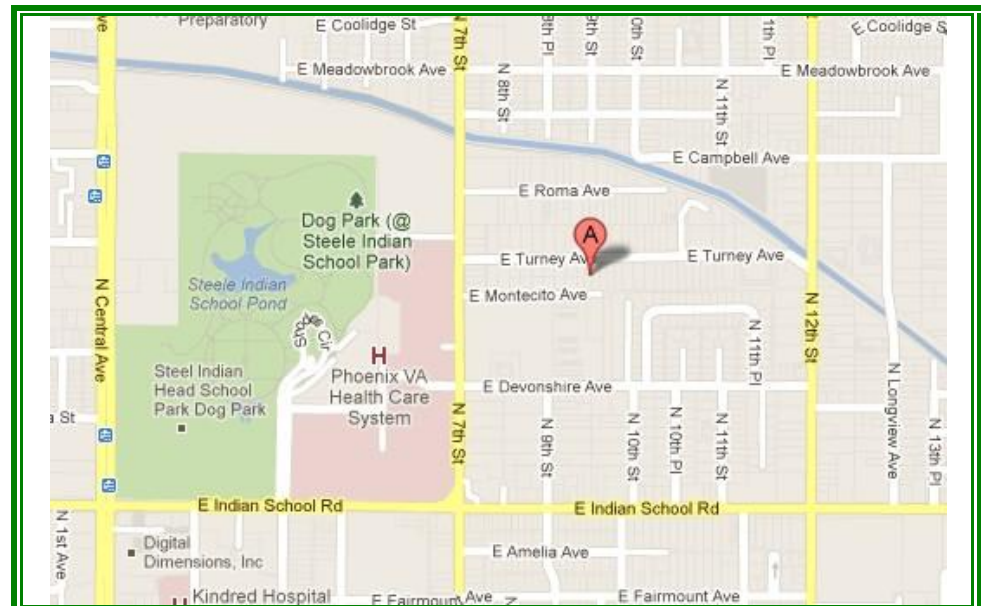


## Property Summary

- Tile through-out!
- Great North Central Phoenix Location!
- Large lot with plenty of gated parking!
- Block Construction!
- Updated Electric!
- Motivated Seller!
- Tenant Pleasing Private Rear Yards

**Offered by:**

**Lloyd Kaipainen CCIM**  
**Associate Broker**  
**S.J. Fowler Commercial**  
**2200 E Camelback #110**  
**Phoenix AZ 85016**  
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### Property At A Glance

<b>Property Type:</b>	4 plex	<b>Units:</b>	4
<b>Building Size:</b>	2,431 SF	<b>Lot Size (SF):</b>	12,769 SF
<b>Construction:</b>	Frame/Stucco	<b>Year Built:</b>	1948
<b>Roof:</b>	Comp	<b>Parking:</b>	uncovered
<b>Occupancy:</b>	75% Occupied	<b>Price:</b>	\$129,000
<b>CAP (act/mar):</b>	9.1   10.4	<b>Price/Unit:</b>	\$32,250

### Unit Mix Information

# of Units	Type	Actual*	Market
1	2 bedroom/1 bath	\$550	\$550
3	1 bedroom/1 bath	\$400	\$450

### Annual Income

Gross Income - \$1750/\$1900 monthly:	\$21,000	\$22,800
Vacancy Allowance (10%):	\$2,100	\$2,280
Effective Gross Income:	\$18,900	\$20,520

### Expenses

Maintenance (estimated):	\$2,000	
Insurance (estimated):	\$1,000	
Property Taxes (actual 2011):	\$1,157	
Water/Sewer/Trash (estimated):	\$3,000	
Total Expenses:	\$7,157	
Net Operating Income:	\$11,743	\$13,363

Gross Rent Multiplier:	6.14	5.66
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Excellent North Central Phoenix location near Indian Steel Park, VA Hospital, bus routes, just minutes from downtown. Property features private back yards, gated front yard, gated parking with solid block construction, newer Electric and HVACs. Buyer to verify all items prior to close of escrow. Not a short sale or bank owned! Answers fast!



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 [Lkaipainen@ccim.net](mailto:Lkaipainen@ccim.net). 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.