

North Phoenix 3 Plex
9838 N 14th Street, Phx AZ 85020

\$132,500

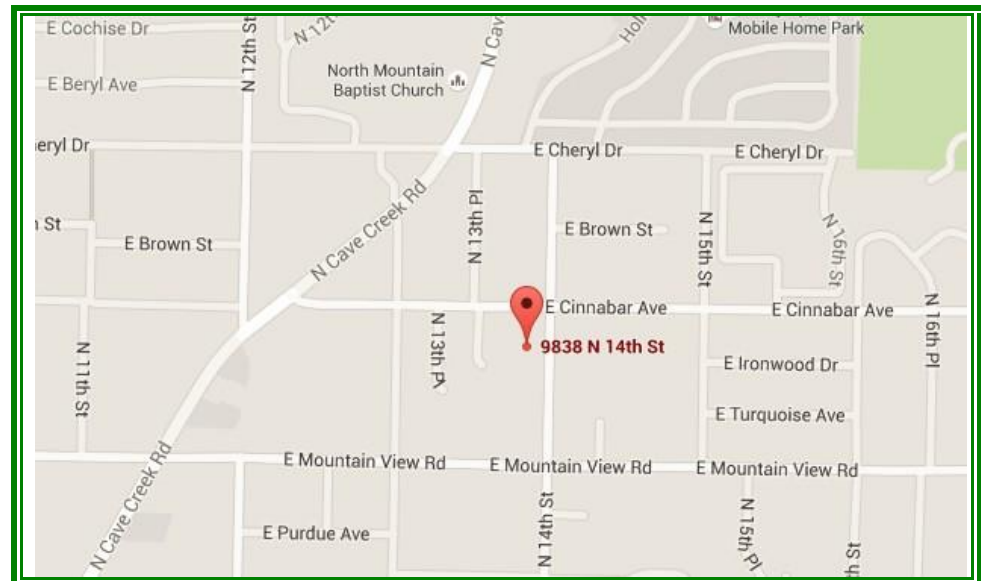


Property Summary

- Great Unit Mix! Easy Renter!
- Plenty of Parking!
- Zoned R-3 – Redevelopment opportunity!
- Desert landscaping!
- 360° Mountain Views!

Offered by:

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Property At A Glance

Property Type:	3 Plex	Units:	3	
Building Size (SF):	1,386*	Lot Size (SF):	12,563*	
Construction:	Frame	Year Built:	1945	
Roof:	Pitched & Flat	Parking:	Uncovered	
Occupancy:	100%		Price:	\$132,500
CAP (act/mar):	9.2%	10.1%	Price/Unit:	\$44,167

Unit Mix Information

# of Units	Type	Actual	Market
2	Two Bedroom Units	\$675	\$700
1	One Bedroom Unit	\$495	\$550

Annual Income

Gross Income - \$1,845/\$1,950 monthly:	\$22,140	\$23,400
Vacancy Allowance (5%):	\$1,107	\$1,170
Effective Gross Income:	\$21,033	\$22,230

Proforma Expenses

Maintenance (Estimated):	\$3,000	
Insurance (Actual 2014):	\$895	
Property Taxes (Actual 2014):	\$589	
Water/Sewer/Trash (Annualized):	\$1,125	
Electric (Annualized):	\$2,786	
Gas (Annualized):	\$464	
Total Expense:	\$8,859	
Net Operating Income:	\$12,174	\$13,371

*Per Assessor



Super large lot! Over ¼ acre! Zoned R-3 – Redevelopment in the future! Currently, lots of parking! This is an easy renter! Lots of remodeling in last 2 years! Roof redone in 2014. Room for rent increases! 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@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.