



CLARENDON ARMS APARTMENTS/ CLARENDON COTTAGES

**2503 E Clarendon
Phoenix AZ 85018
\$877,500**



**Offered by
Lloyd Kaipainen PC
SJ Fowler
Commercial**

18 UNITS

**SJ Fowler Commercial/Investments
2200 E Camelback Road #110
Phoenix AZ 85016
www.PhxAzApts.com
602-265-6617**

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Clarendon Arms Apartments/ Clarendon Cottages

18 UNITS

PROPERTY OVERVIEW

Clarendon Arms Apartments is a 12 unit apartment complex. The Clarendon Cottages are located next door and consists of two triplexes. All units are large two bedroom units! The complexes feature open spaces, a sparkling swimming pool and an on site laundry! Plenty of parking for all units!

Located just South of Indian School Road, and just East of 24th Street, residents enjoy employment opportunities, shopping and entertainment venues at Biltmore Fashion Square and the Town & Country Shopping center just one mile north! Easy freeway access to the SR 51 is gained at Indian School Road, making for short commutes to all the Valley entertainment and employment venues.



PROPERTY FACTS

Clarendon Arms Apartments/Clarendon Cottages
2503 E Clarendon
Phoenix AZ 85018

\$877,500/\$48,750 per unit

- 6 Two Bedroom Units approx 1,148 SF ea – Clarendon Cottages
- 12 Two Bedroom Units approx 801 SF ea – Clarendon Arms
- Tile in most units
- 24+ Parking Spaces
- Two Building/Two Stories – Two Buildings/One Story
- Total Lot Size: 51,148 SQ FT per assessor (4 lots)
- Building Size: 16,500 SQ FT per assessor
- Cottages Constructed in 1951
- Arms Constructed in 1960

Parcel #s119-05-053/119-05-061
119-05-058C/119-05-058B
Census Tract 110801
Property Class B-
City Zoning R-4
Flood Zone X 1

Property Taxes
2013: \$5,320
2012: \$6,047
2011: \$6,069



FINANCIAL PROFORMA

Income	Average Rents 2013	Proforma Rents 2014	Monthly 2013	Monthly 2014	Annually 2013	Annually 2014
6 Two Bed Units (Cottages)	\$541	\$625	\$3,246	\$3,750	\$38,952	\$45,000
12 Two Bed Units (Clarendon Arms)	\$500	\$575	\$6,000	\$6,900	\$72,000	\$82,800
Gross Income			\$9,246	\$10,650	\$110,952	\$127,800
Less Vacancy/Credit Loss	10%		\$925	\$1,065	\$11,095	\$12,780
Laundry/Vending			\$250	\$250	\$3,000	\$3,000
Effective Income			\$8,571	\$9,835	\$102,857	\$118,020
Expenses				Monthly	Annually	
Taxes	2013 Actual		\$443	\$5,320		
Insurance	Estimated \$250 per unit per year		\$250	\$3,000		
Water/Sewer	Estimated at \$60 per unit per month		\$503	\$6,036		
Trash	Estimated at \$130 per month		\$130	\$1,560		
Pest Control	Estimated at \$120 per month		\$120	\$1,440		
Management	Based on 7% of effective income		\$688	\$8,261		
Grounds Clean Up	Estimated at \$150 per month		\$150	\$1,800		
Maintenance	Estimated at \$500 per unit per year		\$750	\$9,000		
Reserves/Capital	Estimated at \$500 per unit per year		\$750	\$9,000		
Miscellaneous	Legal/bank postage, etc.		\$100	\$1,200		
Total Expenses (39% of Effective Income)				\$3,884	\$46,617	
Net Operating Income 2013				\$4,687	\$56,240	
Net Operating Income 2014				\$5,951	\$71,403	
CAP 2013/2014				6.4/8.1		
GRM 2013/2014				7.9/6.9		

SALE COMPARABLES

<p>Subject: Clarendon Arms Apartments/Clarendon Cottages 2503 E Clarendon, Phoenix AZ 85018 Unit Mix: Eighteen 2 bed List Price: \$877,500/\$53.18 SF/\$48,750 per Unit</p>	
<p>Sale Comparable 1: Hyde Park Apartments 3822 N 28th St, Phoenix AZ 85016 Unit Mix: Twenty-Eight 2 Bed Sale Price: \$1,350,000/\$54.79 SF/\$48,214 per unit Sale Date: February 22, 2013</p>	
<p>Sale Comparable 2: Sunny Palms 4402 N 36th St, Phoenix AZ 85018 Unit Mix: Three 3 Bed/Twelve 2 Bed/Fourteen 1 Bed Sale Price: \$1,600,000/\$61.74 SF/\$51,613 per unit Sale Date: April 16, 2013</p>	
<p>Sale Comparable 3: Olive Tree 3125 N 37th St, Phoenix AZ 85018 Unit Mix: Fourteen 2 Bed Sale Price: \$634,000/\$56.33 SF/\$45,286 per unit Sale Date: May 15, 2013</p>	

Subject: Clarendon Arms Apartments/Clarendon Cottages
2503 E Clarendon, Phoenix AZ 85018
Unit Mix: Eighteen 2 bed
List Price: \$877,500/\$53.18 SF/\$48,750 per Unit



Sale Comparable 4: Montego/Wyndam
3011-3029 N 38th St, Phoenix AZ 85018
Unit Mix: Two 3 Bed/One 2 Bed/Twenty-Six 1 Bed
Sale Price \$1,177,500/\$54.90 SF/\$40,603 per unit
Sale Date: September 11, 2013



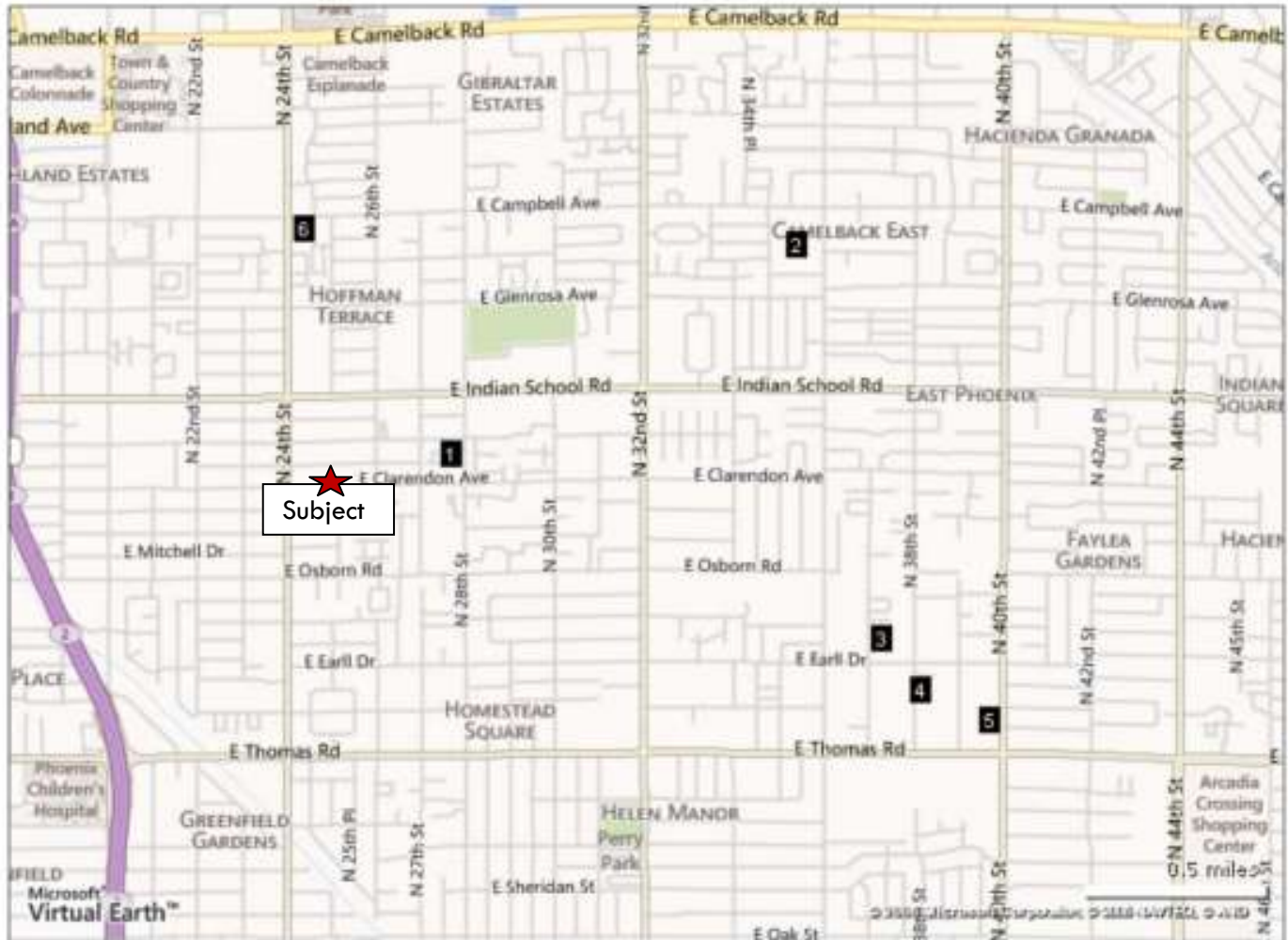
Sale Comparable 5: Tahati Palms
2940 N 40th St, Phoenix AZ 85018
Unit Mix: One 3 Bed/Sixteen 2 Bed/Ten 1 Bed
Sale Price \$1,365,000/\$60.67 SF/\$50,556 per unit
Sale Date: December 27, 2013



Sale Comparable 6: Campbell Apartments
2417 E Campbell Ave, Phoenix AZ 85016
Unit Mix: Sixteen 1 bed/Eight 2 bed
Sale Price \$1,2M/\$78.68 SF/\$50,000 per unit
Sale Date: August 26, 2013



SALES COMPARABLES – MAP



	Address	City	Property Info	Sale Info
1	3522 N 20th St	Phoenix	24,640 SF Multi-Family/Apartments	Sold: \$1,350,000 (\$48,214/Unit)
2	4402 N 36th St	Phoenix	25,816 SF Multi-Family/Apartments	Sold: \$1,600,000 (\$51,613/Unit)
3	3125 N 37th St	Phoenix	11,256 SF Multi-Family/Apartments	Sold: \$634,000 (\$45,266/Unit)
4	3011-3029 N 30th St	Phoenix	21,450 SF Multi-Family/Apartments	Sold: \$1,177,500 (\$40,603/Unit)
5	2940 N 40th St	Phoenix	22,500 SF Multi-Family/Apartments	Sold: \$1,365,000 (\$50,556/Unit)
6	2417 E Campbell Ave	Phoenix	15,262 SF Multi-Family/Apartments	Sold: \$1,200,000 (\$50,000/Unit)

RENTAL COMPARABLES

Subject: Clarendon Arms/Clarendon Cottages
2503 E Clarendon Ave, Phoenix AZ 85018
Average Rent: \$592 for 2 bed units
Average SF: 916/Average Rent per SF: \$0.65



Rental Comparable 1: Hyde Park Apartments
3822 N 28th Street, Phoenix AZ 85016
Average Rent: \$729 for 2 bed units with washer/dryers
Average SF: 920/Average Rent per SF: \$0.79



Rental Comparable 2: Homeside Acres
2035 E Turney, Phoenix AZ 85016
Average Rent: \$650 for 2 bed units
Average SF: 920/Average Rent per SF: \$0.71

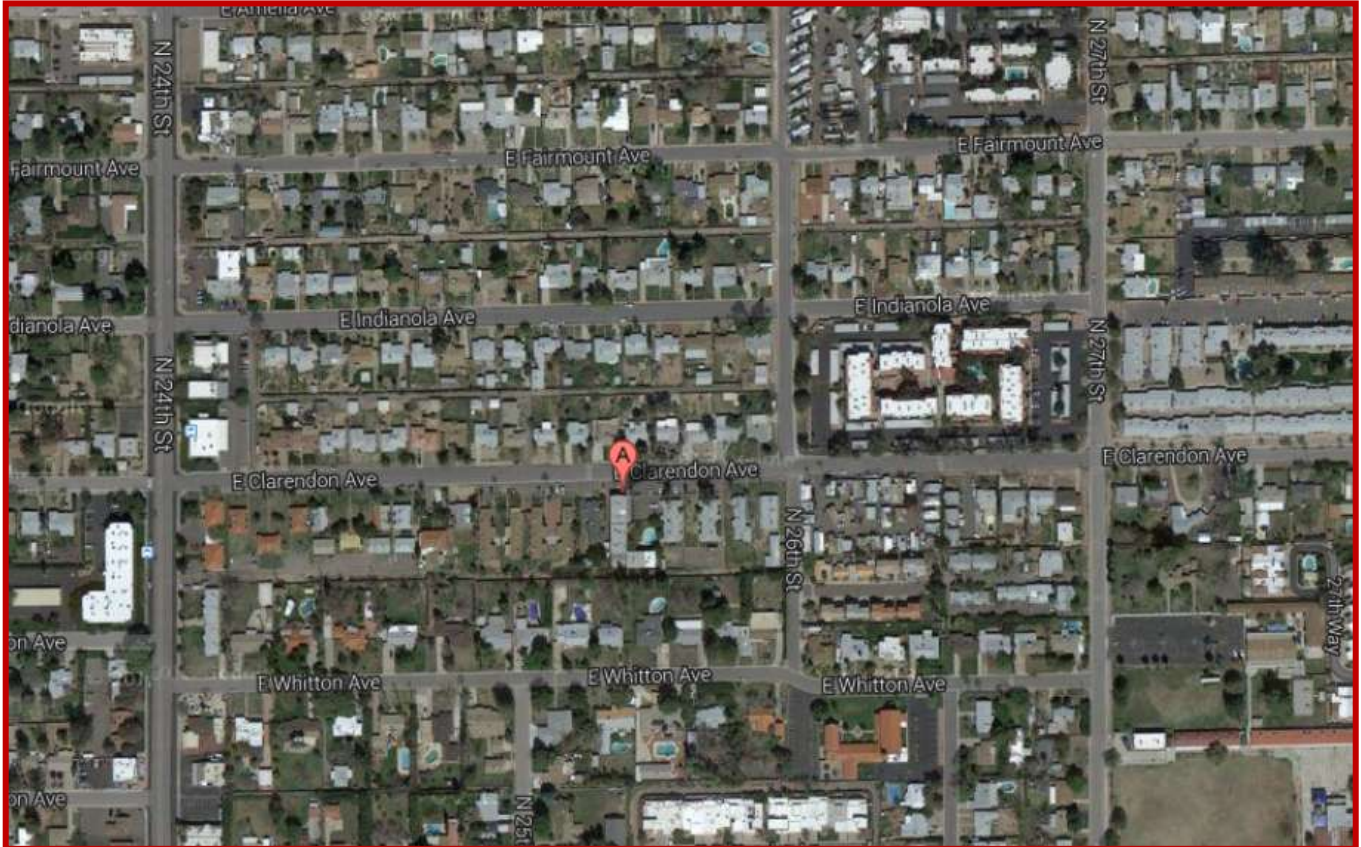


Rental Comparable 3: Casa Bravo Apartments
4128 N 22nd Street, Phoenix AZ 85016
Average Rent: \$575 for 2 bed units
Average SF: 900/Average Rent per SF: \$0.64



LOCATION/MAPS

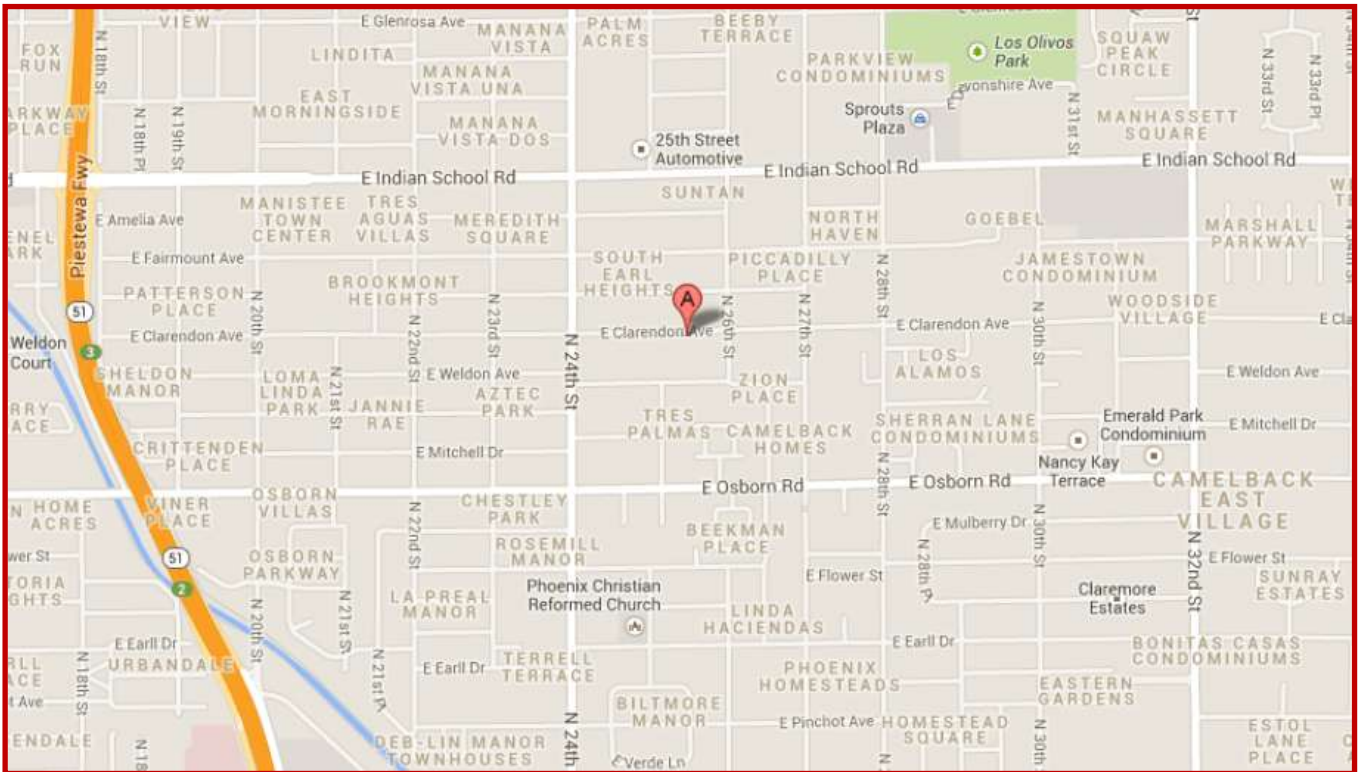
Aerial



Subdivision Boundaries



Streets



PHOTOS





DEMOGRAPHICS



Executive Summary

Lat: 3960683.113966, Lon: -12470891.941200
Rings: 1, 3, 5 mile radii

Prepared by Lloyd Kaipainen
Latitude: 33.491181958
Longitude: -112.0279283

	1 mile	3 miles	5 miles
Population			
2000 Population	23,171	164,830	317,336
2010 Population	21,014	151,309	290,901
2013 Population	21,447	155,433	299,377
2018 Population	22,638	165,459	319,132
2000-2010 Annual Rate	-0.97%	-0.85%	-0.87%
2010-2013 Annual Rate	0.63%	0.83%	0.89%
2013-2018 Annual Rate	1.09%	1.26%	1.29%
2013 Male Population	50.3%	51.0%	51.3%
2013 Female Population	49.8%	49.0%	48.7%
2013 Median Age	35.3	33.8	34.6

In the identified area, the current year population is 299,377. In 2010, the Census count in the area was 290,901. The rate of change since 2010 was 0.89% annually. The five-year projection for the population in the area is 319,132 representing a change of 1.29% annually from 2013 to 2018. Currently, the population is 51.3% male and 48.7% female.

Median Age

The median age in this area is 34.6, compared to U.S. median age of 37.3.

Race and Ethnicity

	1 mile	3 miles	5 miles
2013 White Alone	65.9%	63.5%	65.4%
2013 Black Alone	5.5%	5.8%	6.8%
2013 American Indian/Alaska Native Alone	4.1%	3.9%	3.7%
2013 Asian Alone	2.4%	1.9%	2.4%
2013 Pacific Islander Alone	0.1%	0.2%	0.2%
2013 Other Race	17.9%	20.9%	17.6%
2013 Two or More Races	4.1%	3.9%	3.8%
2013 Hispanic Origin (Any Race)	42.2%	47.1%	41.3%

Persons of Hispanic origin represent 41.3% of the population in the identified area compared to 17.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 77.6 in the identified area, compared to 62.1 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2000 Households	9,882	63,558	123,880
2010 Households	9,356	62,265	120,020
2013 Total Households	9,586	64,223	124,257
2018 Total Households	10,161	68,615	133,189
2000-2010 Annual Rate	-0.55%	-0.21%	-0.32%
2010-2013 Annual Rate	0.75%	0.96%	1.07%
2013-2018 Annual Rate	1.17%	1.33%	1.40%
2013 Average Household Size	2.22	2.38	2.34

The household count in this area has changed from 120,020 in 2010 to 124,257 in the current year, a change of 1.07% annually. The five-year projection of households is 133,189, a change of 1.40% annually from the current year total. Average household size is currently 2.34, compared to 2.36 in the year 2010. The number of families in the current year is 61,898 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

November 29, 2013



Executive Summary

Lat: 3960683.113966, Lon: -12470891.941200
Rings: 1, 3, 5 mile radii

Prepared by Lloyd Kaipainen
Latitude: 33.491181958
Longitude: -112.0279283

	1 mile	3 miles	5 miles
Median Household Income			
2013 Median Household Income	\$35,278	\$36,024	\$37,899
2018 Median Household Income	\$39,531	\$41,063	\$43,870
2013-2018 Annual Rate	2.30%	2.65%	2.97%
Average Household Income			
2013 Average Household Income	\$49,949	\$54,698	\$58,916
2018 Average Household Income	\$58,913	\$64,508	\$69,165
2013-2018 Annual Rate	3.36%	3.35%	3.26%
Per Capita Income			
2013 Per Capita Income	\$22,455	\$22,883	\$24,975
2018 Per Capita Income	\$26,553	\$27,005	\$29,349
2013-2018 Annual Rate	3.41%	3.37%	3.28%

Households by Income

Current median household income is \$37,899 in the area, compared to \$51,314 for all U.S. households. Median household income is projected to be \$43,870 in five years, compared to \$59,580 for all U.S. households

Current average household income is \$58,916 in this area, compared to \$71,842 for all U.S. households. Average household income is projected to be \$69,165 in five years, compared to \$83,667 for all U.S. households

Current per capita income is \$24,975 in the area, compared to the U.S. per capita income of \$27,567. The per capita income is projected to be \$29,349 in five years, compared to \$32,073 for all U.S. households

Housing

2000 Total Housing Units	10,585	69,179	134,728
2000 Owner Occupied Housing Units	4,194	28,078	57,300
2000 Renter Occupied Housing Units	5,687	35,480	66,580
2000 Vacant Housing Units	704	5,621	10,848
2010 Total Housing Units	11,214	74,075	143,368
2010 Owner Occupied Housing Units	4,206	26,855	54,129
2010 Renter Occupied Housing Units	5,150	35,410	65,891
2010 Vacant Housing Units	1,858	11,810	23,348
2013 Total Housing Units	11,239	74,572	144,218
2013 Owner Occupied Housing Units	4,013	25,845	52,351
2013 Renter Occupied Housing Units	5,572	38,378	71,906
2013 Vacant Housing Units	1,653	10,349	19,961
2018 Total Housing Units	11,714	77,896	151,125
2018 Owner Occupied Housing Units	4,298	27,870	56,067
2018 Renter Occupied Housing Units	5,863	40,745	77,122
2018 Vacant Housing Units	1,553	9,281	17,936

Currently, 36.3% of the 144,218 housing units in the area are owner occupied; 49.9% are renter occupied; and 13.8% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 143,368 housing units in the area - 37.8% owner occupied, 46.0% renter occupied, and 16.3% vacant. The annual rate of change in housing units since 2010 is 0.26%. Median home value in the area is \$159,201, compared to a median home value of \$177,257 for the U.S. In five years, median value is projected to change by 6.31% annually to \$216,194.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

November 29, 2013