

# Cocopah Duplex 1117 W Cocopah St Phx 85007

# \$185K



## Property Summary

Maricopa Assessor Parcel # 105-33-061

- Easy Access to Maricopa Frwy
- Gated with ample parking
- Large 4 bedroom/2 bath units
- 100% Occupied Always rented.
- Rare 2003 built modern building.

*Offered by:*

**Lloyd Kaipainen CCIM**  
**Associate Broker**  
**S.J. Fowler Commercial**  
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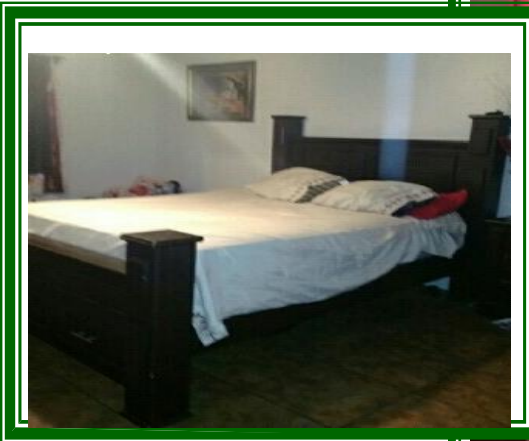
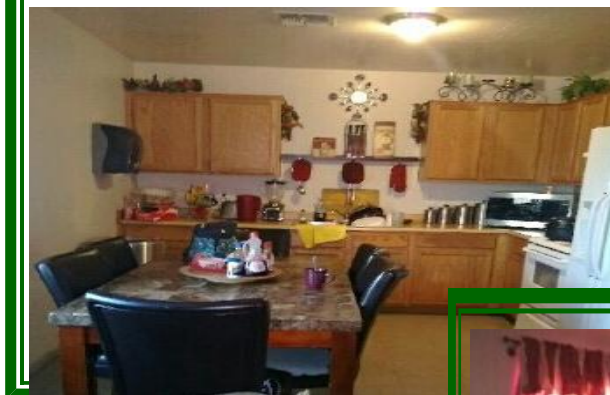
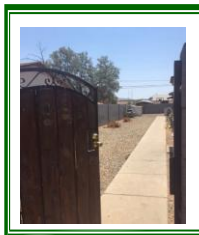


## Cocopah Cash Cow!!

Excellent opportunity to own a high cash flow asset in Phoenix!! This Duplex is conveniently located and provides easy access to I-60, I-17, AND I-10 with Ample parking and potential. All large 4 bdrm/2 bth units!! Always rented!! **Only \$185,000!!**

Property At A Glance			
<b>Property Type:</b>	Duplex	<b>Units:</b>	2
<b>Building Size (SF):</b>	2,520*	<b>Lot Size (SF):</b>	6,411*
<b>Construction:</b>	Stud Frame	<b>Year Built:</b>	2003
<b>Roof:</b>	Shingle	<b>Parking:</b>	Surface
<b>Occupancy:</b>	100%	<b>Price:</b>	\$185K
<b>CAP (act/mar):</b>	5.7%    6.5%	<b>Price/Unit:</b>	\$92,500
Unit Mix Information			
# of Units	Type	Actual	Market
2	4 Bd/2 Bth	\$800	\$850
Annual Income (Total Property)			
<b>Gross Income:</b>		\$19,200	\$20,400
<b>Vacancy Allowance (5%):</b>		\$1,920	\$1,020
<b>Effective Gross Income:</b>		\$17,280	\$20,400
Proforma Expenses			
<b>Maintenance</b>		\$1,500	
<b>Insurance (Actual 2016):</b>		\$800	
<b>Property Taxes (Actual 2016):</b>		\$1,500	
<b>Water/Sewer/Trash</b>		\$1,680	
<b>Total Expense:</b>		\$6,763	
<b>Net Operating Income:</b>		\$10,517	\$12,407

\*Per Assessor



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](mailto: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.