

Central Phoenix Triplex 1350 W Fillmore Phoenix AZ 85007

\$129K

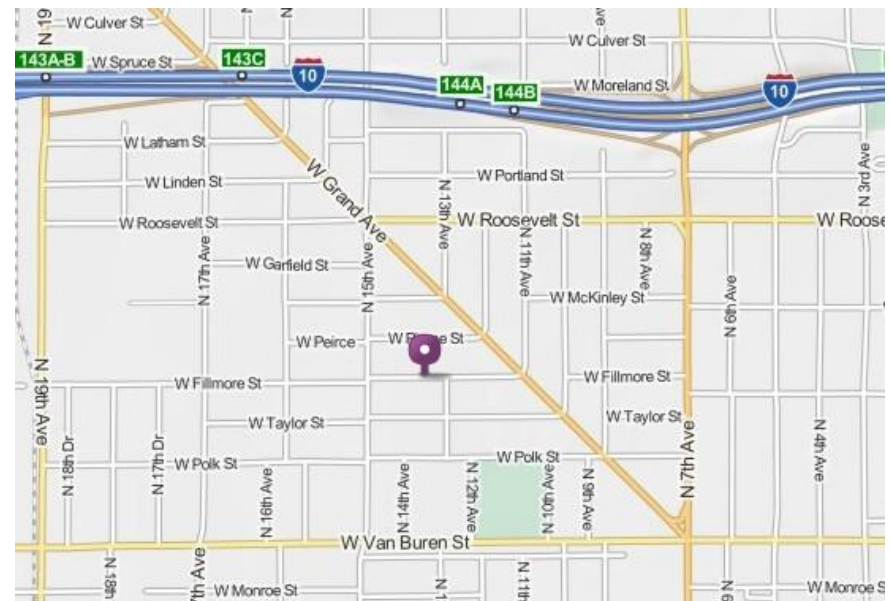


Property Summary

- Quiet Oakland Historic Area!
- Upgraded electric, plumbing & newer HVACs!
- Nice Unit Mix!
- Modern Charm!
- Hardwood floors & high ceilings!

Offered by:

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Property At A Glance

Property Type:	Triplex	Units:	3
Building Size:	1,186 SF (assessor)*	Lot Size (SF):	9,345 SF
Construction:	Brick/Stucco	Year Built:	1920
Roof:	Comp	Parking:	Gated
Occupancy:	67%	Price:	\$129,000
CAP:	8.6%	Price/Unit:	\$43,000

Unit Mix Information

# of Units	Type	Actual
2	2 bedroom units	\$590 & 495
1	Studio	\$425

Annual Income

Gross Income (\$1,510 month):	\$18,120
Vacancy Allowance/Credit Loss (10%):	\$1,812
Effective Gross Income:	\$16,308

Expenses

Maintenance/landscaping (estimated):	\$1,000
Property Taxes (actual 2011):	\$838
Water/Sewer/Trash (estimated):	\$2,400
Insurance (estimated):	\$1,000
Total Expenses:	\$5,238
Net Operating Income:	\$11,070

Proforma Gross Rent Multiplier:	7.12
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Historic triplex in Oakland! Features updated electric and plumbing, newer HVACs, newer kitchens and baths, and gated parking! Nice Neighborhood! Gorgeous hardwood floors!!! Buyer to verify all items prior to close of escrow.



*Square Footage appears larger than reported by assessor – buyer to verify.

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.