

Westwood Estates Duplexes 1919-1923 W Flower St Phoenix 85015

\$398K



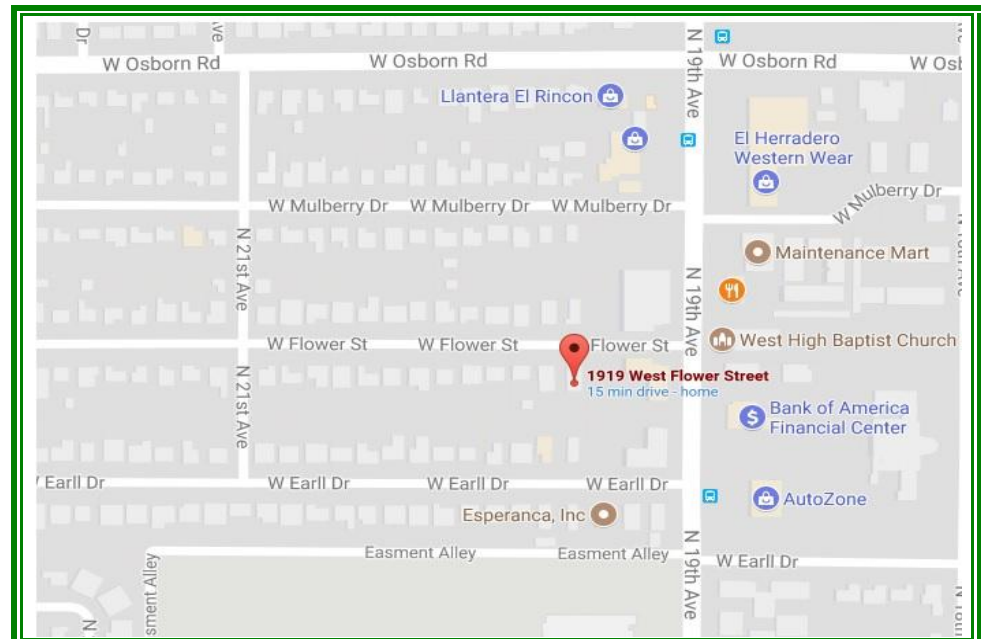
Property Summary

Maricopa Assessor Parcel #s 110-25-058/110-25-059

- Shared Courtyard with nicely manicured lawn.
- Carport parking for 2 units.
- Extra garage/workshop/storage unit on site.
- Quiet Residential neighborhood.
- Excellent Owner Occupant Opportunity!
- 2 separate parcels. 2 separate duplexes.
- All 2 bedroom units. Always rented.

Offered by:

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Property At A Glance

Property Type:	Duplex (2)	Units:	4
Building Size (SF):	3604*	Lot Size (SF):	18,402*
Construction:	Tilt-Up Frame	Year Built:	1948
Roof:	Shingle	Parking:	Covered/Surface
Occupancy:	100%	Price:	\$398K
CAP (act/mar):	5.6% 6.7%	Price/Unit:	\$98,220

Unit Mix Information

# of Units	Type	Actual	Market
4	2 Bd/1Bth	\$725	\$800-\$900

Annual Income (Total Property)

Gross Income:	\$34,800	\$40,200
Vacancy Allowance (5%):	\$1,740	\$2,010
Effective Gross Income:	\$33,060	\$38,190

Proforma Expenses

Maintenance	\$2,887	
Insurance (Actual 2016):	\$1,500	
Property Taxes (Actual 2016):	\$1952	
Water/Sewer/Trash	\$1859	
Total Expense:	\$10,898	
Net Operating Income:	\$22,162	\$26,751

*Per Assessor

Peaceful and Pretty!!

2 well maintained duplexes with shared courtyard. Located on 2 parcels on a quiet residential street. Double carport and a garage/storage/workshop building. Excellent for owner occupant or savvy Investor. Too many upgrades to list.



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. 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.