

6 Units All With PVT Patios/Yards
9420 N 5rd St, Phoenix, AZ 85020

\$149K

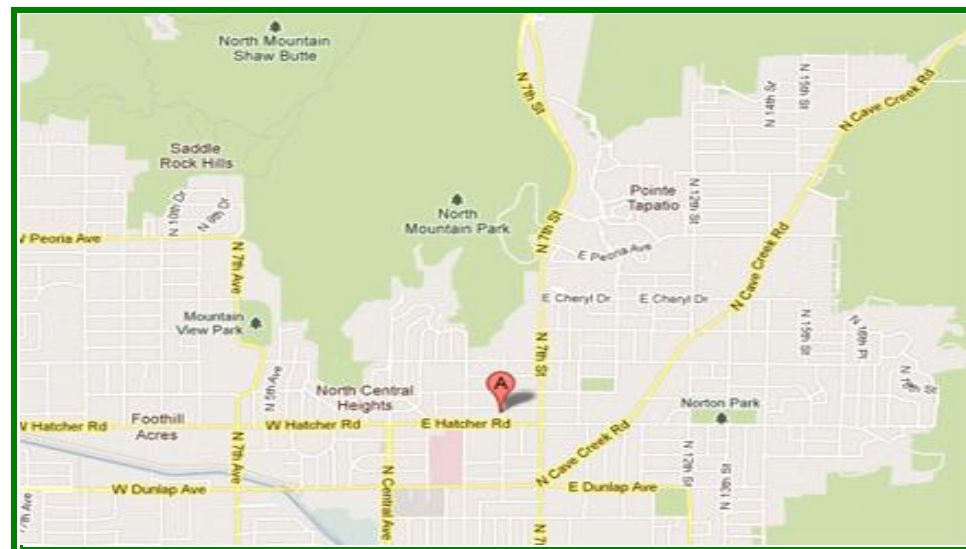


Property Summary

- North Central Phoenix Location
- Well Maintained - Turnkey
- Not Short Sale or Bank Owned
- Plenty of Parking
- All Units Air Conditioned
- 100% Occupied
- Seller Carry Possible

Offered by:

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Property At A Glance

Property Type:	Garden Style	Units:	6
Building Size:	1,152 SF/each x 3	Lot Size (SF):	13,547 SF
Construction:	Frame	Year Built:	1974
Roof:	Comp	Parking:	uncovered
Occupancy:	100% Occupied	Price:	\$149,000
CAP:	9.85	Price/Unit:	\$24,833

Unit Mix Information

# of Units	Type	Market Rent
6	1 bed/1 bath/576 SF EA	\$425

Annual Income

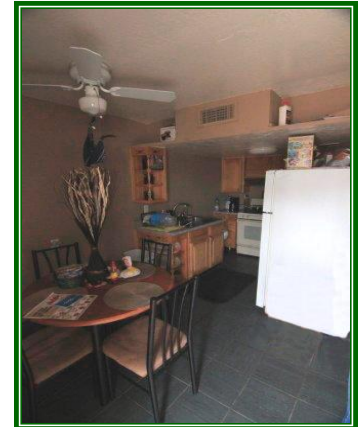
Gross Income \$2,550 monthly:	\$30,600
Vacancy Allowance (10%):	\$3,060
Effective Gross Income:	\$27,540

Expenses

Maint./Reserves/Replacements (est.):	\$4,000
Insurance (estimated):	\$1,500
Property Taxes (actual 2011):	\$1,366
Water/Sewer/Trash (estimated):	\$3,240
Property Management (10%)	\$2,754
Total Expenses:	\$12,860
Net Operating Income:	\$14,680

Gross Rent Multiplier:	4.86
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Great North Central location close to John C Lincoln North Hospital, North Mountain Park and Pointe Tapatio. All spacious 1 bedroom units, individually air conditioned & metered. Plenty of parking. Property is comprised of 3 duplexes on one lot. These are not the typical 1 bedroom cubicles but spacious apartment homes!!!



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 Lkaipainen@ccim.net. 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.