

# Sunset Vista 4-Plex

2102 S Granada Dr Tempe 85282

# \$424K

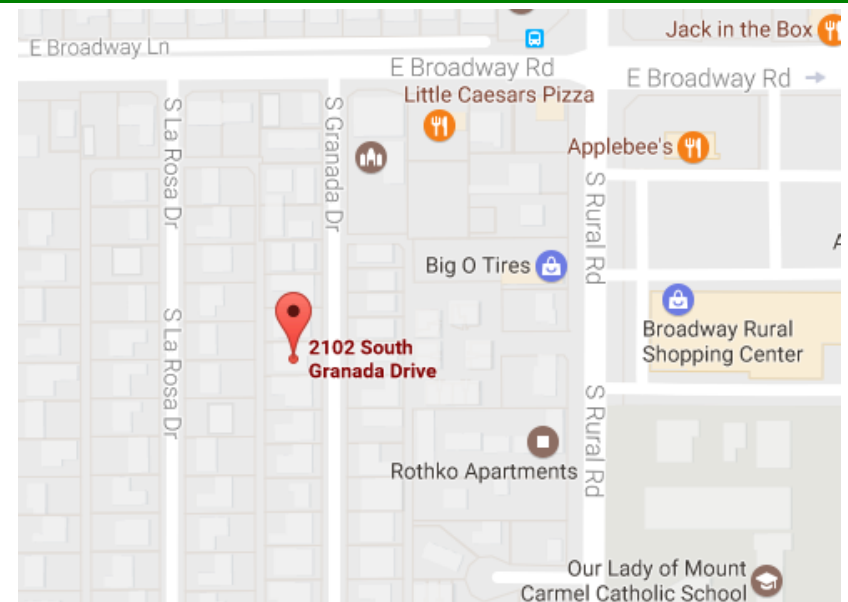


## Property Summary

- Located in the heart of Tempe
- Granite Counter tops
- Ample parking with 4 covered/4 surface spots
- Clean and inviting common areas!
- Washer/Dryer hookups all units.
- 100% Occupied with a waiting list.
- Many upgrades, too many to list.

Offered by:

**Lloyd Kaipainen CCIM**  
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Property At A Glance			
<b>Property Type:</b>	Fourplex	<b>Units:</b>	4
<b>Building Size (SF):</b>	2346*	<b>Lot Size (SF):</b>	7270*
<b>Construction:</b>	Masonry/Tilt-up frm	<b>Year Built:</b>	1960
<b>Roof:</b>	Shingle	<b>Parking:</b>	4 Cvrd/4 Surface
<b>Occupancy:</b>	100%	<b>Price:</b>	\$424K
<b>CAP (act/mar):</b>	5.3%    6.3%	<b>Price/Unit:</b>	\$106K

Unit Mix Information			
# of Units	Type	Actual	Market
3	1 Bd/1 Bth (\$595+ tax + utilities)	1595	\$1875
4	2 Bd/1Bth + tax+ all utilities	\$750	\$850

Annual Income (Total Property)		
Gross Income:	\$28140	\$32700
Vacancy Allowance (3%):	\$844	981
Effective Gross Income:	\$27296	\$31719

Proforma Expenses		
Maintenance (Estimated):	\$2000	
Insurance (Actual 2016):	\$1080	
Property Taxes (Actual 2016):	\$1705	
Landscape/Cleanup	Included above	
Pest Control	Included above	
Total Expense:	\$4785	
Net Operating Income:	\$22511	\$26934

\*Per Assessor

**\*\*\*Must See Property\*\*\***

This property is centrally located in the highly-desired Tempe market just south of Broadway, & east of Rural! Offers extra covered parking, low maintenance block construction and landscaping!! Washer Dryer hookups in each unit. Easily accessible in a quaint/quiet residential neighborhood. Far enough away for quiet; but yet close enough to ASU & the Light-Rail! Always 100% Occupied!! \$424K



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.