

**Central Phoenix 10 Unit
4328-4330-4332 N Longview Phx AZ 85014**


\$309,900

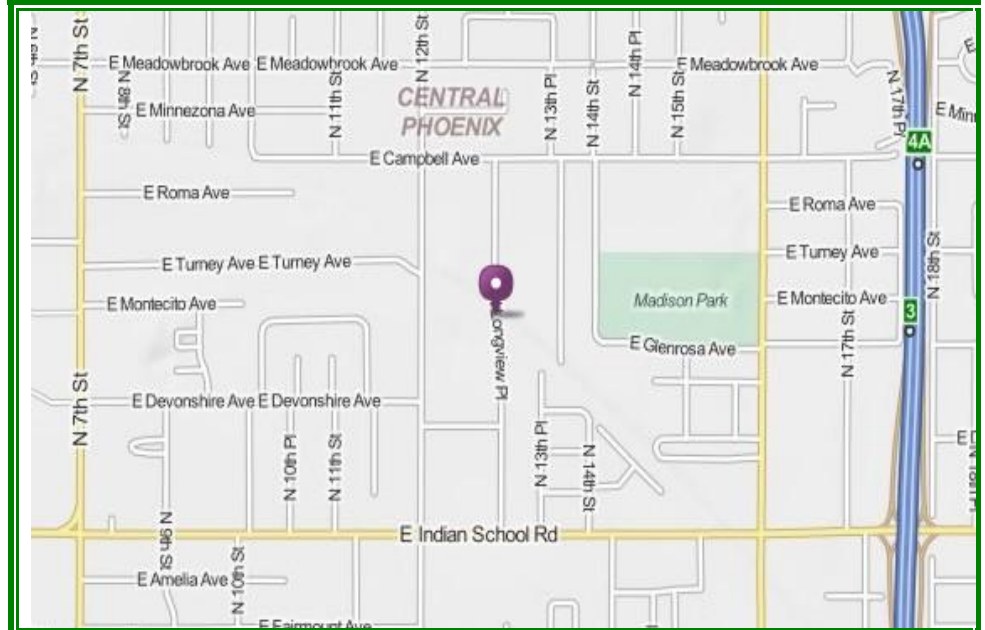


Property Summary

- Great Unit Mix!
- Small complex/friendly atmosphere!
- Seller will carry 100% OAC
- Awesome Central Phoenix Location!

Offered by:

Lloyd Kaipainen CCIM
Associate Broker
S.J. Fowler Commercial
2200 E Camelback #110
Phoenix AZ 85016
Licensed Realtor  **Since 1983**
www.phxazapts.com
602-265-6617



Property At A Glance

Property Type:	Garden	Units:	10
Building Size:	5,827 SF	Lot Size (SF):	27,424 SF
Construction:	Block/Frame	Year Built:	1958-1980
Roof:	Comp	Parking:	uncovered
Occupancy:	70%	Price:	\$309,900
Proforma CAP:	8.6%	Price/Unit:	\$30,990

Unit Mix Information

# of Units	Type	Market
1	2 bed/2 bath (actual rent)	\$650
1	2 bed/1 bath*	\$575
7	1 bed/1 bath	\$475
1	Studio*	\$350

Proforma Annual Income

Gross Income (\$4,900 per month):	\$58,800
Vacancy Allowance/Credit Loss (15%):	\$8,820
Effective Gross Income:	\$49,980

Proforma Expenses

Maintenance (estimated):	\$5,000
Insurance/Flood Insurance (estimated):	\$4,000
Property Taxes (Actual 2011):	\$2,259
Water/Sewer/Trash (estimated):	\$7,200
Management (10%):	\$4,998
Total Expenses:	\$23,457
Net Operating Income:	\$26,523

Proforma Gross Rent Multiplier:	5.27
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Lender owned, offering 100% financing on approved credit! Property needs repositioning with AC's and roofs – all figures proforma. Excellent Central Phoenix location, garden style complex with excellent frontage on Longview – just pop out a sign and you get calls! Buyer to verify all items prior to close of escrow.



*Units are currently master metered – proforma assumes additional meters to be added and all residents will pay their own gas and electric.

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.