

McKinley Street 4-plex 2701 W McKinley St, Phoenix 85009

\$239K



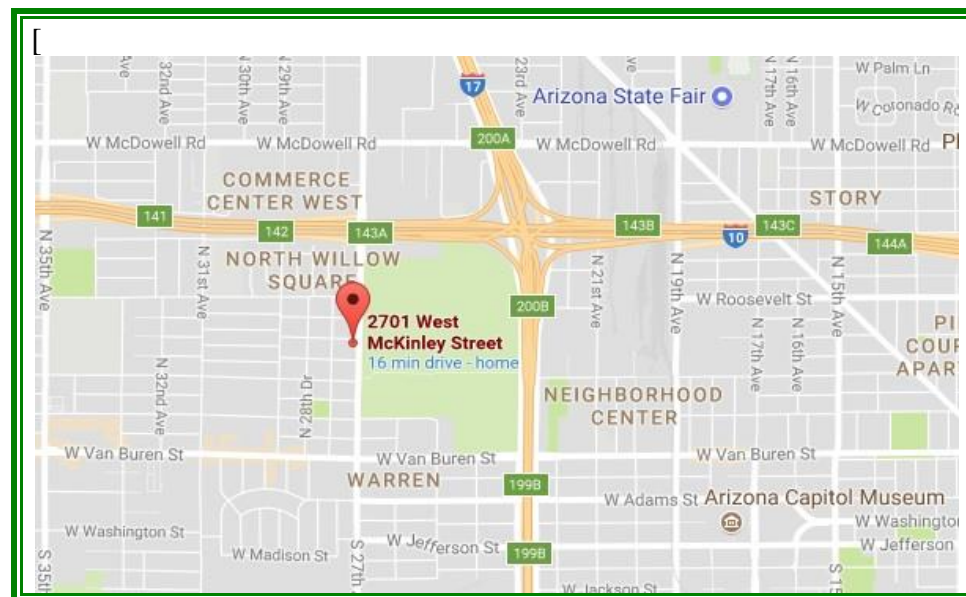
Property Summary

Maricopa Assessor Parcel #s 109-20-002-A

- Clean, meticulously-maintained property!!
- Individually metered for utilities even water/ sewer/trash/gas etc. 100% Occupied!!
- Parking w/2 spots per unit and a carport for 1.
- Easy access to the I-10, I-17 and 202!!
- Close to employment/entertainment venues!!
- Low density property in low density 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:	Fourplex	Units:	4
Building Size (SF):	3,332*	Lot Size (SF):	11,850*
Construction:	Block	Year Built:	1944
Roof:	Shingle	Parking:	Surface/Carport
Occupancy:	100%	Price:	\$239K
CAP (act/mar):	7.5% 8.7%	Price/Unit:	\$62,250

Unit Mix Information

# of Units	Type	Actual	Market
4	2Bd/1Bth	\$565	\$600
		\$550	\$600
		\$500	\$625
		\$550	\$600

Annual Income (Total Property)

Gross Income:	\$25,980	\$29,100
Vacancy Allowance (3%):	\$1,299	\$1,455
Effective Gross Income:	\$24,681	\$27,645

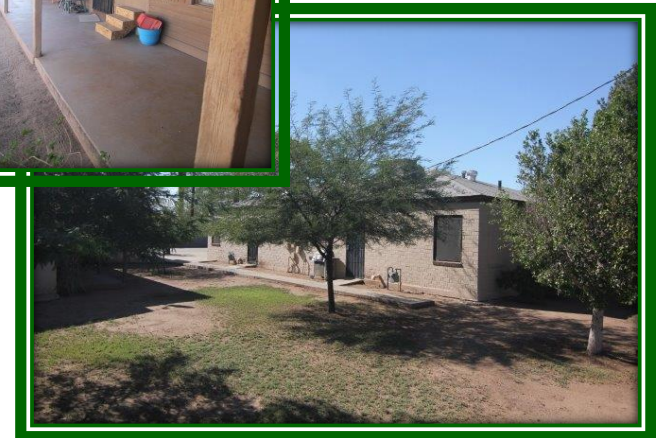
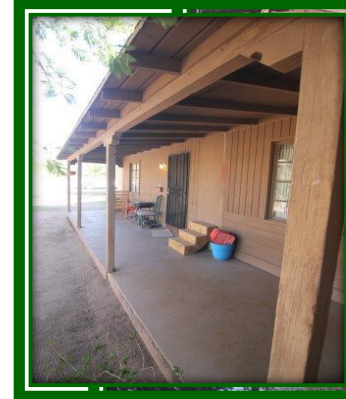
Proforma Expenses

Maintenance	\$2000	
Insurance (Actual 2016):	\$1706	
Property Taxes (Actual 2016):	\$925	
Management	1825	
Utilities	\$360	
Total Expense	\$6816	
Net Operating Income	\$17865	\$20829

*Per Assessor

McKinley Street 4-Plex

Located in a PRIME rental location. High traffic location but yet has the quiet residential feeling of the awesome residential location that it is. Long term owner is retiring / selling his boutique pair of duplexes on one lot. Separate water/sewer/electric/ gas meters for low operating expenses and headaches.
Only **239K!!!**



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.