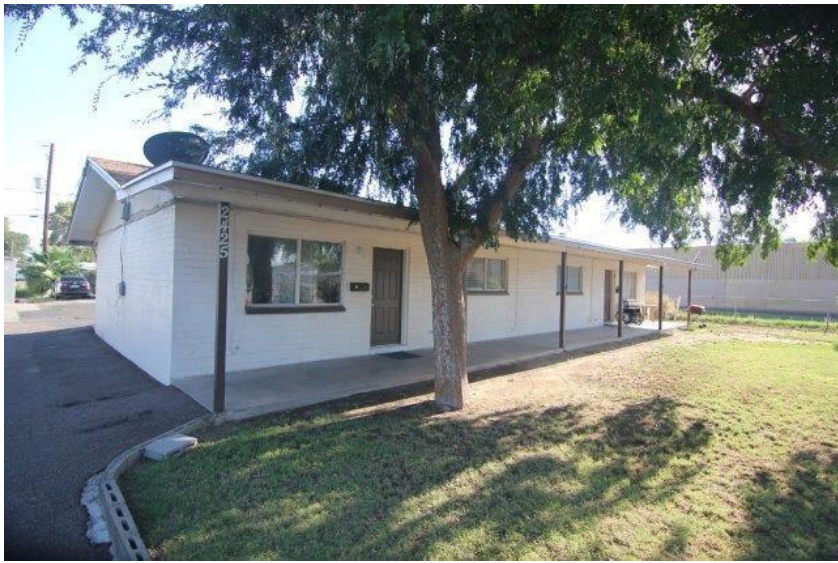


**Montebello Trio (8 Units)**  
**2417-2425 W Montebello, Phx AZ 85015**

**\$549K**

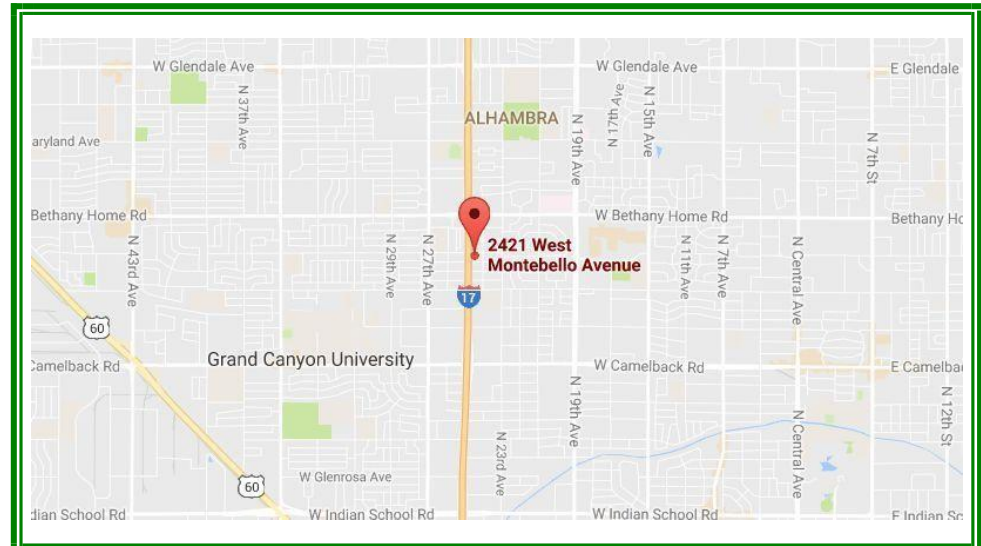


## Property Summary

- Excellent unit mix!
- 100% Occupied
- Beautifully maintained green yard with trees!
- 3 lots means qualifies for residential financing!
- Low turnover!
- Many newer roofs and HVACs
- Low density, quiet, family friendly complex!
- Multiple extra storage rooms/garage spaces too!

*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](http://www.phxazapts.com)  
**602-265-6617**



Property At A Glance			
<b>Property Type:</b>	Garden/Low Rise	<b>Units:</b>	8
<b>Building Size (SF):</b>	6,871*	<b>Lot Size (SF):</b>	31,182*
<b>Construction:</b>	Block	<b>Year Built:</b>	1949/1962
<b>Roof:</b>	Pitched	<b>Parking:</b>	Uncovered
<b>Occupancy:</b>	100%	<b>Price:</b>	\$549,000
<b>CAP (act/mar):</b>	7.2	7.9	<b>Price/Unit:</b> \$68,625
/			
# of Units	Type	Actual	Market
1	4 bed/2 bath home	\$1,100	\$1,250
4	2 bed/2 bath units	\$788/\$768 \$660/\$645	\$800
1	2 bed/1 bath unit	\$898	\$1,100
1	1 bed/1 bath unit	\$624	\$700
1	Studio	\$498	\$550
Annual Income			
Gross Income - \$5,710/\$5,976 monthly:		\$72,972	\$81,600
Vacancy Allowance (3% Actual/5% Proforma):		\$2,189	\$4,080
Laundry Income:		\$1,200	\$1,200
Effective Gross Income:		\$66,054	\$77,520
Proforma Expenses			
Maintenance (Estimated):		\$4,956	
Insurance (Actual):		\$2,280	
Property Taxes (Actual 2016):		\$3,648	
Utilities (6 of 8 units all utilizes paid-2016 Actual):		\$13,884	\$13,884
Landscaping:		\$4,320	\$4,320
Miscellaneous:		\$816	\$800
Total Expense:		\$29,904	\$29,904
Net Operating Income:		\$39,715	\$43,536

\*Per Assessor

Here's an excellent opportunity to own 8 units with residential financing! Must be sold together. Lots of recent improvements including 4 new HVACs! 100% Occupied!!! Gorgeous mature, green landscaping! On site laundry for tenant convenience. Extra storage/garage spaces too! Walk to Light Rail, Christown Mall and it has great access to I-17 at Bethany Home Road! Buyer to verify all items during the due diligence period.



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@phxazpts.com](mailto:Lloyd@phxazpts.com).

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