

Phoenix Duplex 1903 E Pinchot Ave Phx 85016

\$219K

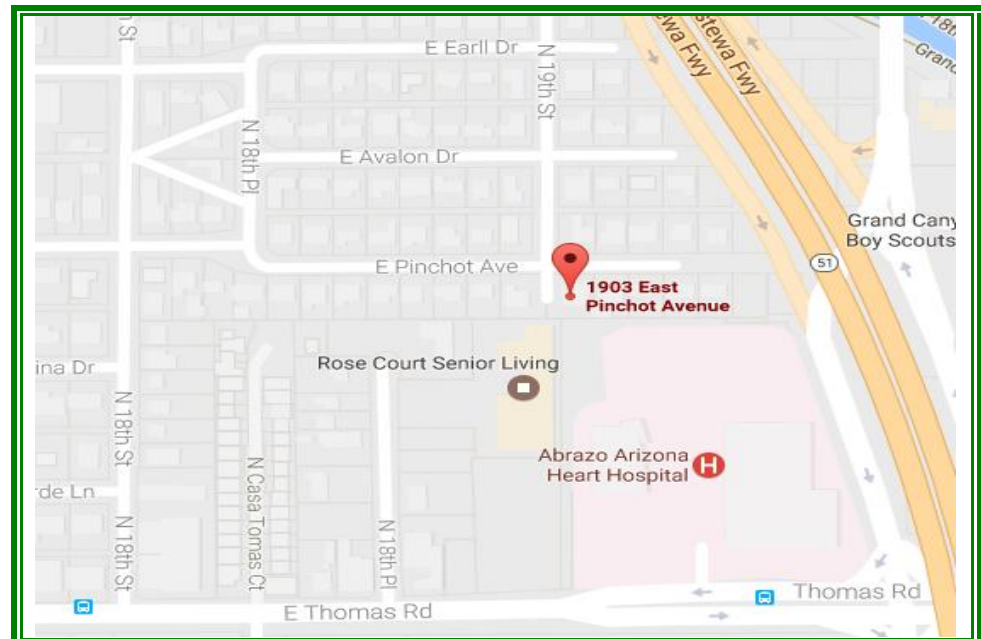


Property Summary

- Just one block from Phoenix Children's Hospital and the AZ Heart Hospital
- Easy access on and off of Interstate 51
- Large OVERSIZED Carport accessible to both units + Surface parking
- Large private yards with covered patios!!
- Extra on-site storage units + owner's storage

Offered by:

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Excellent opportunity in Phoenix – 1 block North of Phoenix Children’s and AZ Heart Hospitals! Easy freeway access to the 51. Masonry Construction! Property is street and alley accessible! Plenty of Parking with surface spots and covered carport–No Carpets, Tile throughout! Buyer to verify all items during the due diligence period.

Property At A Glance

Property Type:	Duplex	Units:	2
Building Size (SF):	1739*	Lot Size (SF):	9587*
Construction:	Masonry	Year Built:	1950
Roof:	All Tile	Parking:	Covered/Surface
Occupancy:	100%	Price:	\$219K
CAP (act/mar):	5.6% 6.9%	Price/Unit:	\$109,500

Unit Mix Information

# of Units	Type	Actual	Market
2	2 Bd/1Bth	\$723	\$850

Annual Income (Total Property)

Gross Income:	\$17352	\$20400
Vacancy Allowance (5%):	\$867	\$1020
Effective Gross Income:	\$16485	\$19380

Proforma Expenses

Maintenance (Estimated):	\$1000
Insurance (Actual 2016):	\$1033
Property Taxes (Actual 2016):	\$1200
Water/Sewer/Trash	\$1080
Total Expense:	\$4313
Net Operating Income:	\$12172 \$15067

*

Per Assessor



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.