

**Central Phoenix Trophy!!!  
1517 W Thomas Rd Phoenix AZ 85015**

**\$249K**



## Property Summary

- Great Unit Mix!
- House + 3 Units
- Coin Laundry
- Covered Parking
- Prime Frontage on Thomas!!!
- Updated electric/copper plumbing!
- New Roof!

*Offered by:*

**Lloyd Kaipainen CCIM**  
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### Property At A Glance

Property Type:	House + triplex	Units:	4
Building Size:	3,068 SF	Lot Size (SF):	6,063 SF
Construction:	Block/Frame	Year Built:	1938-1960
Roof:	Comp	Parking:	Covered
Occupancy:	100%	Price:	\$249,000
CAP:	Actual 6.7% Proforma 7.6%	Price/Unit:	\$62,250

### Unit Mix Information

# of Units	Type	Actual	Market
1	2 bed/2 bath House/1,148 SF*	\$845	\$900
1	2 bed/2 bath/960 SF	\$625	\$650
2	1 bed/1 bath/ 430 SF	\$450	\$500

### Proforma Annual Income

Gross Income (\$2,370/\$2,550 per month):	\$28,440	\$30,600
Vacancy Allowance/Credit Loss (10%):	\$2,844	\$3,060
Laundry Income (annualized from 2012):	\$325	\$500
<b>Effective Gross Income:</b>	<b>\$25,921</b>	<b>\$28,040</b>

### Proforma Expenses

Maintenance (estimated):	\$2,000	
Property Taxes (Actual 2012):	\$1,202	
Water/Sewer/Trash (annualized):	\$2,158	
Insurance (estimated):	\$1,200	
APS Electric (Laundry & HWT units 2-4):	\$2,544	
<b>Total Expenses:</b>	<b>\$9,104.00</b>	
<b>Net Operating Income:</b>	<b>\$16,817</b>	<b>\$18,936</b>

<b>Gross Rent Multiplier:</b>	<b>8.75</b>	<b>8.14</b>
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\*Unit has washer/dryer hookup

Excellent Central Phoenix location! Updated electric and copper plumbing! New roof! Onsite coin laundry! Covered parking – this property has it all! Upside on rents! Nice frontage on Thomas – just pop out a sign and you get calls! Buyer to verify all items prior to close of escrow.



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.