

Tonto Triple Threat Duplexes

1629, 1633, 1637 W Tonto St. Phoenix, AZ 85007

\$867K



Property Summary

Maricopa Assessor Parcel # 112-14-031/033/034

- 2006 Built All 3 bedroom/2 Bath units!!
- Low-maintenance Desert Landscaping!!
- Carports for all units and additional parking!
- Close to Az State & Fed Gov. Complexes
- Easy access I-17/ & I-10 close to downtown employment, sports & entertainment facilities.
- Easy arm-chair income!

Offered by:

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Property At A Glance

Property Type:	Duplexes	Units:	6
Building Size (SF):	6,540*	Lot Size (SF):	19,263*
Construction:	Block	Year Built:	2006
Roof:	Shingle	Parking:	Carport
Occupancy:	100%	Price:	\$867K
CAP (act/mar):	5.2% 5.7%	Price/Unit:	\$144,500

Unit Mix Information

# of Units	Type	Actual	Market
6	3Bd / 2Bth	(3) \$895	\$936
		\$900	
		\$850	
		\$825	

Annual Income (Total Property)

Gross Income:	\$63,120	\$67,392
Vacancy Allowance (5%):	\$3,156	\$3,370
Effective Gross Income:	\$59,964	\$64,022

Proforma Expenses

Insurance (Actual 2017-2018):	\$1,475	
Property Taxes (From 2017 Assessor Rpt):	\$1,440	
Management	\$3,350	
Pest Control	\$300	
Maintenance	\$3,361	
W/S/T	\$4,992	
Total Expense	\$14,918	
Net Operating Income	\$45,046	\$49,104

*Per Assessor

Tonto Triple Threat Duplexes

Tic Tac Toe, Three in a ROW!!

Owner for these three 2006-built duplexes prefers to sell all at once but res financing is available!!! Well-maintained desert landscaping leaves you plenty of daylight to do other things and reap the rewards of an armchair income! The duplexes are located close to Fed & AZ State Gov. Complexes as well as downtown sports, employment and entertainment venues!!!

867K!!!



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.