

Homedale Homerun 4-Plex 4002 W Tonto St Phoenix, AZ 85009

\$239K

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Property Summary

Assessor's Parcel #s 106-19-117

- 80's built turn-key money maker.
- Modern and updated electrical/plumbing/HVAC
- All remodeled 1/1 bath units with low turnover.
- Low maintenance stucco w/ desertscape!
- Access to freeways and other thoroughfares.
- Fenced and secure property w/ large parking.
- Steady returns and income are yours here!

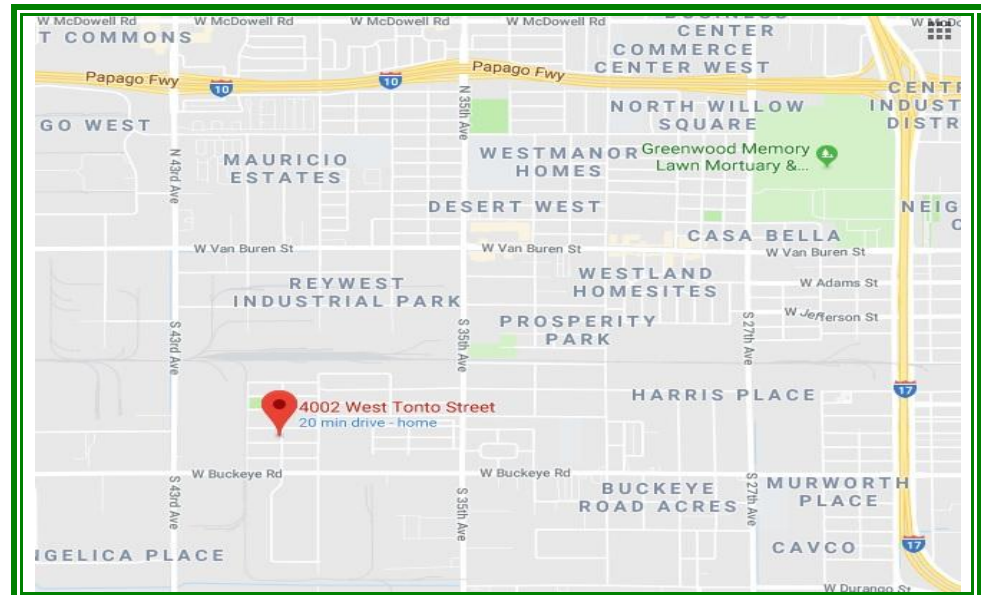


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Property At A Glance

Property Type:	Fourplex, 1 story	Units:	4
Building Size (SF):	1,560*	Lot Size (SF):	6,850*
Construction:	Masonry	Year Built:	1981
Roof:	Shingle	Parking:	Surface
Occupancy:	100%	Price:	\$239K
CAP (act/mar):	7.3% 7.7%	Price/Unit:	\$59,770

Unit Mix Information

# of Units	Type	Actual	Proforma
4	1 Bd/1 Bth	(2) \$535 (1) \$588.50 (1) \$490	\$595

Annual Income (Total Property)

Gross Income:	\$25,872	\$28,560
Vacancy/Credit Loss Allowance (5%):	\$1,289	\$2,856
Effective Gross Income:	\$24,493	\$25,704

Proforma Expenses

Management:	\$2000	
Insurance:	\$1000	
Property Taxes (2017 Monsoon):	\$464	
Maintenance	\$1500	
Water/Sewer/Trash	\$2,100	
Total Expense:	\$7,064	\$7,214
Net Operating Income:	\$17,429	\$18,490



*Per Assessor

Low maintenance/ turnkey 4-plex with modern electric/plumbing/ stucco and low maintenance desert scape. Owner has done all major upgrades. This is not your typical 4-plex. This is owner managed and maintained. It is NOT your typical “professionally mismanaged” property as I call them. Here is your cash cow/ armchair investment. Easy access to all freeways.



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.

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