

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

\$239K

23

Property Summary

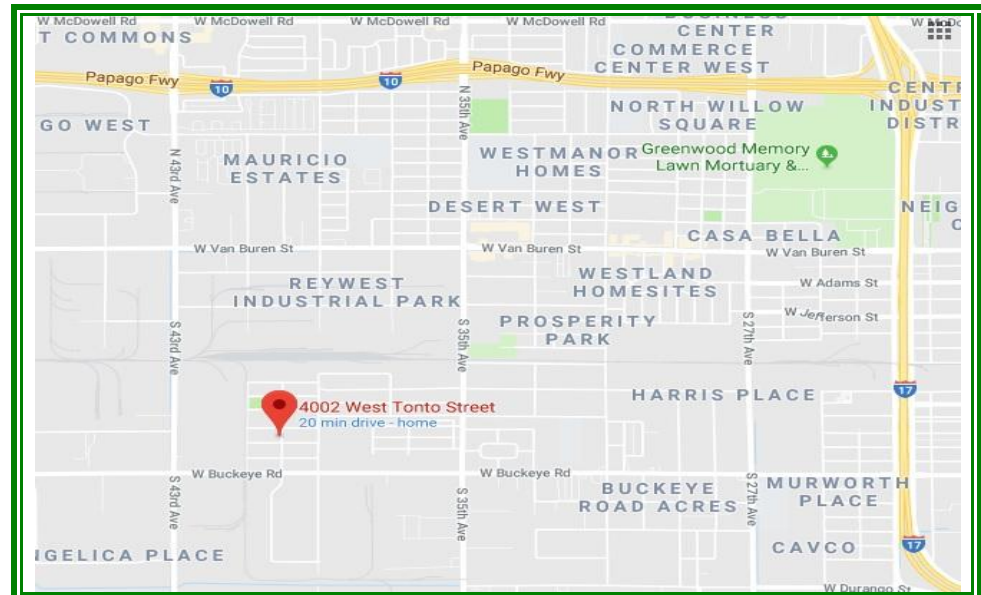
Assessor's Parcel #s 106-19-117

- 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!



Offered by:

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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:	\$220K
CAP (act/mar):	7.4% 7.9%	Price/Unit:	\$55,000

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	\$3,300	
Total Expense:	\$8,264	\$8,414
Net Operating Income:	\$16,229	\$17,290



*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. 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.