



TOWNLEY SQUARE APARTMENTS

**602 E Townley
Phoenix AZ 85020
\$449,000
Short Sale**



**Offered by
Lloyd Kaipainen PC
SJ Fowler Commercial**

18 UNITS

**SJ Fowler Commercial/Investments
2200 E Camelback Road #110
Phoenix AZ 85016
www.PhxAzApts.com
602-265-6617**

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Townley Square Apartments

18 UNITS

PROPERTY OVERVIEW

The Townley Square Apartments is a value-add opportunity! This is a short sale – seller's loss is your gain! Townley Square is a three-story apartment building which consists of twelve 2 bedroom apartments and six 1 bedroom apartments, and features an onsite coin laundry and 24+ parking spaces! Property is ready for repositioning in the market – estimate \$4K per unit for rehab costs. Upgrades should include, flooring, dual pane windows and energy efficient appliances.

Townley Square is located one block West of 7th Street and two blocks South of Dunlap close by John C. Lincoln North Mountain Hospital in North Phoenix, and is just steps away from the Central Bus Transfer Station at 3rd Street and Dunlap. This property has excellent access to bus service on 7th Street and Dunlap as well.



PROPERTY FACTS

Townley Square Apartments
602 E Townley Avenue
Phoenix AZ 85030

List Price: \$449,000/\$24,944 per unit
\$42.76 Per Building Square Foot

6 One Bedroom Units approx 480 SF ea
12 Two Bedroom Units approx 600 SF ea
Tile in most units
24+ Parking Spaces
One Building/Three Stories
Total Lot Size: 15,420 SQ FT per assessor
Building Size: 10,500 SQ FT per assessor
Constructed in 1983

Parcel #160-49-122
Census Tract 105300
Property Class C
City Zoning R-5
Flood Zone X 1

Property Taxes
2013: \$2,822
2012: \$3,698
2011: \$4,467



FINANCIAL PROFORMA

Income	Average Rents 2013	Proforma Rents 2014	Monthly 2013	Monthly 2014	Annually 2013	Annually 2014
6 One Bed Units	\$399	\$425	\$2,394	\$2,550	\$28,728	\$30,600
12 Two Bed Units	\$499	\$525	\$5,988	\$6,300	\$71,856	\$75,600
Gross Income			\$8,382	\$8,850	\$100,584	\$106,200
Less Vacancy/Credit Loss	10%		\$838	\$885	\$10,058	\$10,620
Laundry/Vending			\$250	\$250	\$3,000	\$3,000
Effective Income			\$7,794	\$8,215	\$93,526	\$98,580
Expenses				Monthly	Annually	
Taxes	2013 Actual		\$235	\$2,822		
Insurance	Estimated \$250 per unit per year		\$375	\$4,500		
Water/Sewer	Estimated at \$40 per unit per month		\$720	\$8,640		
Trash	Estimated at \$130 per month		\$130	\$1,560		
Pest Control	Estimated at \$120 per month		\$120	\$1,440		
Management	Based on 7% of effective income		\$575	\$6,901		
Grounds Clean Up	Estimated at \$75 per month		\$75	\$900		
Maintenance	Estimated at \$250 per unit per year (after Capital Improvements*)		\$375	\$4,500		
Reserves/Capital	Estimated at \$250 per unit per year (after Capital Improvements*)		\$375	\$4,500		
Miscellaneous	Legal/bank postage, etc.		\$100	\$1,200		
Total Expenses: 37% of Effective Income 2014 39% of Effective Income 2013				\$3,080	\$36,963	
Net Operating Income 2013			\$4,714	\$56,563		
Net Operating Income 2014			\$5,135	\$61,617		
CAP (*calculated with Capital Improvements \$521K total) 2013/2014			*10.9/*11.8			
GRM (*calculated with Capital Improvements \$521K total) 2013/2014			*5.2/*4.9			

*((\$4K per unit or \$72K + \$449K = \$521K)

SALE COMPARABLES

Subject: Townley Square

602 E Townley, Phoenix AZ 85020
 Unit Mix: Six 1 bed/Twelve 2 bed
 List Price: \$449K/\$42.76 SF/\$24,944 per Unit



Sale Comparable 1: Palmilla Apartments
 510 E Hatcher, Phoenix AZ 85020
 Unit Mix: Twelve 1 bed/Twelve 2 bed
 Sale Price: \$670K/\$46.66 SF/\$27,917 per Unit
 Sale Date: December 14, 2012



Sale Comparable 2: Mellow Square
 1814 W Vogel Ave, Phoenix AZ 85021
 Unit Mix: Six 1 bed/Ten 2 bed
 Sale Price: \$456K/\$39.65 SF/\$28,500 per Unit
 Sale Date: October 31, 2013



Sale Comparable 3: Monte Vista
 1709 W Mountain View, Phoenix AZ 85021
 Unit Mix: Sixteen 2 bed
 Sale Price: \$535K, \$44.00 SF/\$33,438 per Unit
 Sale Date: July 26, 2013

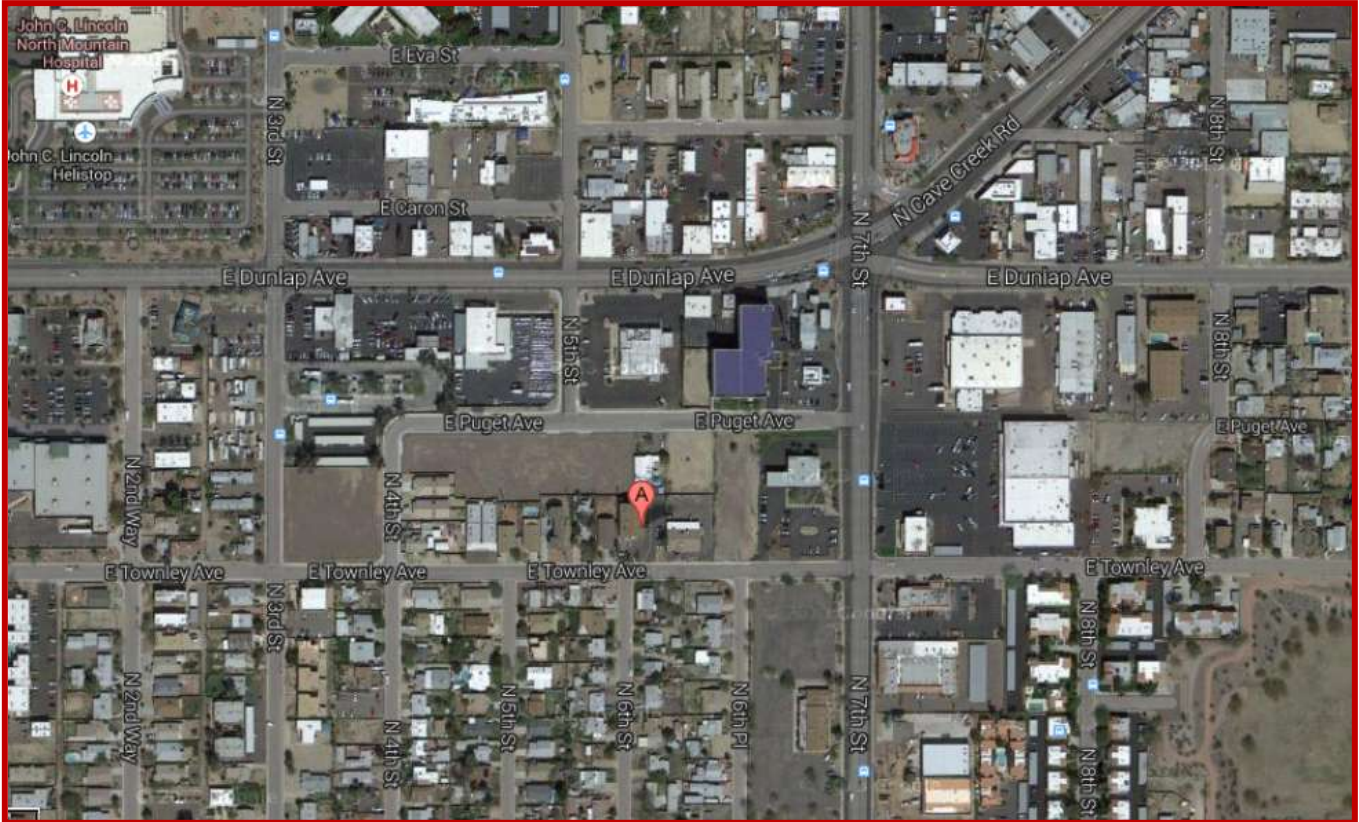


RENTAL COMPARABLES

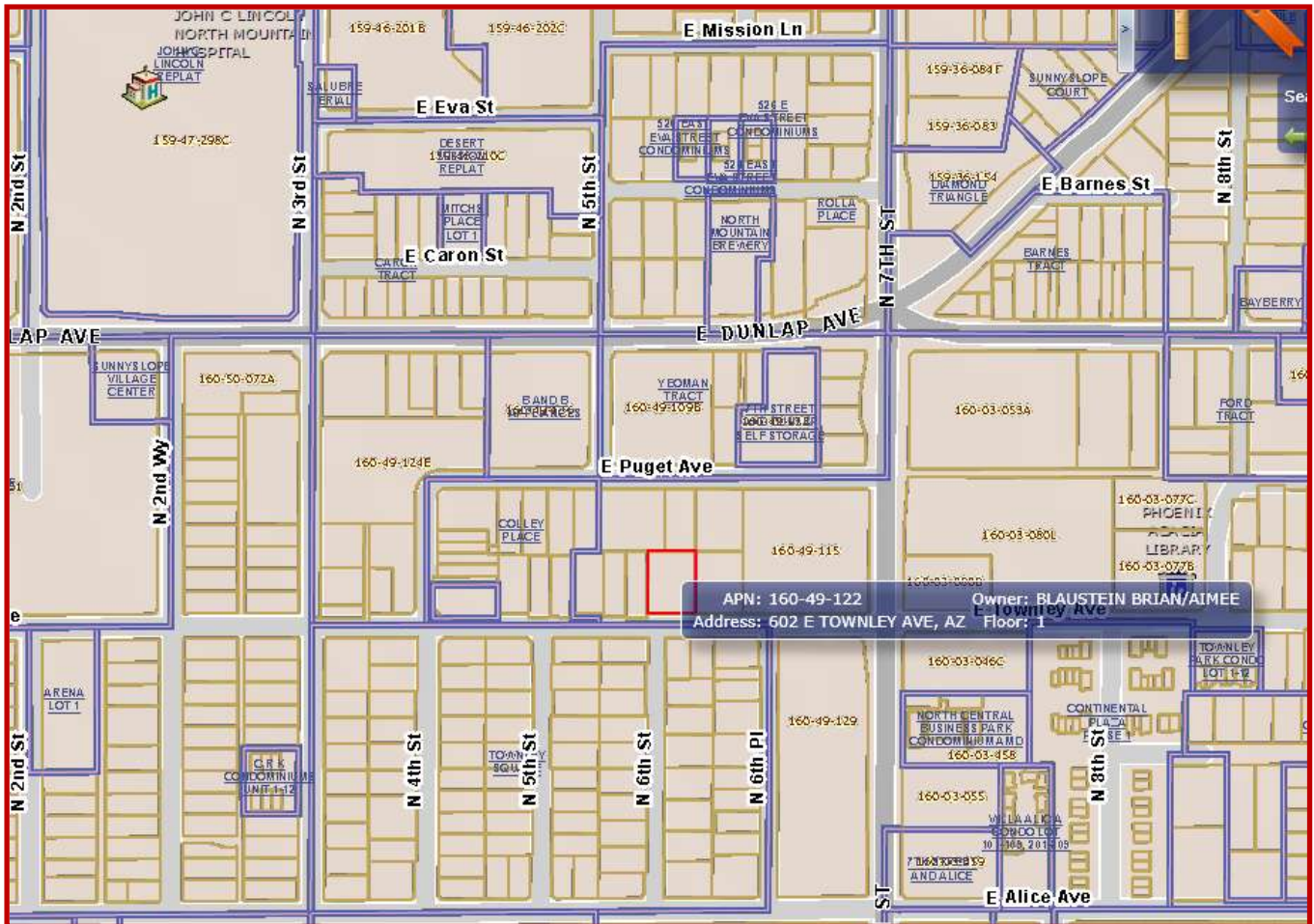
<p>Subject: Townley Square 602 E Townley, Phoenix AZ 85020 Proforma Rents: \$425 – One Bed Units/\$525 – Two Bed Units Average Rental Rate: \$492 Average Square Footage: 583 Average Rental Rate per SF: \$0.84</p>	
<p>Rental Comparable 1: Crestview Apartments 1727 W Mountain View Rd, Phoenix AZ 85021 Rents: \$505/\$525 – Two Bed Units Average Rental Rate: \$515 Average Square Footage: 810 Average Rental Rate per SF: \$0.63</p>	
<p>Rental Comparable 2: Mount Crescent Apartments 1452 E Cinnabar Ave, Phoenix AZ 85020 Rents: \$500 – One Bed Units/\$600 – Two Bed Units Average Rental Rate: \$550 Average Square Footage: 725 Average Rental Rate per SF: \$0.76</p>	
<p>Rental Comparable 3: Townley Place 840 E Townley, Phoenix AZ 85020 Rents: \$470 – One Bed Units/\$570 – Two Bed Units Average Rental Rate: \$520 Average Square Footage: 700 Average Rental Rate per SF: \$0.74</p>	

LOCATION/MAPS

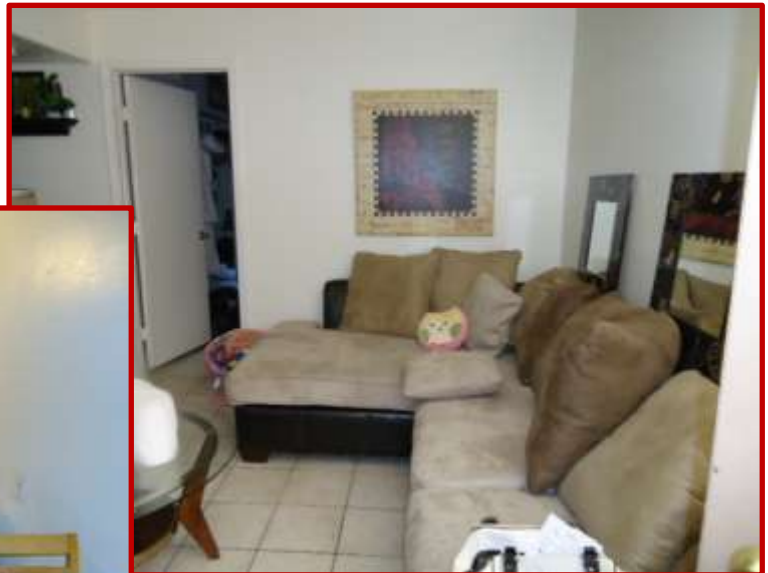
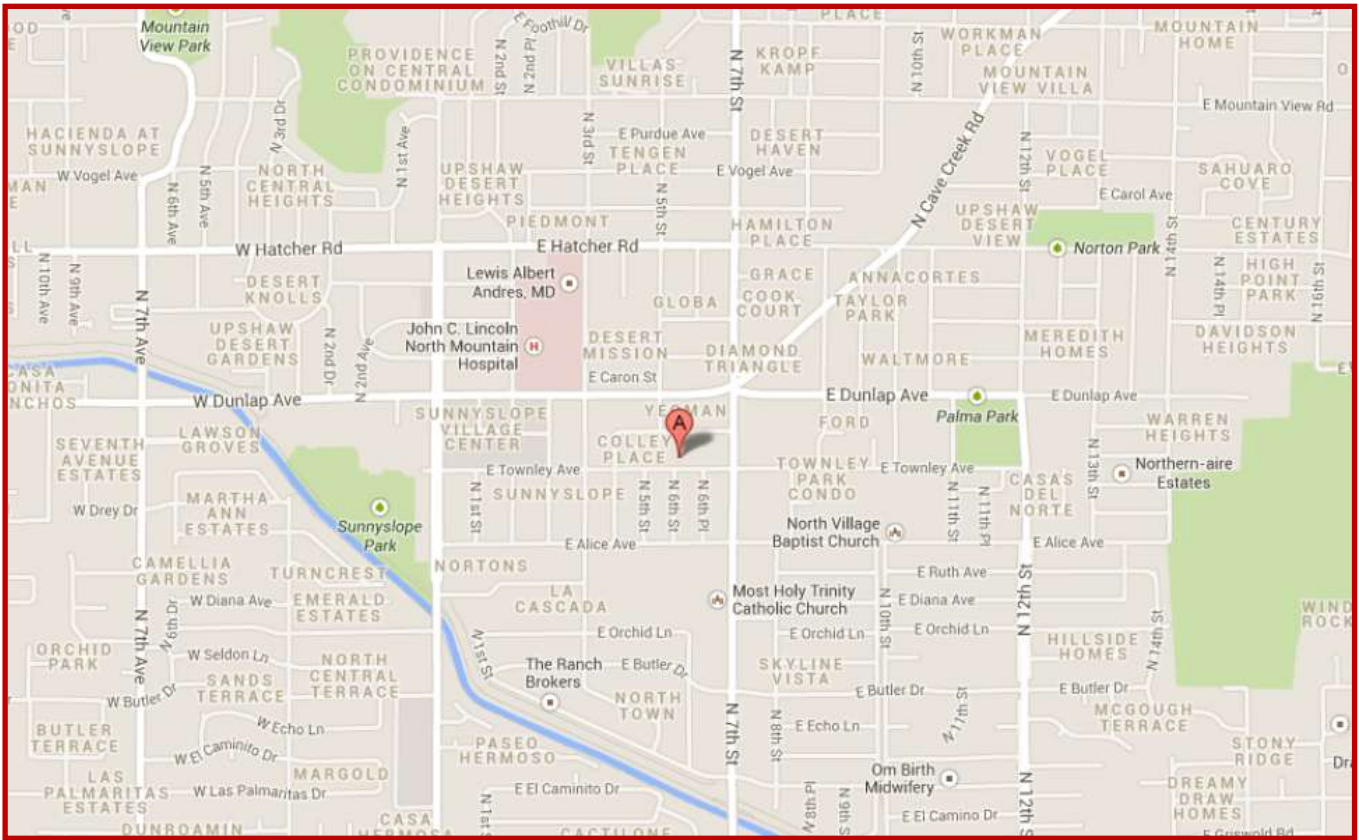
Aerial



Subdivision Boundaries



Streets



PHOTOS

