

Phoenix 3 Plex
617 W Jones Ave, Phx AZ 85041

\$154,000



Property Summary

- Great Unit Mix! Easy Renter!
- Plenty of parking!
- Park like setting!
- RV Hookup!
- Storage and workshop!
- On site laundry too!
- Excellent neighborhood!

Offered by:

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Property At A Glance

Property Type:	3 Plex	Units:	3	
Building Size (SF):	3,250 (owner)	Lot Size (SF):	12,700*	
Construction:	Frame/Block	Year Built:	1940	
Roof:	Pitched & Flat	Parking:	Uncovered	
Occupancy:	100%		Price:	\$154,000
CAP (act/mar):	9.1	10.5	Price/Unit:	\$51,333

Unit Mix Information

# of Units	Type	Actual	Market
1	4/5 Bedroom Unit	\$850	\$850
1	Two Bedroom Unit	\$500	\$650
1	One Bedroom Unit	\$600	\$650

Annual Income

Gross Income - \$1,950/\$2,150 monthly:	\$23,400	\$25,800
Vacancy Allowance (10%):	\$2,340	\$2,580
Effective Gross Income:	\$21,060	\$23,220

Proforma Expenses

Maintenance (Estimated):	\$2,000
Insurance (Actual 2015):	\$613
Property Taxes (Actual 2014):	\$344
Water/Sewer/Trash (Annualized):	\$1,614
Electric (Annualized):	\$1,979
Gas (Annualized):	\$528
Total Expense:	\$7,078
Net Operating Income:	\$13,982

*Per Assessor

This is a beauty – owner occupied – house + 2 units with plenty of parking and storage! Onsite washer/dryer (non coin/community laundry). Excellent courtyard atmosphere! It's even got an RV hookup! And a workshop. Buyer to verify all items during the due diligence period.



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.