

Central Phoenix Fourplex
4108 E Portland, Phoenix, AZ 85008

\$129,000

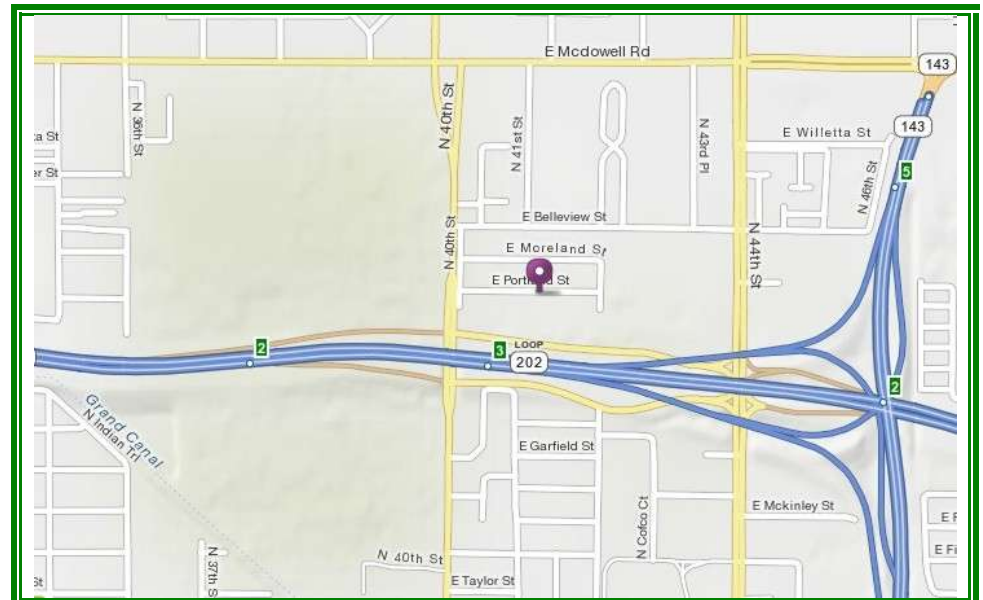


Property Summary

- Solid Block Construction
- Great Freeway Access!
- 2 bedroom units all with private patios!
- Newer electric service, copper plumbing & no gas!

Offered by:

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Property At A Glance			
Property Type:	Fourplex	Units:	4
Building Size:	3,144 SF*	Lot Size (SF)*	7,708 SF
Construction:	Block	Year Built:	1962
Roof:	Asphalt/Shingle	Parking:	Uncovered
Occupancy:	100%	Price:	\$129,000
CAP	10.3/13.3	Price/Unit:	\$32,250
Unit Mix Information			
# of Units	Type	Actual	Market
4	2 Bedroom units	\$475	\$575
Annual Income			
Gross Income (Monthly \$1,900/\$2,300):		\$22,800	\$27,600
Vacancy Allowance (10%):		\$2,280	\$2,760
Effective Gross Income:		\$20,520	\$24,840
Expenses			
Maintenance (estimated):		\$2,500	
Insurance (estimated):		\$600	\$1,000
Property Taxes (actual 2013):		\$565	
Utilities (water/sewer/trash):		\$3,600	
Total Expenses:		\$7,265	\$7,665
Net Operating Income:		\$13,255	\$17,175
Gross Rent Multiplier:		5.66	4.67

Newer roof and exterior paint. All two bedroom units – easy to rent with private patios. Excellent value add opportunity (will need HVACs to achieve market rents). Currently units only have window AC units. Please do not walk the property or disturb tenants. Drive by only. Inspection after accepted contract. Buyer to confirm all details and information during the inspection period.



*Per Assessor

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 lkaipainen@ccim.net. 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.