

**Mesa Turnkey 4 Unit  
138 E Ingram, Mesa AZ 85201**


**\$149,000**



## Property Summary

- Spacious two bedroom units!
- Tile through-out!
- New almost everything!
- Truly turn-key! Quality remodel!
- Covered parking!
- Additional storage for residents!!!
- Lease up in progress!

*Offered by:*

**Lloyd Kaipainen CCIM**  
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### Property At A Glance

Property Type:	4 Plex	Units:	4
Building Size:	3,074 SF	Lot Size (SF):	8,445 SF
Construction:	Block	Year Built:	1973
Roof:	Comp	Parking:	4 covered
Occupancy:	Lease Up	Price:	\$149,000
CAP:	12.5%	Price/Unit:	\$37,250

### Unit Mix Information

# of Units	Type	Market
4	2 bedroom units 768 SF	\$560

### Annual Income

Gross Income:	\$26,880
Vacancy Allowance (10%):	\$2,688
Effective Gross Income:	\$24,192

### Expenses

Maintenance (estimated):	\$1,000
Insurance (estimated):	\$1,000
Property Taxes (Actual 2011):	\$1,240
Water/Sewer/Trash (estimated):	\$2,400
Total Expenses:	\$5,640
Net Operating Income:	\$18,552

Gross Rent Multiplier:	5.54
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Not a short sale or bank owned!!! It's a turnkey four-plex – ready for you! All two bedroom units! New almost everything!!! Great rental area! Expenses are estimated using actual expenses from other properties in the area. Extra storage for the owner or a possible laundry room! Buyer to verify all items prior to close of escrow.



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@phxazpts.com](mailto:Lloyd@phxazpts.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.