

# Eden Acres Triplex - North Central Money Maker **\$595K**

6221 N 13<sup>th</sup> Pl Phoenix, AZ 85014



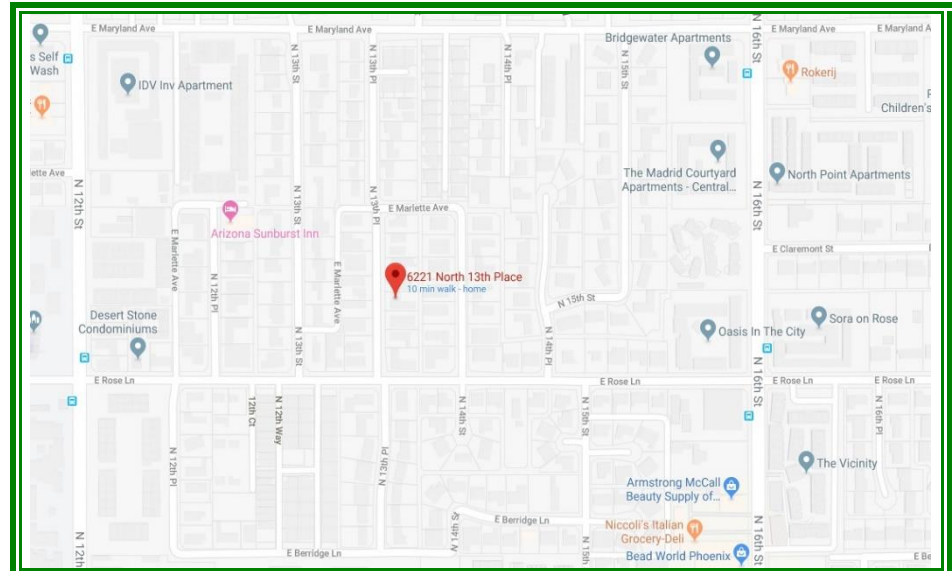
## Property Summary

Maricopa Assessor Parcel #s 161-12-065

- Pristine green, manicured grounds.
- Just West of SR-51 & E of 7<sup>th</sup> St puts your tenants in prime location to travel the valley for work and entertainment.
- Restaurant, shopping, & entertainment venues within walking distance on 16<sup>th</sup> St & the Bethany St Corridor!!
- Location, Location, Location !!!

*Offered by:*

**Lloyd Kaipainen CCIM**  
**Associate Broker**  
**S.J. Fowler Commercial**  
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**Phoenix AZ 85016**  
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## Property At A Glance

<b>Property Type:</b>	SFH+ Duplex*	<b>Units:</b>	3	
<b>Building Size (SF):</b>	2,813*	<b>Lot Size (SF):</b>	9,125*	
<b>Construction:</b>	Block	<b>Year Built:</b>	1960	
<b>Roof:</b>	Shingle	<b>Parking:</b>	Carport/Surface	
<b>Occupancy:</b>	100%		<b>Price:</b>	\$595K
<b>CAP (act/mar):</b>	5.1%	6%	<b>Price/Unit:</b>	\$198,333

## Unit Mix Information

# of Units	Type	Actual	Market
3	Free standing – 2Bd 2Bth	\$1,170	\$1,275
	Unit 2 – 2Bd 2Bth	\$1,170	\$1,275
	Unit 3 – 2Bd 2Bth	\$1,100	\$1,275
Storage Unit	*Option to rent separately for added income potential,	---	\$100

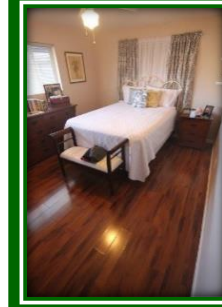
## Annual Income (Total Property)

<b>Gross Income:</b>	\$41,280	\$47,100
<b>Vacancy Allowance (3%):</b>	\$2,064	\$2,295
<b>Effective Gross Income:</b>	\$39,216	\$44,805

## Proforma Expenses

<b>Maintenance</b>	\$1,750	\$1,750
<b>Insurance (estimate):</b>	\$1,000	
<b>Property Taxes (Actual 2017):</b>	\$2,177	
<b>Management</b>	\$2,250	\$2,250
<b>W/S/T</b>	\$1,800	\$1,800
<b>Total Expense</b>	\$8,977	\$8,977
<b>Net Operating Income</b>	\$30,239	\$35,828

\*Per Assessor



## Eden Acres Triplex

Location, Location, Location; this excellent opportunity provides tenants with breathtaking landscape in a previous orchard. Pride of ownership, excellent commuting routes, and ready access to Phoenix's finest restaurants/entertainment venues, and places of employment. Long-time owner retiring provides YOU the chance to get on board with excellent earning potential! ALL 2-2 bath units. 100% occupied all the time! Covered parking & storage for all + HUGE over-sized storage.

\$595K!!!



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](mailto: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.