

Mulberry 3 Plex
1520 W Mulberry, Phoenix AZ 85015

\$179,000



Property Summary

- 100% Occupied!!!
- 3 Spacious Units
- Awesome Neighborhood!
- Garage/Covered Parking
- North Encanto Historic Area!

Offered by:

Lloyd Kaipainen, CCIM
Associate Broker

S.J. Fowler Commercial
2200 E Camelback #110

Phoenix AZ 85016

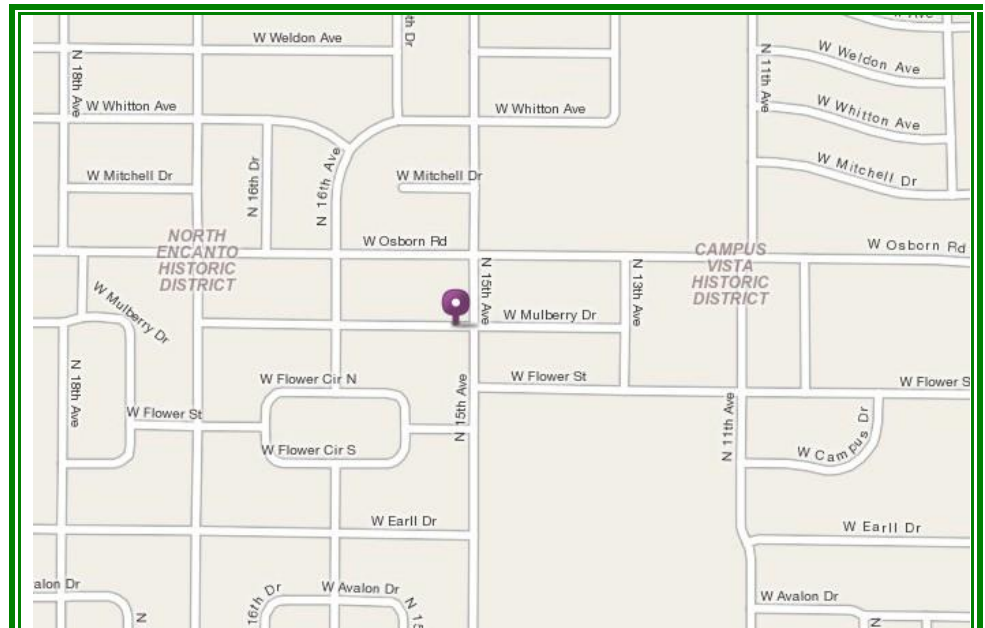
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Property At A Glance

Property Type:	Triplex	Units:	3
Building Size:	3,411 SF Total	Lot Size (SF):	7,813
Construction:	Block	Year Built:	1950
Roof:	Pitched/Comp	Parking:	2 garages/2 carport
Occupancy:	100%	Price:	\$179,000
CAP	12.2%	Price/Unit:	\$59,667

Unit Mix Information

# of Units	Type	Actual
1	3 bedroom/2 bath/1700	\$1,100
1	2 bedroom/1 bath/850	\$850
1	2 bedroom/1 bath/850	\$735

Annual Income

Gross Income:	\$32,220
Vacancy Allowance/Credit Loss (10%):	\$3,222
Effective Gross Income:	\$28,998

Expenses

Maintenance (estimated):	\$3,000
Insurance (actual):	\$1,380
Property Taxes (2011 Actual):	\$1,596
Utilities (W/S/T) estimated (for lower units only):	\$1,200
Total Expenses:	\$7,176
Net Operating Income:	\$21,822

Gross Rent Multiplier:	5.56
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Short Sale! Unique, exquisitely maintained 3 unit property with garages and additional covered parking! Three addresses: 1520 is the lower right unit, 1522 is the lower left unit and 1522 ½ is the upstairs 3 bed/2 bath unit with rear deck! 1522 and 1522 ½ have been completely remodeled! Please do not disturb tenants as they are not aware of the sale.



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.