



Property At A Glance			
Property Type:	Fourplex	Units:	4
Building Size:	1,670 SF	Lot Size (SF):	6,125
Construction:	Frame	Year Built:	1931
Roof:	25%	Parking:	uncovered
Occupancy:	Vacant	Price:	\$39,000
CAP	19.7%	Price/Unit:	\$9,750
Unit Mix Information			
# of Units	Type		Market
4	One Bedroom Units – Master Metered		\$425
Annual Income			
Gross Income:		\$20,400	
Vacancy Allowance (25%):		\$21040	
Effective Gross Income:		\$18,360	
Expenses			
Maintenance (estimated):		\$2,000	
Insurance (estimated):		\$1,000	
Property Taxes (2010 Actual):		\$1,066	
Utilities (W/S/T) estimated:		\$3,600	
Electric (estimated):		\$3,000	
Total Expenses:		\$10,666	
Net Operating Income:		\$7,694	
Gross Rent Multiplier:		1.91	

This property was purchased on behalf of owner at trustee sale and this does not fit into his SF home strategy. Seller will discount for a quick CASH close. We currently have one tenant in #2. Others units near rent ready but he is leaving paint and flooring decisions to the new owner. Lock box for easy showing of vacant units.



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 [lloydofakron@sprintmail.com](mailto:lloydofakron@sprintmail.com) or Lois Kaipainen at 602-615-1345/email [lknabel@cox.net](mailto:lknabel@cox.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.