

Apache Junction Investment 4 Plex

1574 E 28th Ave, AJ AZ 85119

\$129,000



Property Summary

- All 2 bedroom units with W/D Hookups
- Excellent frontage on Tomahawk Road!
- Great Freeway access!
- Awesome Mountain Views!

Offered by:

Lloyd Kaipainen, CCIM
Associate Broker

S.J. Fowler Commercial
2200 E Camelback #110

Phoenix AZ 85016

Licensed Realtor  Since 1983

www.phxazapts.com

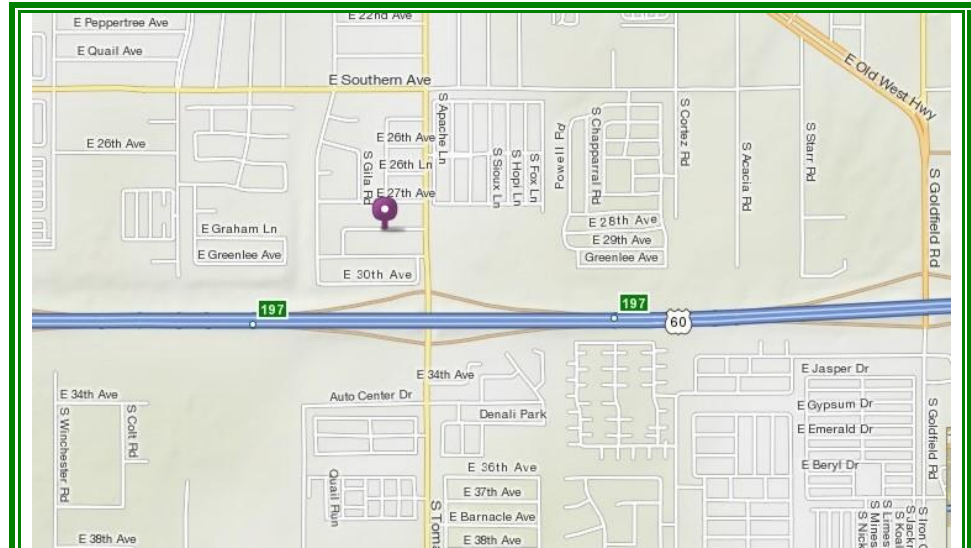
602-265-6617



S.J. FOWLER
REAL ESTATE, INC.
COMMERCIAL



EQUAL HOUSING OPPORTUNITY



Property At A Glance

Property Type:	Fourplex	Units:	4
Building Size:	3,472 SF Total	Lot Size (SF):	N/A
Construction:	Frame/Stucco	Year Built:	2003
Roof:	Pitched/Comp	Parking:	Uncovered
Occupancy:	75%	Price:	\$129,000
CAP	11.25%	Price/Unit:	\$32,250

Unit Mix Information

# of Units	Type	Market
4	2 bedroom 868 SF Units	\$495

Annual Income

Gross Income:	\$23,760
Vacancy Allowance/Credit Loss (10%):	\$2,376
Effective Gross Income:	\$21,384

Expenses

Maintenance (estimated):	\$2,000
Insurance (estimated):	\$1,000
Property Taxes (2010 Actual):	\$1,875
Utilities (W/S/T) estimated:	\$2,000
Total Expenses:	\$6,875
Net Operating Income:	\$14,509

Gross Rent Multiplier:	5.43
------------------------	------

Rare Opportunity! All two bedroom units – open concept floor plan – washer/dryer hookups! Plenty of parking, storage and beautiful mountain views! This is a short sale and will be subject to lender and seller final approval. Please do not disturb the residents as they are not aware of the sale. Drive by only.



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.