

Superstition Villa 4-Plex 451 W 16th Ave, Apache Jctn, AZ 85120

\$350K



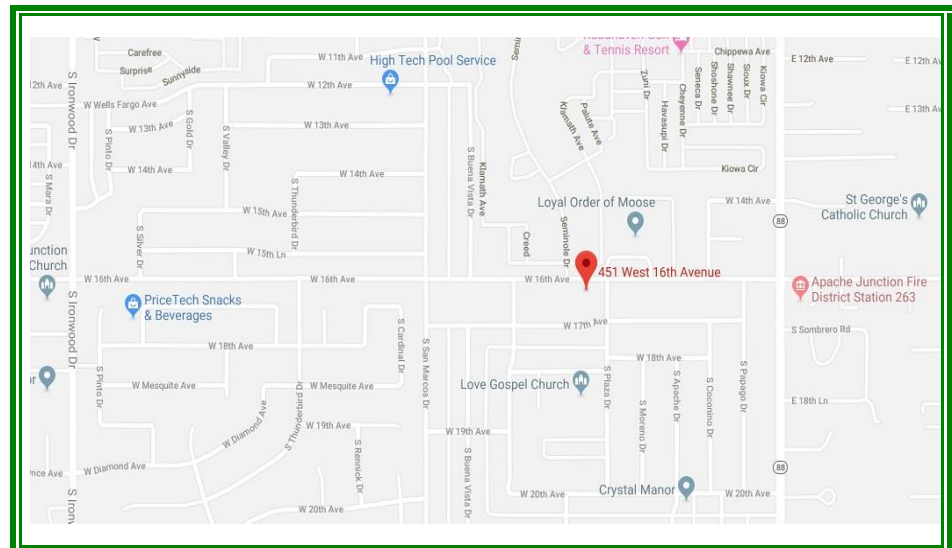
Property Summary

Maricopa Assessor Parcel #s 102-22-007

- Low maintenance newer 2002 construction!
- Excellent location provides easy access to employment and entertainment centers.
- Washer/Dryer hook-ups in every unit!!
- Already connected to the sewer.
- Easy armchair investment opportunity.
- 7% cap rate off of current operations!

Offered by:

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Property At A Glance

Property Type:	Fourplex*	Units:	4
Building Size (SF):	3,656*	Lot Size (SF):	9,086*
Construction:	Wood or Steel Stud	Year Built:	2002
Roof:	Shingle	Parking:	Surface
Occupancy:	100%	Price:	\$349K
CAP (act/mar):	7% 7.4%	Price/Unit:	\$87,250

Unit Mix Information

# of Units	Type	Actual	Market
4	2 Bedroom / 1 Bath	\$700	\$800

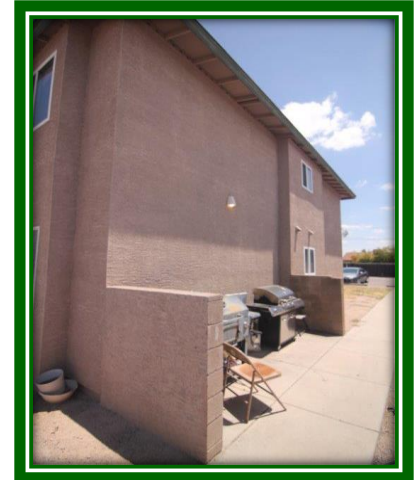
Annual Income (Total Property)

Gross Income:	\$33,600	\$38,400
Vacancy Allowance (3%):	\$1,680	\$1,920
Effective Gross Income:	\$31,920	\$36,480

Proforma Expenses

Maintenance (\$500 per U/yr)	\$2,000	
Insurance (est @ \$250/unit):	\$1,000	
Property Taxes (Actual 2018):	\$2,163	
Management (self-managed +Est @ 8%)	owner	\$2,918.40
W/S/T (Est @ \$50/mo/unit)	\$2,400	
Total Expense	\$7563.00	\$10,481.40
Net Operating Income	\$24,357.00	\$25,998.60

*Per Assessor



Superstition Villa 4-Plex

Modern **2002 built** complex offers **low maintenance** stucco + water stingy desertscaping. Washer/Dryer hook-ups in every unit! Long term tenants make this easy to self-manage or reside yourself in one unit. **Low expenses** result in a **7% cap rate off of current operations! 100% occupancy!**
Only **\$350K!!!**



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. 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.