

**Mesa Short Sale - Fourplex
1709 E Pepper Cir, Mesa, AZ 85203**

\$119K



Property Summary

- All two bedroom/
townhouse style units with
private yards!!!
- Great central Mesa
location

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

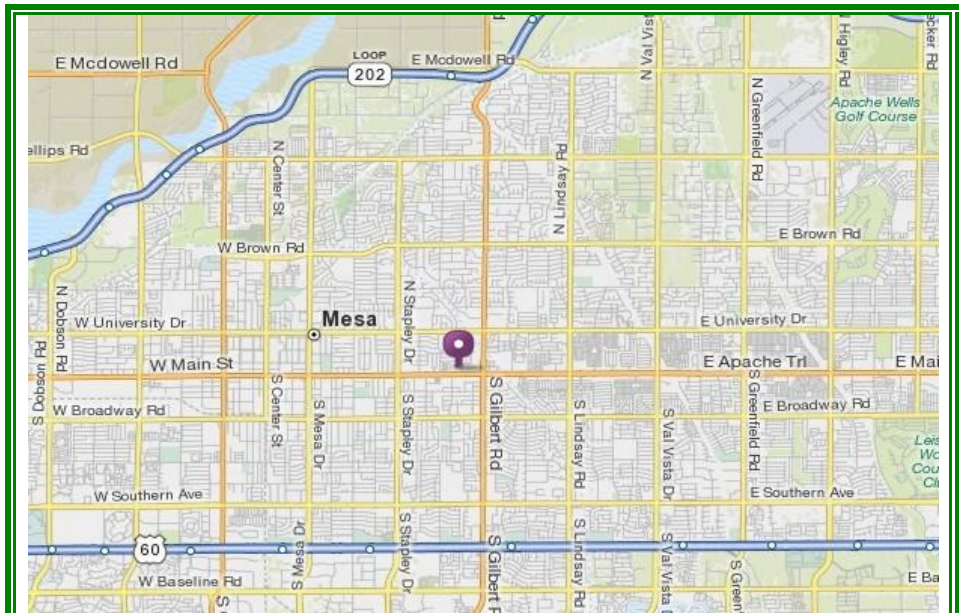
602-265-6617



S.J. FOWLER
REAL ESTATE, INC.
COMMERCIAL



EQUAL HOUSING
OPPORTUNITY



Property At A Glance

Property Type:	Fourplex	Units:	4
Building Size:	3,760 SF	Lot Size (SF):	12,807
Construction:	Frame	Year Built:	1984
Roof:	Flat	Parking:	4 uncovered
Occupancy:	75%	Price:	\$119,000
CAP	13.2%	Price/Unit:	\$29,750

Unit Mix Information

# of Units	Type	Actual
1	2 bedroom/1 bath/940 SF	\$550

Annual Income

Gross Income:	\$26,400
Vacancy Allowance (10%):	\$2,400
Effective Gross Income:	\$23,760

Expenses

Maintenance (estimated):	\$2,000
Insurance (estimated):	\$1,000
Property Taxes (2010 Actual):	\$1,447
Utilities (W/S/T) estimated:	\$3,600
Total Expenses:	\$8,047
Net Operating Income:	\$15,715

Gross Rent Multiplier:	4.51
------------------------	------

All two bedroom townhouse style units with private yards and washer/dryer hookups. This is a short sale and is subject to lender and seller approval. Great value – 75% occupied! Professionally negotiated Short Sale by Phoenix Multi-family Mitigation Services, the leader in multifamily short sales!

Please do not disturb the tenants – 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 lloydofakron@sprintmail.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.