

Colter Home + Duplex
1715 W Colter, Phoenix AZ 85015

\$139,000

Property Summary

- 100% Occupied!!!
- Walk to Light Rail!!!
- Desert Landscaping
- Great Central Phoenix Location
- Newer Roofs and HVACs



Offered by:

Lloyd Kaipainen, CCIM
Associate Broker

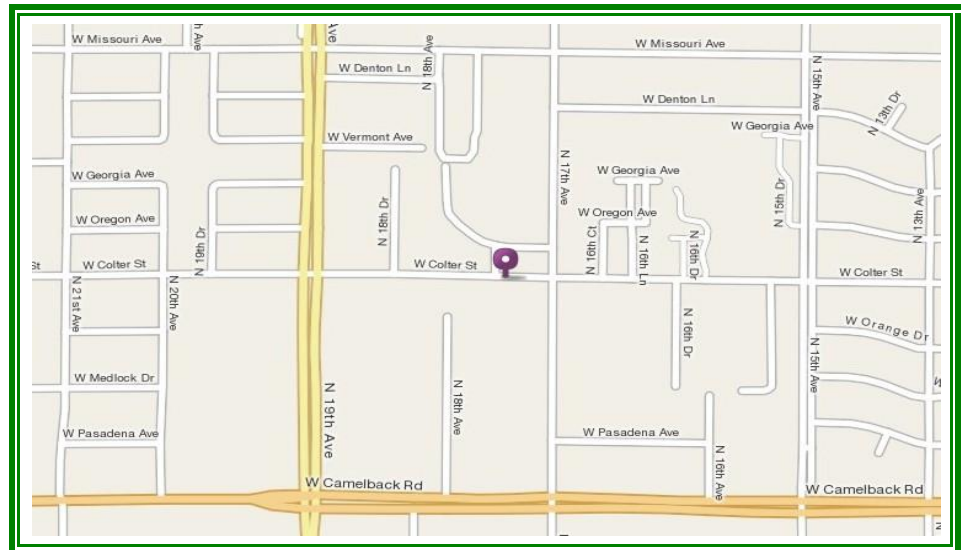
S.J. Fowler Commercial
2200 E Camelback #110

Phoenix AZ 85016

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Property At A Glance

Property Type:	Triplex	Units:	3 – 2 buildings
Building Size:	2,562 SF Total	Lot Size (SF):	10,200
Construction:	Block	Year Built:	1947 & 1965
Roof:	Pitched/Comp	Parking:	1 covered/ 2 uncovered
Occupancy:	100%	Price:	\$139,000
CAP	10.2%	Price/Unit:	\$46,333

Unit Mix Information

# of Units	Type	Actual
1	3 bedroom/1.5 bath/1410 SQ FT Home	\$895
2	1 bedroom/576 SQ FT Units	\$450/\$550

Annual Income

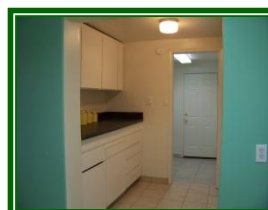
Gross Income:	\$22,740
Vacancy Allowance/Credit Loss (10%):	\$2,274
Effective Gross Income:	\$20,466

Expenses

Maintenance (estimated):	\$2,000
Insurance (actual):	\$925
Property Taxes (2011 Actual):	\$2,243
Utilities (W/S/T) annualized for 2 rear units only:	\$1,152
Total Expenses:	\$6,320
Net Operating Income:	\$14,146

Gross Rent Multiplier:	6.11
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Beautiful, well maintained 3 unit property with individual yards and separate driveways! Three bedroom 1.5 bath home with laundry hookup and covered parking with 2 units in the rear! Great little money maker! Excellent location one block from Light Rail! 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.