

21 Units - Moroccan Apartments

6530 N 3rd Avenue - 1958 block construction
Unit mix: 2 - 3/2, 15 - 2/2 and 4 - 1/1.
Less than 60% occupancy at close of escrow!
Sold at \$1.375M, price per unit \$65,476

Sold 10-04
\$1.375M



26 Units - Hidden Gardens

1908 N 32nd Street - 1983 frame construction
Unit mix: 22 - 1/1, 2 - 2/2 and 2 studios.
Less than 50% occupancy at close of escrow!
Sold at full price \$990K, price per unit \$38,077

Sold 06-04
\$990K



8 Units - Mountain View Apartments

1212 W Mountainview - 1980s frame construction.
Unit mix: 6 - 2/1s and 2 - 1/s. Highest price
recently obtained in Sunnyslope for an 8-plex!
Sold for \$525K, price per unit \$65,625

Sold 09-04
\$525K



16 Units - Maybelle Apartments

864 E Chandler Blvd - 1964 frame construction
Unit mix: 12 - 2/1s and 4 - 1/s. 100% occupancy!
Four- 4-plexes on a commercial lot.
Sold for \$800K, price per unit \$50,000

Sold 12-04
\$800K



40 Units - Glenwood Plaza

6009 West Oregon Ave - 1964 block construction
Unit mix: 29 - 1/1, 10 - 2/1 and 1 - 3/1. Sold to
individual buyers to maximize the seller's return.
Total sales price \$2.045M, price per unit \$51,125.

Sold 5-04
\$2.045M



Over \$13.5M in closed 2004 sales.
*Special thanks to all my clients and
co-operating agents for a fantastic year!*

Lloyd's Additional 2004 Closed Escrows

• 3001-3021 N 22nd St	15 Units	Sold 12/04	\$870K	\$58,000 per unit
• 6440 & 6444 S 22nd St	8 Units	Sold 12/04	\$440K	\$55,000 per unit
• 1325 E Vista	4 Units	Sold 12/04	\$240K	\$60,000 per unit
• 1722 E Ocotillo	8 Units	Sold 11/04	\$470K	\$58,750 per unit
• 2134 W Heatherbrea	3 Units	Sold 11/04	\$147K	\$49,000 per unit
• 371 Nevada	9 Units	Sold 11/04	\$760K	\$50,667 per unit
• 2125 W Wilshire	3 Units	Sold 10/04	\$166K	\$55,333 per unit
• 2536 N 28th Street	2 Units	Sold 10/04	\$117K	\$58,500 per unit
• 1332 E Vista	4 Units	Sold 09/04	\$225K	\$56,250 per unit
• 182-183 & 197 W Geronimo	8 Units	Sold 07/04	\$470K	\$58,750 per unit
• 7213 N 56th Avenue	4 Units	Sold 07/04	\$179K	\$44,750 per unit
• 185 W Morelos	13 Units	Sold 06/04	\$309K	\$23,769 per unit
• 2930 N 30th St	8 Units	Sold 06/04	\$400K	\$50,000 per unit
• 1302 E Vista	4 Units	Sold 06/04	\$225K	\$56,250 per unit
• 1202 W Mountainview	3 Units	Sold 06/04	\$192K	\$64,000 per unit
• 3122 N 37th St	7 Units	Sold 05/04	\$360K	\$51,429 per unit
• 4835 E Sheridan	2 Units	Sold 05/04	\$170K	\$85,000 per unit
• 7160 N 53rd Ave	4 Units	Sold 04/04	\$196K	\$49,000 per unit
• 1313 & 1315 W Osborn	2 Units	Sold 04/04	\$145K	\$72,500 per unit
• 3820 & 3824 N 15th	8 Units	Sold 04/04	\$350K	\$43,750 per unit
• 2019 W Turney	4 Units	Sold 03/04	\$150K	\$37,500 per unit
• 2520 & 2522 E Amelia	2 Units	Sold 03/04	\$147K	\$73,500 per unit
• 7168 N 53rd Ave	4 Units	Sold 02/04	\$196K	\$49,000 per unit
• 4207 N 27th St	12 Units	Sold 02/04	\$572K	\$47,666 per unit
• 1724 E Ocotillo	4 Units	Sold 01/04	\$223K	\$55,750 per unit
• 1621 & 1623 E Oak	5 Units	Sold 01/04	\$237K	\$47,400 per unit

If you want talk and promises, call the other guys...

If you want results call Lloyd!!!



**Lloyd Kaipainen, PC, Associate Broker
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Licensed Realtor Since 1983**

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