

**Central Phoenix 6 Unit  
2402 W Hayward, Phoenix, AZ 85017**


**\$180K**



## Property Summary

- Great Unit Mix!
- House, Duplex & Triplex
- Nice Location
- Garden Style Complex
- Pre-foreclosure Sale
- Place your bids!

*Offered by:*

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## Property At A Glance

Property Type:	Garden	Units:	6
Building Size:	5,346 SF	Lot Size (SF):	17,460 SF
Construction:	Block	Year Built:	1949/1986
Roof:	Comp	Parking:	uncovered
Occupancy:	100%	Price:	\$180,000
CAP:	8%	Price/Unit:	\$30,000

### Unit Mix Information

# of Units	Type	Actual
1	2 Bedroom Home with Den	\$750
3	2 Bedroom Apartments	\$650
1	1 Bedroom Apt Utilities Paid	\$750
1	1 Bedroom Apartment	\$550

<b>Total Monthly Scheduled Income</b>	<b>\$4,000</b>
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### Annual Income

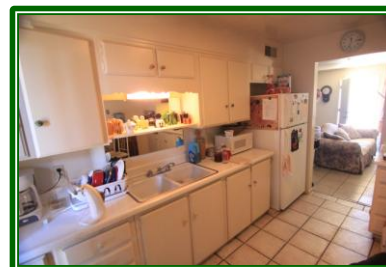
Gross Income:	\$48,000
Vacancy Allowance (10%):	\$4,800
Effective Gross Income:	\$44,000

### Expenses

Item	Per Unit	Total
Maintenance (estimated):	\$667	\$4,000
Insurance (estimated):	\$500	\$3,000
Property Taxes (Actual 2011):	\$858	\$5,149
Water/Sewer/Trash (estimated):	\$1,000	\$6,000
Management (10%):	\$800	\$4,800
Replacements/Reserves (estimated):	\$667	\$4,000
Electric/Gas (estimated for 1 bed unit):	\$400	\$2,400
<b>Total Expenses:</b>	<b>\$4,892</b>	<b>\$29,349</b>
<b>Net Operating Income:</b>		<b>\$14,651</b>

Gross Rent Multiplier:	3.75
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Pre-foreclosure Sale! Great unit mix! Five units plus a single family home. Close to shopping and bus lines on Northern and 19<sup>th</sup> Avenue. Tile floors throughout! Many new HVACs! It even has a coin laundry! Buyer to verify all items prior to close of escrow. Please call for sale details. Place your bids now!!! Subject to lender and seller final approval.



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](mailto: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.