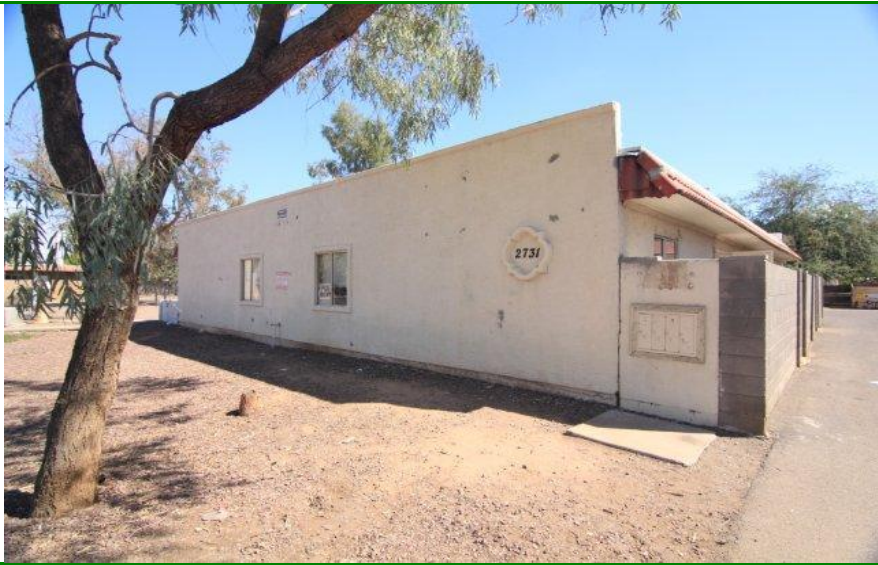


**North Phoenix Fourplex
2731 E Tierra Buena Lane, Phoenix, AZ 85032**


\$99K

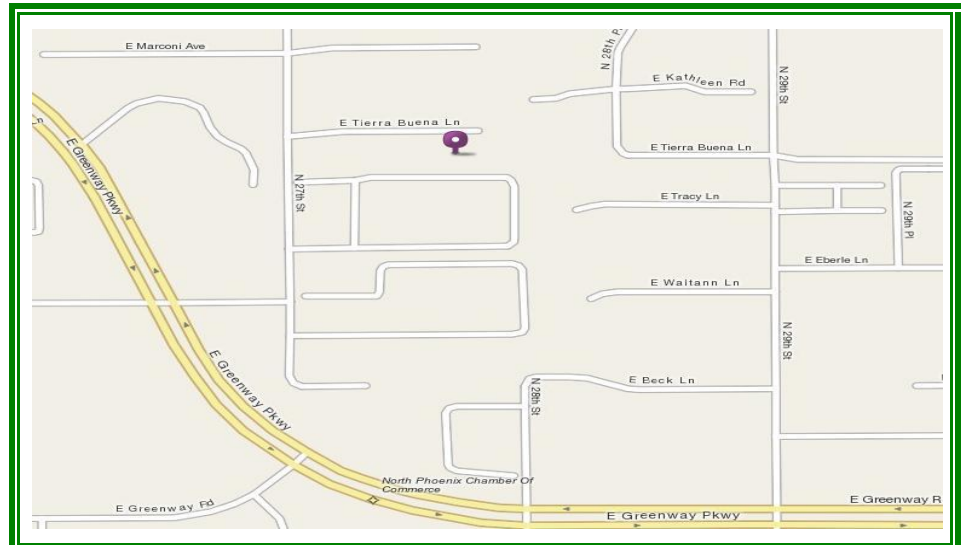


Property Summary

- Short Sale – Place Your Bids!!!
- All 2 bedroom/2 bath units
- 80s Construction
- Full Size Washer/Dryer hookups
- Lots of tile for easy maintenance!
- Individual Patios for all Units!

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



Property At A Glance			
Property Type:	Fourplex	Units:	4
Building Size:	3,120 SF	Lot Size (SF):	9,849 SF
Construction:	Frame/Stucco	Year Built:	1987
Roof:	Flat	Parking:	4 Covered
Occupancy:	50%	Price:	\$99,000
CAP	10%	Price/Unit:	\$24,750
Unit Mix Information			
# of Units	Type	Market/Actual	
4	2 bedroom/2 bath/ 780 SF units	\$450	
Annual Income			
Gross Income:		\$21,600	
Vacancy Allowance (10%):		\$2,160	
Effective Gross Income:		\$19,440	
Expenses			
Maintenance (estimated):		\$4,000	
Insurance (estimated):		\$1,000	
Property Taxes (actual 2010):		\$1,545	
Water/Sewer/Trash (estimated):		\$2,880	
Total Expenses:		\$9,425	
Net Operating Income:		\$10,015	
Gross Rent Multiplier:		4.58	

Excellent opportunity in a popular rental neighborhood!
 All two bedroom/two bath units with full size washer/dryer hookups! Individual private patios too!
 Desert landscaping and exterior stucco for low maintenance costs. Tenants pay their own electric - owner pays W/S/T only! NO HOA!!! Wonderful opportunity for a hands-on operator! **Short Sale by The Short Sale Team: Phoenix Multifamily Mitigation Services! Don't wait - call now!!!**



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.

