

Culver & Central Beauty!
30 W Culver, Phoenix AZ 85003

\$209,000



Property Summary

- 100% Occupied!!!
- Walk to Light Rail!!!
- Green Landscaping
- Awesome Central Phoenix Location
- Newer Roof and 2 Newer HVACs
- Laundry and Storage
- Beautiful City Park across the street!
- Walk to Museums and Art Venues!

Offered by:

Lloyd Kaipainen, CCIM
Associate Broker

S.J. Fowler Commercial
2200 E Camelback #110

Phoenix AZ 85016

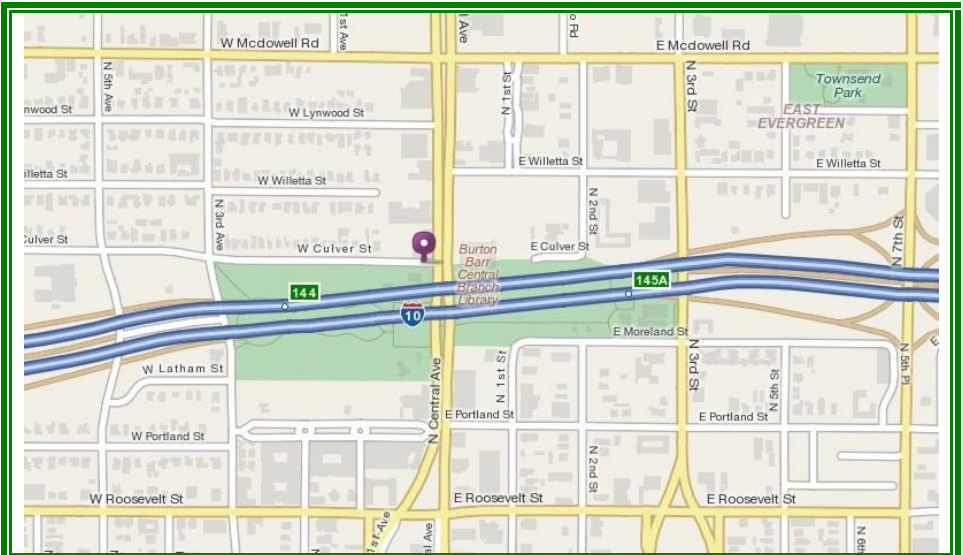
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S.J. FOWLER
REAL ESTATE, INC.
COMMERCIAL



Property At A Glance

Property Type:	Triplex	Units:	3
Building Size:	2,731 SF Total	Lot Size (SF):	10,200
Construction:	Brick	Year Built:	1948
Roof:	Pitched/Comp	Parking:	Gated/Street
Occupancy:	100%	Price:	\$209,000
CAP	7.6%	Price/Unit:	\$62,700

Unit Mix Information

# of Units	Type	Actual
3	2 bedroom 900 SF Units	\$700

Annual Income

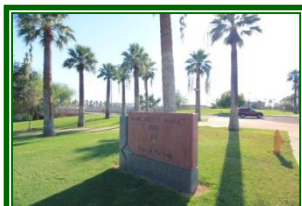
Gross Income:	\$25,200
Vacancy Allowance/Credit Loss (10%):	\$2,520
Effective Gross Income:	\$22,680

Expenses

Maintenance (estimated):	\$2,000
Insurance (estimated):	\$1,000
Property Taxes (2011 Actual):	\$1,688
Utilities (W/S/T) estimated:	\$2,000
Total Expenses:	\$6,688
Net Operating Income:	\$15,992

Gross Rent Multiplier:	8.29
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Unique opportunity! Excellent location in Central Phoenix, walk to Light Rail and across the street from Margaret T. Hance Park! Steps away from the Library and downtown amenities! All 2 bedroom units in a courtyard configuration, laundry, storage, gated parking area, workshop and mature landscaping! Copper plumbing, new roof in 2003, one brand new AC and one newer too! Lots of updates throughout! Awesome neighborhood! This is not a short sale or bank owned! Please do not disturb the residents 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.