

**Tempe 4 Units**  
**1319 W 3<sup>rd</sup> St, Tempe AZ 85281**


**\$159K**



## Property Summary

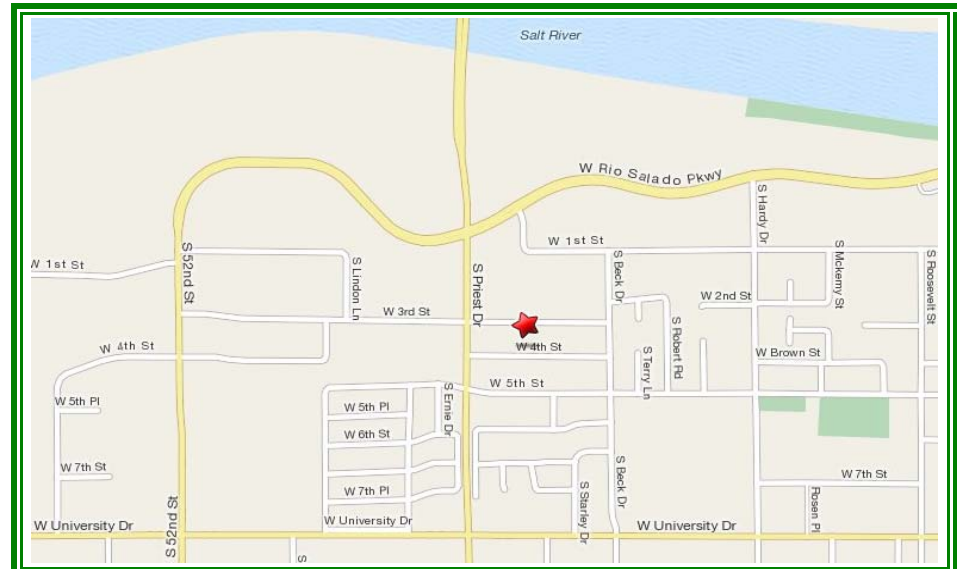
- Excellent unit mix
- Spacious floor plans/vaulted ceilings
- Fantastic Tempe Location
- Not a short sale or bank owned!
- Onsite laundry-just add machines
- Low maintenance tile throughout
- Lots of storage for residents!

*Offered by:*

**Lloyd Kaipainen, PC CCIM**  
**Associate Broker**  
**S.J. Fowler/GMAC Commercial**  
**2200 E Camelback Rd #110**  
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Property At A Glance			
Property Type:	4 plex	Units:	4
Building Size:	2,608 SF	Lot Size SF:	8,359 SF
Construction:	Frame-stucco	Year Built:	1981
Roof:	Comp	Parking:	4 uncovered
Occupancy:	100%	Price:	\$159,000
CAP (act/mar):	11.1/11.1	Price/Unit:	\$39,750
Unit Mix Information			
# of Units	Type	Current Rent	Market Rent
2	Two bedroom	\$650	\$650
2	One bedroom	\$550	\$550
Annual Income			
Gross Income:		\$28,800	\$28,800
Vacancy Allowance (10%):		\$2,880	\$2,880
Effective Gross Income:		\$25,920	\$25,920
Expenses			
Maintenance/Repairs (estimated):		\$2,000	
Insurance (estimated):		\$1,000	
Property Taxes (actual):		\$2,299	
Water/Sewer/Trash(estimated):		\$3,000	
Total Expenses:		\$8,299	
Net Operating Income:		\$17,621	\$17,621
		Actual	Market
Gross Rent Multiplier:		5.52	5.52

Great location in Tempe! Easy access to Loop 202, ASU, Tempe Town Lake/Beach Park and all that Tempe has to offer! Great unit mix! Tile throughout for low maintenance costs – stucco exterior and lots of storage for the tenants. This property was purchased at auction – renovation just completed. Please do not disturb the tenants.



**Vaulted Ceilings Throughout**



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 602-265-6617 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.