

**N 4<sup>th</sup> Street 4 Unit  
8816 & 8818 N 4<sup>th</sup> St, Phoenix AZ 85015**

**\$129,000**



## Property Summary

- Private yards!
- Excellent Unit Mix!
- Great North Central Location
- Lots of recent updates
- ACs & Washer/Dryer Hookups

**Offered by:**

**Lloyd Kaipainen, CCIM  
Associate Broker**

**S.J. Fowler Commercial**

**2200 E Camelback #110**

**Phoenix AZ 85016**

**Licensed Realtor  Since 1983**

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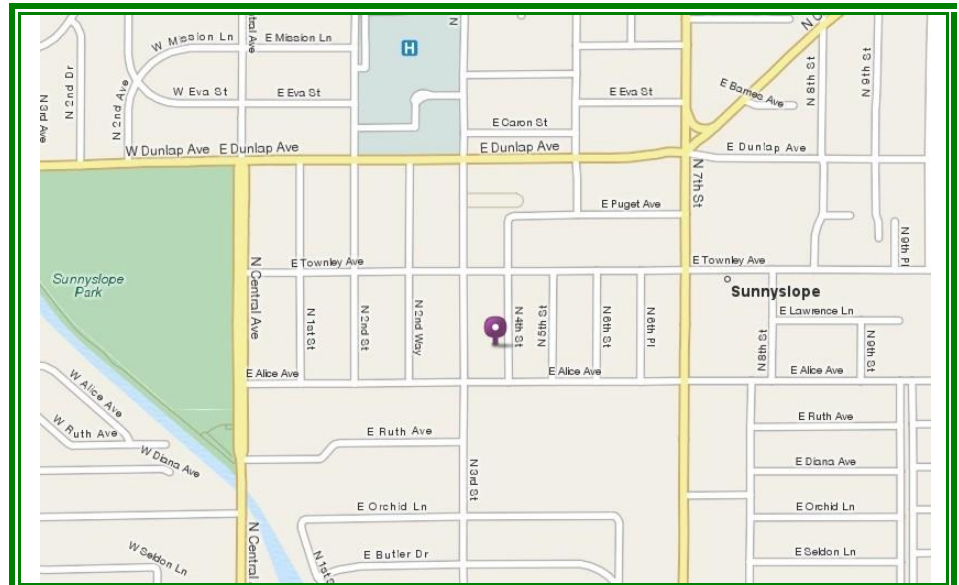
**602-265-6617**



**S.J. FOWLER  
REAL ESTATE, INC.  
COMMERCIAL**



**EQUAL HOUSING  
OPPORTUNITY**



Property At A Glance			
Property Type:	Duplex+House	Units:	4 units/2 buildings
Building Size:	2,724 SF Total	Lot Size (SF):	11,083
Construction:	Block	Year Built:	1949 & 1960
Roof:	Pitched/Comp	Parking:	Uncovered/1 covered
Occupancy:	100%	Price:	\$129,000
CAP	9.1%	Price/Unit:	\$32,250
Unit Mix Information			
# of Units	Type	Actual	
1	2 bedroom home	\$550	
2	2 bedroom units	\$550	
1	Studio units with utilities paid	\$500	
Annual Income			
Gross Income:		\$24,600	
Vacancy Allowance/Credit Loss (10%):		\$2,460	
Effective Gross Income:		\$22,140	
Expenses			
Maintenance (estimated):		\$2,000	
Insurance (estimated):		\$1,000	
Property Taxes (2011 Actual):		\$2,246	
Utilities (estimated):		\$3,000	
Management (10%):		\$2,214	
Total Expenses:		\$10,460	
Net Operating Income:		\$11,680	
Gross Rent Multiplier:		5.24	

Newly rehabbed complex – fully occupied! Professionally managed. The 2 bedroom home rents for \$550 with rent upside, 2 bedroom units rent for \$500 with back yards, and the studio rents for \$500 with all utilities paid. This is turnkey! And it has ACs – no coolers here!!! Please do not disturb tenants 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](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.