

Phoenix 6 unit Townhomes-Lender owned
2539 W State Ave, Phoenix, AZ 85051

\$359K

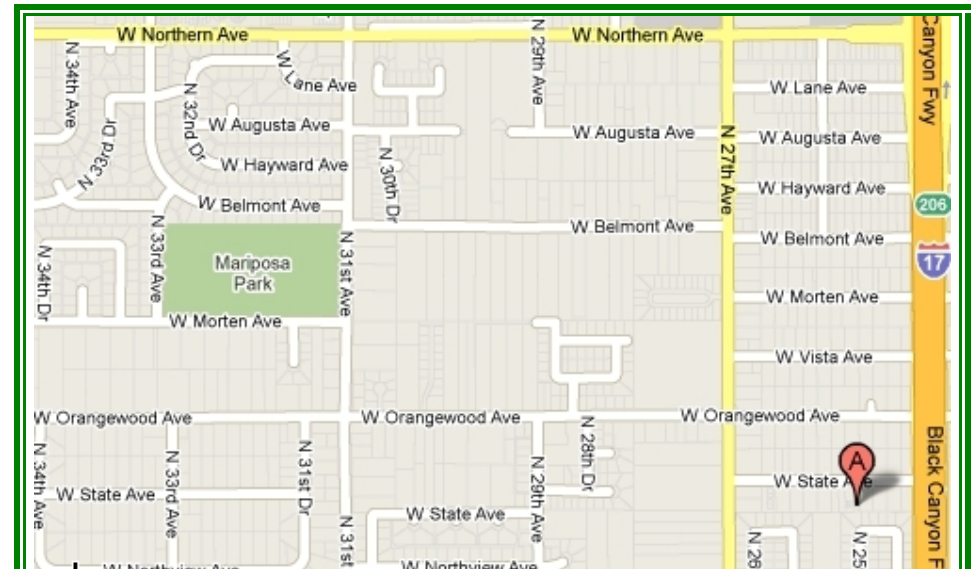


Property Summary

- **Fantastic investment opportunity!!!**
- **Newer Construction for low maintenance!!!**
- **Lender owned for a quick close!**
- **All LARGE two bedroom/1.5 bath units!!**
- **No active HOA!!!**
- **Private garages and patios!**

Offered by:

Lloyd Kaipainen, PC CCIM
Associate Broker
S.J. Fowler Commercial
2200 E Camelback Rd #110
Phoenix AZ 85016
Licensed Realtor  **Since 1983**
www.phxazapts.com
602-265-6617



| Property At A Glance | | | |
|----------------------------------|----------------|--------------|--------------------------|
| Property Type: | Garden | Units: | 6 |
| Building Size: | 2,790 SF/bldg. | Lot Size SF: | 15,849 SF |
| Construction: | Frame | Year Built: | 2006 |
| Roof: | Tile | Parking: | 6 Garages 6 Uncovered |
| Occupancy: | 33% | Price: | \$359,000 |
| CAP (act-mar): | 8.8-8.8 | Price/Unit: | \$59,833 |
| Unit Mix Information | | | |
| # of Units | Type | Actual Rent | Market Rent |
| 6 | 2bed/1bath | \$750 | \$750 |
| Annual Income | | | |
| Gross Income: | | \$54,000 | \$54,000 |
| Vacancy Allowance (10%): | | \$5,400 | \$5,400 |
| Effective Gross Income: | | \$48,600 | \$48,600 |
| Expenses | | | |
| Maintenance/Repairs (estimated): | | \$1,000 | |
| Insurance (estimated): | | \$1,500 | |
| Property Taxes (actual): | | \$4,514 | |
| Landscaping: | | \$1,000 | |
| Utilities (water/sewer/trash): | | \$4,200 | |
| Management: | | \$4,860 | |
| Total Expenses: | | \$17,074 | |
| Net Operating Income: | | \$31,526 | \$31,526 |
| | | Actual | Market |
| Gross Rent Multiplier: | | 6.5 | 6.5 |

Bring your highest and best and snag this one up!! Who wouldn't want to live here?? These are all large two bedroom units with newer kitchens with stainless steel appliances, tile in all the right places, washer/dryer hook-ups, a garage and their very own private patio!! All this with NO active HOA? You got it!! Sell the units individually or keep as a rental. Please do not walk the property or disturb the tenants as they are unaware of the sale. Please call listing broker for an appointment.



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 or Jackie Fritsch at 480-204-1388/email at jm_fritsch@cox.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.