



GLENN★DORADO

3839 EAST GLENN STREET, TUCSON, AZ 85716

Offering Price: \$3,250,000

\$116,071/Unit | \$156.85/SF

Total Units: 28

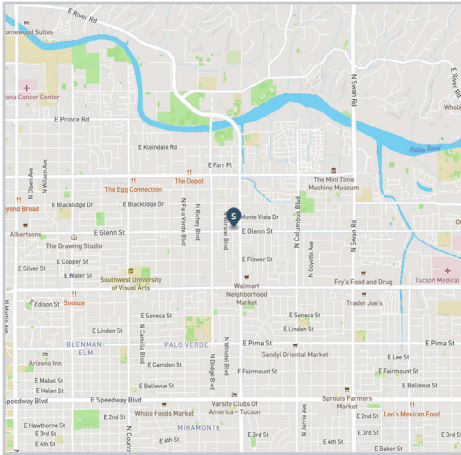
Year Built: 1980

For more information please visit:

[ABIMultifamily.com/portfolio/
glenn-dorado](http://ABIMultifamily.com/portfolio/glenn-dorado)

INVESTMENT HIGHLIGHTS

- 28 Total Units, Built 1980
- All Two-Bedroom / One-Bathroom Units, 740 SF
- Located in Highly Desirable East Central Tucson, Close to Trendy Restaurants as Well as the University of Arizona
- Individually Metered for Electricity
- On-Site Laundry Room
- Value-Add Opportunity With Below Market Rents & Multiple Tenants on Month-to-Month Leases
- Offered All Cash / New Loan



YEAR ONE - MARKET PROFORMA

Unit Type	# of Units	% Total	Size (SF)	Total SF	Rent	Rent/SF
2 Bed / 1 Bath	28	100%	740	20,720	\$1,025	\$1.39
TOTALS / AVERAGES	28	100%	740	20,720	\$1,025	\$1.39

INCOME & EXPENSES

Income	Total	Per Unit
Gross Scheduled Income	\$334,400	\$12,300
Less: Loss to Lease	(\$3,444)	(1.0%)
Gross Scheduled Rent	\$340,956	\$12,177
Less: Vacancy / Concessions / Bad Debt / Other	(\$28,981)	(8.5%)
Net Rent Revenue	\$311,975	\$11,142
Add: Other Income / RUBS	\$22,267	\$795
Effective Gross Income	\$334,241	\$11,937
Expenses		
Administration	\$4,200	\$150
Management Fees	\$26,739	8.0%
Marketing	\$2,100	\$75
Contract Services	\$7,000	\$250
Repairs & Maintenance	\$14,000	\$500
Turnover	\$7,000	\$250
Utilities	\$24,030	\$858
Insurance	\$11,200	\$400
Real Estate Taxes	\$12,481	\$446
Replacement Reserves	\$7,000	\$250
Total Operating Expenses	\$115,751	\$4,134
NET OPERATING INCOME	\$218,491	\$7,803

PRIMARY LISTING ADVISORS

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