

FOR SALE

KINGS PARK

4309 N 13th Pl Phoenix, AZ 85014



SALE PRICE **\$1,980,000**



CLICK TO VIEW VIDEO

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REALTY

PROPERTY INFO

KINGS PARK

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PROPERTY DESCRIPTION

Kings Park is an 8-unit, block-constructed, single-level apartment community with fenced backyards, an on-site laundry plus a large, grassed courtyard with a sizeable gazebo for BBQ's and family picnics. There are seven, one-bedroom units (650-672 sf), with one large, three-bed, two-bath unit (1,040 sf). For tenants, this offers a quiet home and easy access from two gated and secure entrances. It's also perfect for a tenant with a small pet with the backyard, grass front, the park to the east and the AZ walking and bike canal to the south. For the owner, the roofs and HVAC's are near new and each of the unit interiors were professionally repositioned in 2022 with very attractive kitchens, including a high-demand gas stove.

PROPERTY HIGHLIGHTS

- Single-level, mostly block duplexes with fenced backyards
- Large, grassed and secure courtyard with gazebo
- Professionally repositioned in 2022
- On-site laundry
- Almost new roofs and HVAC's

LOCATION DESCRIPTION

Situated in a desirable central Phoenix neighborhood, the property is close to the iconic Biltmore Fashion Park with extensive shopping, many casual to fine dining restaurants and the Lifetime Fitness Health Club. To the east is the 7th Street Corridor, with easy access to AZ-51, the Phoenix Indian Medical Center and some of the best boutique restaurants in town. To the west is Central Avenue with many high-rise offices, plus direct access to downtown Phoenix and the metro Light Rail.

Almost adjacent to King's Park is the high-demand Madison School District including the Madison Park Middle School, the Madison Highland Prep. and the Madison Camelview Elementary School. It is also across the street from Madison Park, which includes pool and sports facilities, and just north of the AZ Canal bike and running path.

Sale Price:	\$1,980,000
Number of Units:	8
Lot Size:	22,351 SF
Building Size:	5,980 SF

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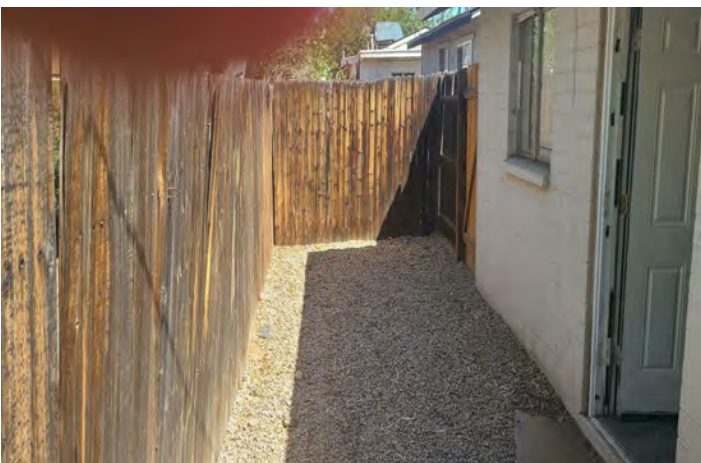


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PICTURES

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AERIAL PICTURES

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REALTY

RENT ROLL

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An Opportunity for Higher Rents and Good Cash Flow

Below is the rent roll (100% occupied) with 2025 and proforma financials on the following page. Our estimate of market rent is conservative. **An agent or owner should be able to achieve stronger rents by highlighting the many amenities not found in the nearby apartments** including fenced backyards, the very large grass courtyard, and units being either duplexes or individual (not with neighbors on both sides and above and below).

Parking on either side of the community allowing easy access from car to the apartment when bringing in groceries plus the single level with no stairs or elevator! The large courtyard with impressive gazebo might also be used for events (birthdays, weddings, etc.) to provide additional revenue.

The location of the property is in line of progress with all the high-dollar development just to the north. Obviously as our apartment market regains its strength as the new construction pipeline diminishes and all the investment monies continue creating JOBS (that will increase population and housing demand), rents **and apartment values with jump**. Kings Park is perfect for an owner operator that could do most of the work – thereby creating a strong cash flow. The proforma cash flow reflects a possible owner/operator.

Kings Park Current and Market Rent Roll - February 2026

Suite	Type	Size SF	Current				Deposit	Market		
			Current Rent	Rent per SF	Monthly Fee	Tot. Rent		Market Rent	Rent per SF	Note
1	1/1	650	\$1,195	\$1.84	\$85.95	\$1,280.95	\$1,195.00	\$1,250	\$1.92	Duplex
2	1/1	650	\$1,099	\$1.69	\$104.95	\$1,203.95	\$1,798.50	\$1,250	\$1.92	Duplex
3	1/1	650	\$1,260	\$1.94	\$104.95	\$1,364.95	\$1,199.00	\$1,250	\$1.92	Duplex
4	1/1	672	\$1,199	\$1.78	\$254.95	\$1,453.95	\$1,798.50	\$1,275	\$1.90	Duplex
5	1/1	650	\$1,245	\$1.92	\$85.95	\$1,330.95	\$1,245.00	\$1,250	\$1.92	Duplex
6	1/1	672	\$1,074	\$1.60	\$104.95	\$1,178.95	\$1,174.00	\$1,275	\$1.90	Duplex
7	1/1	672	\$1,230	\$1.83	\$110.95	\$1,340.95	\$1,295.00	\$1,300	\$1.93	Indiv Unit
8	3/2	1,040	\$1,950	\$1.88	\$85.95	\$2,035.95	\$1,899.00	\$2,000	\$1.92	Indiv Unit
5,656			\$10,252		\$938.60	\$11,190.60	\$11,604.00	\$10,850		
			\$123,024	Annual				\$130,200	Annual	



CASH FLOW

KINGS PARK

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Kings Park 2025 Cash Flow and Proforma (Self-managed and maintained)									
Current Rents					Market Rents				
			Avg		Total		Rent	Total	
Units	Type	Size (sf)	Rent	Per sf	per Month		Rent	Per sf	per Month
4	1/1	650	\$1,200	\$1.85	\$4,800		\$1,250	\$1.92	\$5,000 duplex
2	1/1	672	\$1,137	\$1.69	\$2,274		\$1,275	\$1.90	\$2,550 duplex
1	1/1	672	\$1,230	\$1.83	\$1,230		\$1,300	\$1.93	\$1,300 Indiv unit
1	3/2	1,040	\$1,950	\$1.88	\$1,950		\$2,000	\$1.92	\$2,000 Indiv unit
8					\$10,254			\$10,850	
		5,656	Liveable		123,048	per year		\$130,200	per year
Income and Expenses									
			2025 Actual			Proforma with Market Rent			
GSI							\$130,200		
	2025 Actual Rental Income			\$119,444					
	Vacancy						(\$6,510)	5.0%	
	Lease Break Fee			(\$1,430)					
	Pet fees			\$698			\$698		
	Utility Reimb.			\$6,774			\$6,800		
	Repair Reimb			\$1,827			\$1,000		
	late fees & tax pass thru			\$460			\$460		
	Laundry			\$91			\$90		
GOI				\$127,864			\$132,738		
	Expenses				Per unit			Per Unit	
	Admin, Legal, Keys, Ads, post.			\$1,271	\$159		\$1,000	\$125	
	License and permits			\$272	\$34		\$272	\$34	
	Cleaning, maint., repairs			\$3,300	\$413		\$3,300	\$413	
	Mgmt			\$6,240	\$780				
	Leasing fees			\$1,800	\$225		Done		
	Turn Costs			\$2,630	\$329				
	Misc Repairs			\$1,286	\$161		By		
	Plumbing			\$5,863	\$733				
	Landscape			\$7,650	\$956		Owner		
	Utilities								
	Water			\$3,572	\$447		\$3,572	\$447	
	Sewer			\$2,348	\$294		\$2,348	\$294	
	Trash			\$3,891	\$486		\$3,891	\$486	
	Gas			\$577	\$72		\$577	\$72	
	Elect. (SRP)			\$209	\$26		\$209	\$26	
	RE Taxes (2025)			\$2,828	\$354		\$2,828	\$354	
	Insurance			\$9,713	\$1,214		\$7,000	\$875	
	Total Expenses			\$53,450	\$6,681		\$24,997	\$3,125 per unit	
					\$9.45			\$4.42 per sf	
NOI				\$74,415			\$107,741		
Capital Expenses									
	HVAC			\$16,049					
Possible Purchase Scenario									
Purchase Price				\$1,980,000			\$1,980,000	\$247,500 per unit	
Cash Dow 40%				\$792,000			\$792,000	\$350 per sf	
Loan , 6.0%, 5 yr, am: int only				\$1,188,000			\$1,188,000		
Cash Flow									
NOI				\$74,415			\$107,741		
Debt Service				(\$71,280)			(\$71,280)		
Cash Flow				\$3,135			\$36,461		
Cap Rate				3.8%			5.4%		
Initial Return on Investment				0.4%			4.6%		

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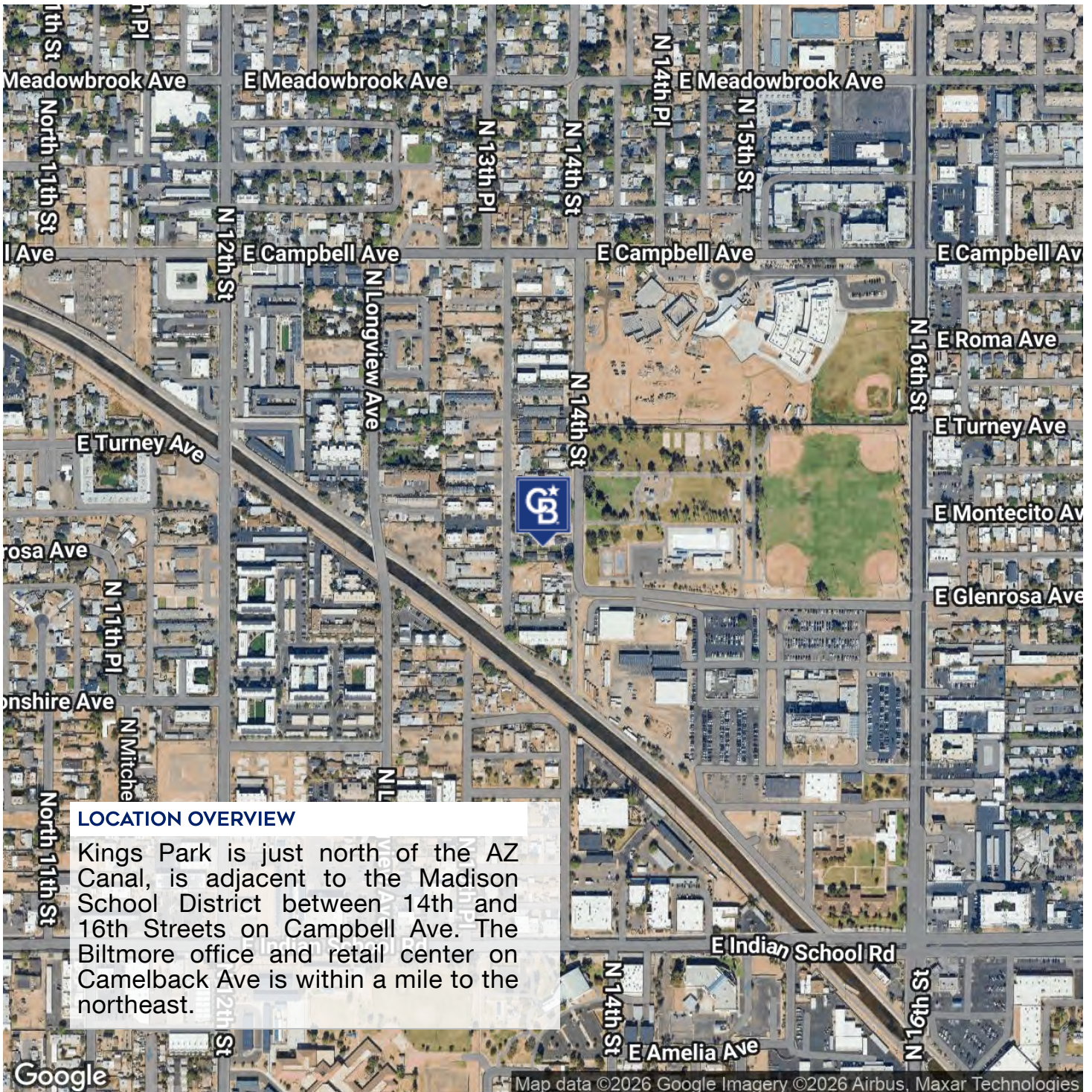
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AREA INFO

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LOCATION OVERVIEW

Kings Park is just north of the AZ Canal, is adjacent to the Madison School District between 14th and 16th Streets on Campbell Ave. The Biltmore office and retail center on Camelback Ave is within a mile to the northeast.

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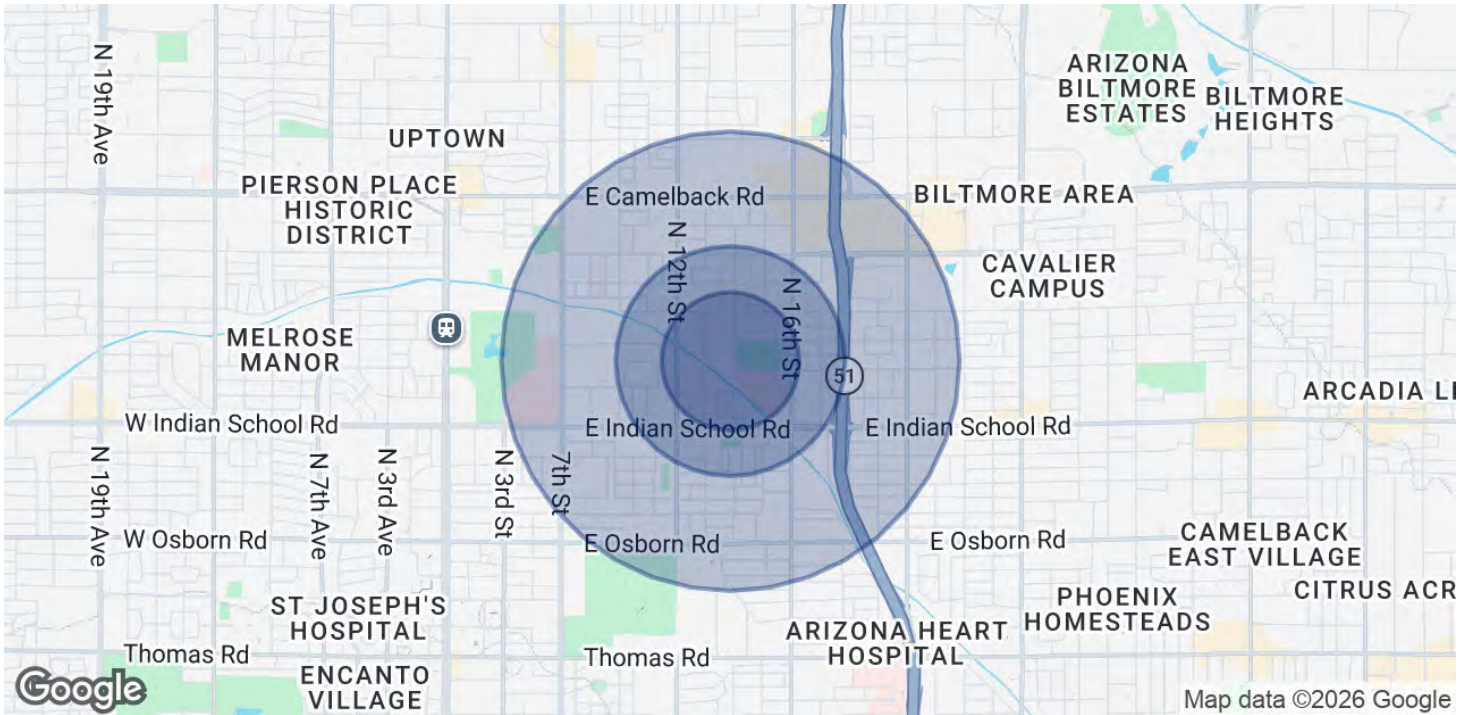


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,131	6,933	23,136
Average Age	35	36	38
Average Age (Male)	35	36	38
Average Age (Female)	34	36	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,013	3,467	11,958
# of Persons per HH	2.1	2	1.9
Average HH Income	\$67,533	\$69,847	\$86,164
Average House Value	\$644,558	\$525,158	\$514,408

Demographics data derived from AlphaMap

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