

315 E CAROL AVENUE • PHOENIX, AZ 85020

PROPERTY OVERVIEW

Professionally managed triplex with 1-year leases and security deposits in place. **Newly renovated** with new roofing system, exterior and interior paint, new water heaters and plumbing fixtures, white shaker cabinets, stainless steel GE appliances, R-38 insulation, 20mm vinyl flooring, vinyl windows, and updated HVAC. Two buildings: a front 1-bed/1-bath unit and a rear duplex with two 2-bed/1-bath units. Rents total \$4,380/month with \$795/month RUBS.

\$183,167

PRICE / UNIT

\$300.93

PRICE / SF

\$44,133

NOI

8.0%

CAP RATE

10.5x

GRM

UNIT MIX & INCOME

| UNIT TYPE | RENT | ANNUAL |
|---------------------------------|----------------|-----------------|
| Unit A - 1 Bed / 1 Bath (Front) | \$1,095 | \$13,140 |
| Unit B - 2 Bed / 1 Bath (Rear) | \$1,295 | \$15,540 |
| Unit C - 2 Bed / 1 Bath (Rear) | \$1,295 | \$15,540 |
| Utility RUBS (3 units) | \$795 | \$9,540 |
| TOTAL (3 UNITS) | \$5,175 | \$62,100 |

OPERATING SUMMARY

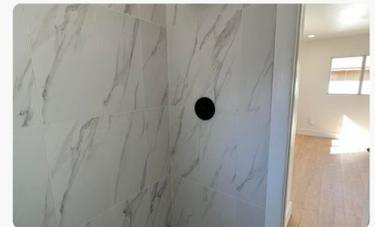
| | |
|-----------------------------|-----------------|
| Gross Rental Income | \$52,560 |
| Vacancy Loss (5%) | (\$2,628) |
| Utility RUBS | \$9,540 |
| Net Rental Income | \$59,472 |
| Management (8%) | \$4,758 |
| Insurance | \$2,053 |
| Real Estate Taxes | \$428 |
| Electric | \$3,600 |
| Water / Sewer / Trash | \$3,000 |
| Repairs & Maintenance | \$1,500 |
| Total Expenses | \$15,339 |
| Net Operating Income | \$44,133 |

PROPERTY DETAILS

| | |
|---------------|-----------------------|
| Type: | Triplex (2 Buildings) |
| Zoning: | R-3 |
| Year Built: | 1940 |
| Total SF: | 1,826 SF |
| Lot Size: | 56' x 137' (7,672 SF) |
| Construction: | Wood Frame / Stucco |
| Roof: | New Composition |
| Flooring: | 20mm Vinyl |
| Windows: | Vinyl (New) |
| Cabinets: | White Shaker |
| Appliances: | Stainless Steel GE |
| Insulation: | R-38 |
| HVAC: | Updated |
| Parking: | 4 Spaces |
| Sewer: | Public Sewer |
| Water: | City Franchise |
| Gas: | SW Gas |
| Subdivision: | Tengen Place Addition |

RECENT RENOVATIONS

- ✓ New roofing system
- ✓ Exterior & interior paint
- ✓ New water heaters & plumbing
- ✓ White shaker cabinets & trim
- ✓ Stainless steel GE appliances
- ✓ R-38 insulation throughout
- ✓ Vinyl flooring & windows
- ✓ Updated heating & cooling



✓ 100% OCCUPIED

✓ FULLY RENOVATED

✓ LEASES IN PLACE

✓ RUBS INCLUDED

Listing Terms: Cash | 1031 Exchange | Conventional

KEITH GRAYSON

Grayson Real Estate | Owner / Agent

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Information deemed reliable but not guaranteed.

Buyer to verify all information. MLS# 6955520 | ARMLS

8025 N. 12th Street, Phoenix, AZ 85020