



## OVERVIEW

Offering Price	\$1,040,000
Per Unit	\$208,000
Per SF	\$241.86
# of Units	5
Avg SF/Unit	860 SF
Built	1982

## PROPERTY HIGHLIGHTS

- Five Units, Built in 1982
- One Duplex & One Triplex With a Shared Parking Lot
- Two Individual Parcels for Option of Residential Financing
- (1) 2-Bed / 1-Bath Unit & (4) 2-Bed / 1.5-Bath Units
- Units With 1.5 Baths Boast Basements for Quieter & More Energy Efficient Bedrooms
- Three of Five Units Extensively Renovated Including New Flooring, Paint, Cabinetry, Bathroom Vanities, Light Fixtures, & New Appliances; Other Two Units Well-Maintained
- Value-Add Through Renovating the Remaining Two Units
- Four of Five Tenants on Month-to-Month Agreements
- Each Unit Boasts a Private Backyard
- Washer & Dryer in Every Unit
- Conveniently Located Between Downtown Mesa & Sloan Park Near Loops 101 & 202



## YEAR ONE - MARKET PROFORMA

INCOME	TOTAL	PER UNIT
Market Rent	\$89,400	\$17,800
Less: Vacancy Loss	(\$4,470)	(5.0%)
Effective Gross Income	\$84,930	\$16,986
EXPENSES	TOTAL	PER UNIT
Management Fees	\$6,794	8.0%
Marketing	\$250	\$50
Repairs & Maintenance	\$750	\$150
Turnover	\$625	\$125
Utilities	\$4,000	\$800
Insurance	\$2,750	\$550
Real Estate Taxes	\$1,250	\$250
Replacement Reserves	\$750	\$150
Total Operating Expenses	\$17,169	\$3,434
<b>NET OPERATING INCOME</b>	<b>\$67,761</b>	<b>\$13,552</b>



UNIT TYPE	# OF UNITS	% TOTAL	SIZE (SF)	TOTAL SF	RENT	RENT/SF
2 Bed / 1.5 Bath	1	20.0%	900	900	\$1,600	\$1.78
2 Bed / 1.5 Bath	1	20.0%	900	900	\$1,600	\$1.78
2 Bed / 1.5 Bath	1	20.0%	900	900	\$1,400	\$1.56
2 Bed / 1.5 Bath	1	20.0%	900	900	\$1,600	\$1.78
2 Bed / 1 Bath	1	20.0%	700	700	\$1,250	\$1.79
<b>TOTALS / AVERAGES</b>	<b>5</b>	<b>100%</b>	<b>860</b>	<b>4,300</b>	<b>\$1,490</b>	<b>\$1.73</b>

PHOENIX  
LAS VEGAS  
SAN DIEGO  
TUCSON

## PRIMARY LISTING ADVISOR

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