



OVERVIEW

Offering Price	\$1,250,000
Per Unit	\$156,250
Per SF	\$242.25
# of Units	8
Avg SF/Unit	645 SF
Built	1986

PROPERTY HIGHLIGHTS

- 8-Unit, Garden-Style Property, Built in 1986
- 100% 2-Bedroom / 1-Bathroom Units
- Property Consists of Two Individually Parceled Fourplexes, Providing Flexible Financing Options
- Each Unit Is Individually Metered for Electricity
- Value-Add Opportunity Through Interior & Exterior Upgrades
- Ample On-Site Parking
- Situated Minutes From Downtown Phoenix, Sky Harbor International Airport, & Access to Major Freeways



YEAR ONE - MARKET PROFORMA

INCOME	TOTAL	PER UNIT
Gross Scheduled Rent	\$105,120	\$13,140
Less: Vacancy / Concessions / Bad Debt / Other	(\$7,884)	(7.5%)
Net Rent Revenue	\$97,236	\$12,155
Add: Other Income / RUBS	\$6,400	\$800
Effective Gross Income	\$103,636	\$12,955
EXPENSES	TOTAL	PER UNIT
Administration	\$1,200	\$150
Management Fees	\$8,291	8.0%
Marketing	\$800	\$100
Contract Services	\$1,600	\$200
Repairs & Maintenance	\$8,000	\$1,000
Turnover	\$1,200	\$150
Utilities	\$6,400	\$800
Insurance	\$4,400	\$550
Real Estate Taxes	\$1,310	\$164
Replacement Reserves	\$1,600	\$200
Total Operating Expenses	\$34,801	\$4,350
NET OPERATING INCOME	\$68,835	\$8,604



UNIT TYPE	# OF UNITS	% TOTAL	SIZE (SF)	TOTAL SF	RENT	RENT/SF
2 Bed / 1 Bath	8	100%	645	5,160	\$1,095	\$1.70
TOTALS / AVERAGES	8	100%	645	5,160	\$1,095	\$1.70

PHOENIX

LAS VEGAS

SAN DIEGO

TUCSON

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