

# FOR SALE

## CATLIN COURT TRI-PLEX

7162 N 57th Ave Glendale, AZ 85301



**SALE PRICE**    **\$615,000**

 [CLICK TO VIEW VIDEO](#)

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# PROPERTY INFO

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### PROPERTY DESCRIPTION

All three units have been renovated and have newer kitchens, bathrooms, plus, upgraded electrical, and handicapped-accessible bathrooms and front entrances. New irrigation sprinklers and paint throughout the units. Roof is in good condition. There is new condo development planned nearby which will add to the urban walkable feel fostered by the City of Glendale. Two of the units have large private backyards. There is private parking on the West side of the Complex.

### PROPERTY HIGHLIGHTS

- Repositioned Tri-Plex
- Downtown Glendale
- Great Investment Opportunity
- Zoned for "Live Work"
- Unique Shopping District
- Handicapped-Accessible Bathrooms and Entrances

### LOCATION DESCRIPTION

DOWNTOWN GLENDALE-Exceptional Quality-Large Units! Originally zoned for "live-work", but recently remodeled for residential, this professionally repositioned Tri-plex is located in the heart of the historic Catlin Court walkable shopping district in downtown Glendale. The Westgate entertainment complex, Cardinal's stadium, Concert arenas, and new Casino are all nearby. Chocolate Affaire, Heritage Festival and Ballet Under the Stars events throughout the year.

Sale Price:	\$615,000
Number of Units:	3
Lot Size:	7,000 SF
Building Size:	2,495 SF

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# PICTURES

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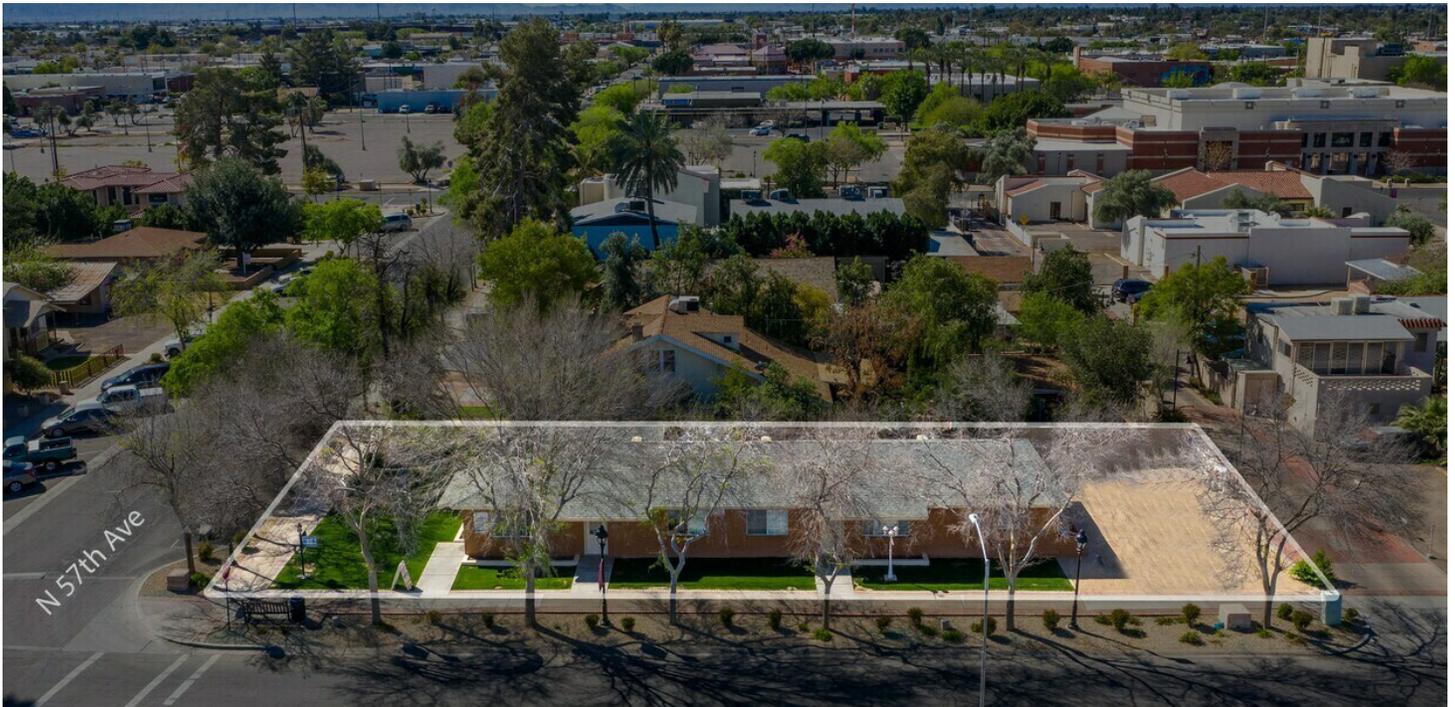
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# AERIAL PICTURES

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### Catlin Court Tri-Plex 2025 Cash Flow and Proforma

Current Rents						
Units	Type	Size SF	Avg Rent	Per SF	Total per Month	
1	3/1	1050	\$1,595	\$1.52	\$1,595	
1	2/1	950	\$1,520	\$1.60	\$1,520	
1	1/1	495	\$985	\$1.99	\$1,230	
<b>3</b>					<b>\$4,345</b>	
		<b>2,495</b>	<b>Liveable</b>		52,140	per year
Income and Expenses						
				2025 Actual		
GSI						
	<b>2025 Actual Total Income</b>				<b>\$52,140</b>	
	Vacancy				<b>(5,102)</b>	
	Pet fees				\$255	
	Utility Reimb.				\$5,882	
	Late fees				\$120	
	Misc				\$1,008	
GOI					<b>\$54,303</b>	
	<u>Expenses</u>					<b>Per unit</b>
	Misc Repairs				<b>\$6,400</b>	\$800
	Landscape				<b>\$3,150</b>	\$394
	Utilities				<b>\$7,665</b>	\$958
	RE Taxes (2025)				<b>\$3,726</b>	\$466
	Insurance				<b>\$1,434</b>	\$179
	<b>Total Expenses</b>				<b>\$22,375</b>	\$2,797
						\$8.97 SF
NOI					<b>\$31,928</b>	

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# AREA INFO

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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	966	3,834	17,486
Average Age	36	37	37
Average Age (Male)	36	37	36
Average Age (Female)	36	38	38

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	328	1,359	6,078
# of Persons per HH	2.9	2.8	2.9
Average HH Income	\$61,862	\$58,389	\$59,923
Average House Value	\$229,147	\$242,715	\$252,689

Demographics data derived from AlphaMap

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