

8-UNIT COMPLEX AVAILABLE

(2 FOUR-PLEXES – DESIGNATED AS RESIDENTIAL FINANCING)

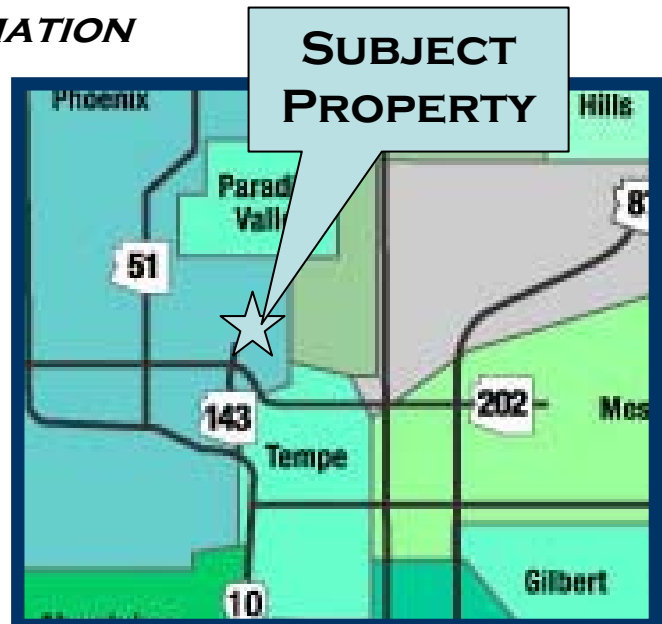
**2040 & 2048 N 49TH PLACE
PHOENIX, AZ 85008**



***FOR MORE INFORMATION
CONTACT:***

SETH RICH

**OFFICE: 480-614-1144
CELL: 602-565-2999**



14450 North
Frank Lloyd
Wright Blvd.

Suite #100

Scottsdale, AZ

85260



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PROPERTY HIGHLIGHTS

- *VERY CLEAN PROPERTY – WELL MAINTAINED*
- *INDIVIDUALLY METERED*
- *ON SITE POOL*
- *GRASSY PLAY AREA*
- *GREAT CUL-DE-SAC LOCATION*
- *ON SITE LAUNDRY*
- *COVERED PARKING*
- *INDIVIDUAL STORAGE UNITS*
- *TILE FLOORS*
- *INCLUDES APPLIANCES*
- *LOCATED NEAR 202 & 143, SKY HARBOR AIRPORT, TEMPE TOWN LAKE, ASU, PHOENIX ZOO, TEMPLE DIABLO STADIUM, BOTANICAL GARDENS, OLD TOWN SCOTTSDALE, & MILL AVE.*



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PRO-FORMA FINANCIAL HIGHLIGHTS

PROPERTY ADDRESS: 2040 & 2048 N 49th Place, Phoenix, AZ 85008
List Price Per 4-Plex \$350,000
List Price All 8-Plex \$700,000
List Price Per Unit \$87,500

	Number of Units	Rent Per Unit	Monthly Rent
1 Bedrooms:	4	\$525	\$2,100
2 Bedrooms:	4	\$625	\$2,500
	8	\$1,150	\$4,600

ANNUAL INCOME

Scheduled Rent		\$55,200	
Other Income - Laundry		\$120	
Annual Gross Income		\$55,320	
Vacancy	5%	\$2,766	
Annual Effective Gross Income		\$52,554	

ANNUAL OPERATING EXPENSES

Electric		\$996	
Gas		\$0	
Insurance		\$2,200	
Land Lease		\$0	
Landscaping		\$960	
Maintenance		\$700	
Pool		\$1,800	
Trash		\$1,450	
Water/Sewer		\$756	
Replacement		\$0	
Taxes		\$3,221	
Total Annual Operating Expenses		\$12,083	

Net Operating Income		\$40,471	
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CAP Rate		5.8%	
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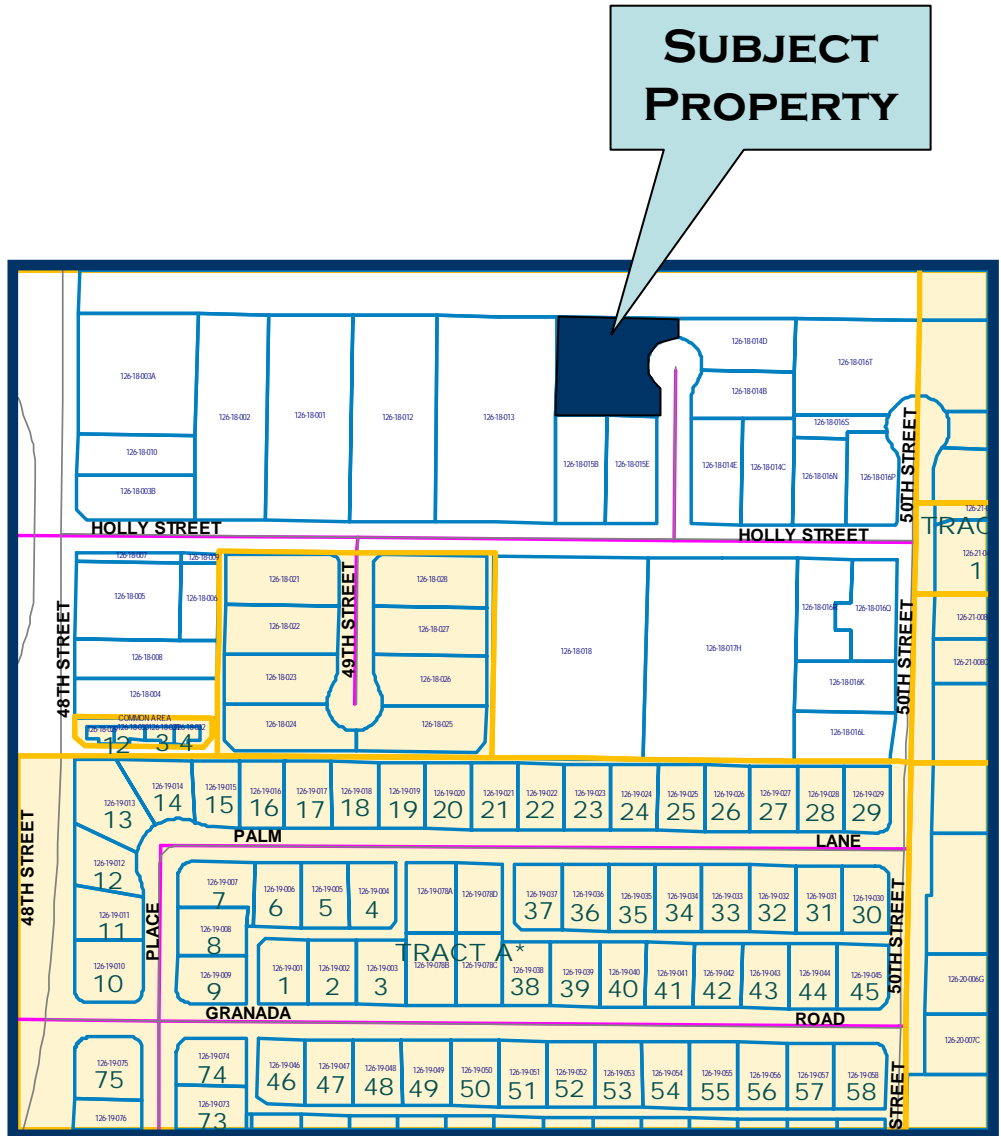
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PARCEL MAP OF PROPERTY



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