

# 8-UNIT COMPLEX AVAILABLE

(2 FOUR-PLEXES – DESIGNATED AS RESIDENTIAL FINANCING)

**2040 & 2048 N 49<sup>TH</sup> PLACE  
PHOENIX, AZ 85008**



**LIST PRICE  
\$350,000 PER 4-PLEX  
\$700,000 ALL 8 UNITS**

***FOR MORE INFORMATION  
CONTACT:***

**SETH RICH**

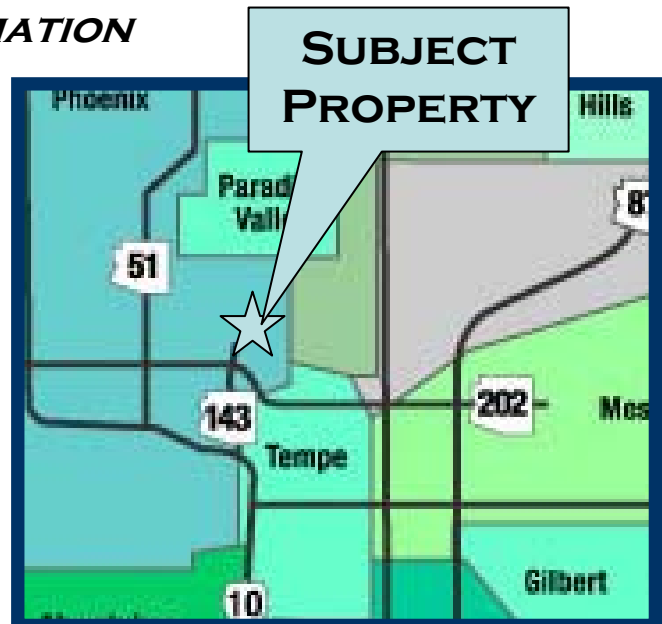
**OFFICE: 480-614-1144  
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14450 North  
Frank Lloyd  
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Suite #100

Scottsdale, AZ

85260



This information contained herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. No liability of any kind is to be imposed on the broker herein.

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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	
<b>Annual Gross Income</b>		<b>\$55,320</b>	
Vacancy	5%	\$2,766	
<b>Annual Effective Gross Income</b>		<b>\$52,554</b>	

**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	
<b>Total Annual Operating Expenses</b>		<b>\$12,083</b>	

<b>Net Operating Income</b>		<b>\$40,471</b>	
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<b>CAP Rate</b>		<b>5.8%</b>	
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