



716 W 5th Ave | Mesa, AZ 85210

THE OFFERING

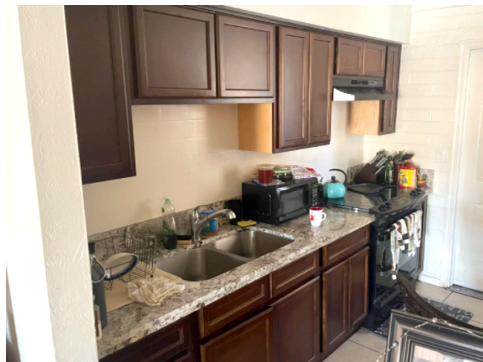
Offering Price	\$799,900
Address	716 W 5th Ave Mesa, AZ 85210
# Of Units	4
Year Built	1960
Net Rentable SF	2,604
Parcels	134-10-007
Stories	One Story
Laundry	Washer/Dryer Hookups
Electric & Gas	Individually Metered
Water/Sewer/Trash	Owner Paid
Amenities	Private Back Yards

Blue Saguaro is pleased to offer this Mesa fourplex asset. It is located in a high demand area of central Mesa. With three of the units updated, there is current income with easy value-add upside for the new owner: renovate the fourth unit and spruce up the existing back yards. Rents are well below market so there is upside through both physical upgrades and bringing rents to market rate. Each unit has a private back yard, individual storage, covered parking space, and a washer dryer hookup. Residents enjoy a central location in a quiet neighborhood. Within walking distance are Kleinman Park, Fiesta Sports Complex, and a number of elementary schools. 716 W. 5th Ave is a block constructed building built in 1960, on a 0.27 acre lot with 2,604 sq feet of living space. All units are 2-bed/1-bath with individual meters.





UNIT TYPE	UNIT SIZE	# OF UNITS	CURRENT AVG RENT	PROFORMA RENT	
2 BD/1BA	651 SF	4	\$841	\$1,300	
Totals	2,604 SF			\$5,200	
INCOME			CURRENT	PROFORMA	
Gross Potential Rent			\$40,368	\$62,400	
Vacancy (5%)			(\$2,018)	(\$3,120)	
TOTAL INCOME			\$40,450	\$61,380	
EXPENSES			PER UNIT	CURRENT	PROFORMA
Water/Sewer/Trash			(2021 Actual) \$908	\$3,632	\$3,632
Repairs, Maintenance, Pest, Landscaping			(Proforma) \$600	\$2,400	\$2,400
Management Fee			(8%) \$767	\$3,068	\$4,742
Insurance			(Proforma) \$275	\$1,100	\$1,100
Real Estate Taxes			(2021) \$309	\$1,237	\$1,237
Misc (Admin, Legal, etc)			(Proforma) \$500	\$2,000	\$2,000
TOTAL EXPENSES				\$13,437	\$15,111
NET OPERATING INCOME				\$27,013	\$46,269



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