



535 E Mountain View Rd | Phoenix, AZ 85020

THE OFFERING

Offering Price	\$1,199,900 (\$300,000 per Unit)
Address	535 E Mountain View Rd, Phoenix, AZ 85020
# Of Units	4
Year Built	1979
Net Rentable SF	5,625
Parcels	159-45-033
Stories	One Story
Laundry	Washer/Dryer in Units
Electric & Gas	Individually Metered
Water/Sewer/Trash	Master Metered
Amenities	Fenced Yards

This Mountain View Four-Plex represents one of the best opportunities in the area. Two of the units are large 2 Bedroom/2 Bath units and two are 2 Bedroom/1 Bath. Each unit is individually metered for Electricity and Gas. Each tenant enjoys modern interiors, full appliances with washer/dryers. They have a private backyard/patio area, Two of the units have covered parking, and all have beautiful views of the Sunnyslope hills.

The location is close to entertainment, shopping, employment, and schools. It is also close to freeways and main transportation routes.

With a great upside on rents, and a high demand for affordable housing in Phoenix, this is a great opportunity for any buyer. Don't hesitate - This property won't be on the market long.





UNITS	UNIT TYPE	UNIT SIZE (SF)	CURRENT AVE RENT	PROFORMA RENT
533 UNIT A	2 BD/2BA	900	\$950	\$1,400
533 UNIT B	2 BD/1BA	783	\$1,050	\$1,200
535 UNIT A	2 BD/2BA	900	\$1,200	\$1,400
535 UNIT B	2 BD/1BA	783	\$1,050	\$1,200
Totals		3,366 SF	\$4,250	\$5,200

	CURRENT	PROFORMA
INCOME		
Gross Potential Rent	\$51,000	\$62,400
Vacancy (5%)	(\$2,550)	(\$3,120)
Net Rental Income	\$48,450	\$59,280

EXPENSES	PER UNIT	CURRENT	PROFORMA
Repairs, Maintenance, Pest	\$500	\$2,000	\$2,000
Water/Sewer/Trash	\$861	\$3,442	\$3,442
Management Fee (6%)	\$727	\$2,907	\$3,557
Real Estate Taxes (2021)	\$229	\$915	\$1,200
Insurance (2021)	\$440	\$1,759	\$1,759
Miscellaneous	\$750	\$3,000	\$3,000
Total Operating Expenses (\$4.16 per Ft.)	\$3,507	\$14,023	\$14,958
Net Operating Income	\$8,607	\$34,427	\$44,322



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