



10002 N 18TH AVE | Phoenix, AZ 85021

THE OFFERING

Offering Price	\$899,000 (\$224,750 per Unit)
Address	10002 N 18TH AVE Phoenix, AZ 85021
# Of Units	4
Year Built	1961
Net Rentable SF	2,860
Parcels	158-38-007
Stories	One Story
Laundry	Washer/Dryer in Units
Electric & Gas	Individually Metered
Water/Sewer/Trash	Master Metered
Amenities	Fenced Yards

Remodeled Four-Plex with lots of extra amenities in a great location. All of the units are 2 bedroom/1 bathroom. Each unit has Tile Floors, Stainless Steel Appliances, Modern In-Share Doors, Newer Roof, Private Fenced Backyards, Private Covered Parking. And Lot has the possible potential to add more units.

The property is located close to 19th Ave, Peoria Ave and the I-17 Freeway. It is near Shopping, Entertainment and Good Schools. Excellent Opportunity for any investor looking for a Solid Rehabbed Building with Good Cash Flow.

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

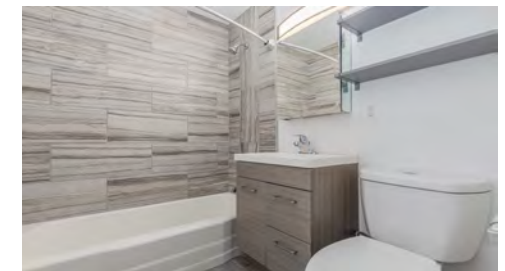




UNITS	UNIT TYPE	UNIT SIZE (SF)	CURRENT AVE RENT	PROFORMA RENT
UNIT 1	2 BD/1 BA	715	\$999	\$1,200
UNIT 2	2 BD/1 BA	715	\$999	\$1,200
UNIT 3	2 BD/1 BA	715	\$999	\$1,200
UNIT 4	2 BD/1 BA	715	\$999	\$1,200
Totals		2,860 SF	\$3,996	\$4,800

	CURRENT	PROFORMA
INCOME		
Gross Potential Rent	\$47,952	\$57,600
Vacancy (5%)	(\$2,398)	(\$2,880)
Net Rental Income	\$45,554	\$54,720

EXPENSES	PER UNIT	CURRENT	PROFORMA
Repairs, Maintenance, Pest	\$500	\$2,000	\$2,000
Water/Sewer/Trash	\$879	\$3,515	\$3,515
Management Fee (6%)	\$681	\$2,724	\$3,283
Real Estate Taxes (2021)	\$613	\$2,455	\$2,455
Insurance (2021)	\$311	\$1,242	\$1,242
Miscellaneous	\$500	\$2,000	\$2,000
Total Operating Expenses (\$4.87 per Ft.)	\$3,484	\$13,936	\$14,495
Net Operating Income	\$7,905	\$31,618	\$40,225



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