

3-Plex for Sale Priced at \$39,900



2533 E Atlanta, Phoenix, AZ 85040

Premises

- Single story.
- Built in 1986.
- Pitched shingle roof

Features

- One 3bd/1 bath, one 2bd/1bath & one 1 bed/1bath
- Frame-wood construction w/ stucco exterior.



Terms

- New loan or cash required.
- AS-IS sale
- Short-sale (subject to lender approval).

Contact

David Gudmundsen
SJ Fowler Real Estate, Inc.
Associate Broker-Investments
Phone: (480) 830-2552
Fax: (480) 503-8154
azbroker@cox.net
www.realestatedg.com



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Rent Roll and Deposit Information

Unit # & Tenant	Type Bed/Bath	Rent	Security Deposit	Tenancy	Comments
Unit 1	2 bed/ 1 bath	\$465.00		Month-to-month	
Unit 2	1 bed/ 1 bath	\$450.00		Month-to-month	
Unit 3	3 bed/ 1 bath	\$590.00		Month-to-month	
	TOTAL	\$1,505.00			

Gross Scheduled Rent \$18,060

Vacancy (10%) -1,806

Adjusted Gross Income (AGI) \$16,254

Expenses

Insurance (estimate) \$ 700
Maintenance (Estimate \$100/month) \$ 1,200
Property Taxes (2009) \$ 1,650*
Water/sewer/trash \$ 2,316
Total Expenses \$ 5,866

Net Operating Income (NOI) \$10,388

Cap Rate 26.04%

Sales Price **\$39,900**

*Property taxes are scheduled to be reduced by 40% in 2010.

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