

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



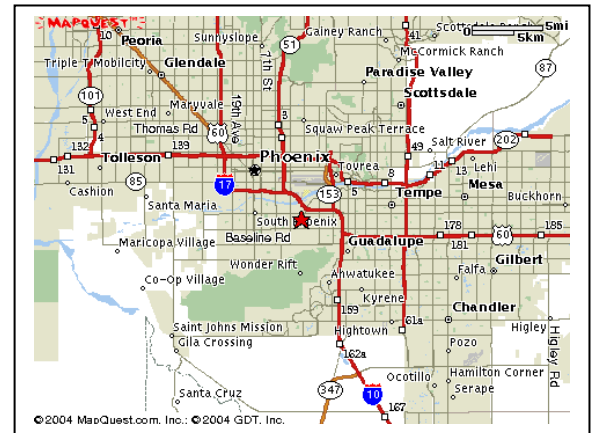
3110 E Atlanta, Phoenix, AZ 85040

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.
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Terms

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

Contact

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Rent Roll and Deposit Information

3110 E Atlanta, Phoenix, AZ 85040

Unit # & Tenant	Type Bed/Bath	Rent	Security Deposit	Tenancy	Comments
Unit 1	2 bed/ 1 bath	\$450.00			Currently vacant. Rent is estimated.
Unit 2	1 bed/ 1 bath	\$400.00		Month-to-month	
Unit 3	3 bed/ 1 bath	\$600.00		Month-to-month	

	<u>Actual</u>	<u>Proforma</u>
Gross Scheduled Rent	\$17,400	\$17,400
Vacancy	<u>-5,400 (33% 1 unit)</u>	<u>-1,740 (10% vacancy)</u>
Adjusted Gross Income (AGI)	\$12,000	\$15,660

Expenses

Insurance (estimate)	\$ 700
Maintenance (Estimate \$100/month)	\$ 1,200
Property Taxes (2009)	\$ 1,419*
Water/sewer/trash	<u>\$ 2,256</u>
Total Expenses	\$ 5,575

<u>Net Operating Income (NOI)</u>	\$6,425	\$10,085
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Cap Rate	16.10%	25.28%
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Sales Price	\$39,900
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*Property taxes are scheduled to be reduced by 40% in 2010.

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Maps/Aerial



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