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“Make the Market Work for YOU”™

8 Units w/ Seller Carryback Possible

**3121-3123 W Almeria Rd
Phoenix, AZ 85009**

\$1,595,000

MLS# 6639983



HIGHLIGHTS

- New Underground Piping
- Ample Parking
- Individual Private Backyards
- Washer / Dryer Hook Ups
- Ceramic Flooring
- Ceiling Fans in Bedrooms

Terms for Carryback:

- 30% Down
- 4 Year Term
- 5% Interest Only

DETAILS

The property consists of two buildings with a total of 8 units, all 1 bedroom / 1 bath. Each unit features ceramic flooring, washer/dryers and small backyards. The rents are being raised, and a rent study indicates that they could be further increased to \$1,200 per unit. This suggests that the property has potential for increased income and may be a good investment opportunity for a potential buyer. The property also has some recent maintenance work completed, as the seller has re-piped the building. This repair work is a positive for a new owner, as it could reduce the need for future maintenance and repair expenses.

TERMS

The seller may also be willing to offer financing through a seller carry, with a down payment of 30 percent, 5 percent interest-only payments, and a 4-year loan term.

Buyer to check facts and figures.



Pro Forma CAP RATE: 4.83%

Income/Expenses:

Gross Scheduled Rent	\$98,679
RUBS	\$600
Gross Potential Income	\$99,279
General Vacancy	(-2,978)
Effective Gross Income	\$96,301
Operating Expenses	\$22,104
Net Operating Income	\$74,197



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