

The North City VIEW

9603 N 5TH STREET, PHOENIX, AZ



OFFERING SUMMARY

Offering Price:	\$559,000
Number Of Units:	6
Cap Rate:	6.97%
NOI:	\$38,980
Lot Size:	0.28 Acres
Building Size:	3,064 SF
Year Built:	1975
Renovated:	2018
Zoning:	M-M, R-3

PROPERTY HIGHLIGHTS

- 2018 upscale renovation
- Private back yards and storage lockers select units
- Restricted access (fenced and gated)
- Stainless appliance packages
- In-unit washes & dryers (4 units)
- New Roofs and AC units
- Proximity to Cave Creek Rd. Corridor

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INCOME & EXPENSES

Units	Mix	Size (sf)	CURRENT			PROFORMA	
			Rent	Rent/sf	Total	Rent	Total
2	1 br / 1 ba	530	\$800	\$1.51	\$1,600	\$900	\$1,800
3	0 br / 1 ba	351	\$670	\$1.91	\$2,010	\$725	\$2,175
1	2 br / 1 ba	950	\$900	\$0.95	\$900	\$950	\$950
6		3,063			4,510		4,925

Current Rents with Historic Expense

Gross Monthly Income	\$4,510
Rental Income	\$54,120
Sub-market Vacancy	-\$2,100
Gross Operating Income	\$52,020
Less Estimated Expenses	-\$13,040
Net Operating Income	\$38,980
Estimated Annual Expenses	
Insurance	\$1,125
Property Taxes	\$1,027
Water / Sewer	\$4,220
Repair & Maintenance	\$2,268
Administrative / Management	\$4,400
TOTAL	\$13,040
Per Unit / SF	\$2,173 / \$4.26

FINANCING AND INVESTMENT RETURN

\$559,000	Offering Price
\$167,700	Down Payment
\$391,300	Proposed Loan (0.045%)
Projected Cash Flow	
\$38,980	NOI
-\$13,132	Loan Payments
\$25,848	Annual Cash Flow
Return on Investment	
\$25,848 / \$167,700	15.41% (Cash on Cash)

SITE INFORMATION

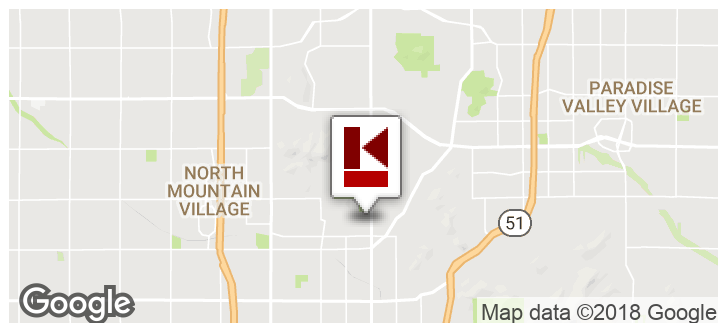
9603 N 5th Street, Phoenix, AZ, 85020

UNITS:	6
LOT SIZE:	0.28 AC
BUILDING SIZE:	3,064 SF
PARCEL:	159-45-023
COOLING/HEATING:	Individual AC units
PARKING:	1 space per unit (6 surface)
ROOF:	Pitched comp (replaced 2017)
CONSTRUCTION:	Block / brick
BUILT:	1975
UTILITIES:	Individually metered electric
ZONING:	M-M, R-3
LAUNDRY:	In unit washer dryers (4 units)

PROPERTY DESCRIPTION

Fully leased 6 unit boutique rental community with modern finishes and contemporary amenities and restricted access. Units offer stainless appliances, new cabinetry and counters, in-unit washer-dryers and designer lighting and fixtures. Select units have private fenced back yards. Extremely strong demand for upscale rental units in this John C Lincoln Hospital neighborhood keep this property fully occupied.

Located blocks from John C Lincoln Hospital these high demand contemporary rental units are centrally located to the medical community, shopping, diversified employment and transportation along the Cave Creek Road corridor.



Directions: Dunlap Avenue to 5th Street, north to property

SALE INFORMATION

	Current Rents
Offering Price	\$559,000
Price / Unit	\$93,167
Price / sf	\$182.44
Cap Rate	7.0%
GRM	10.3



KLCommercialGroup.com

FOR MORE INFORMATION CONTACT:

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The information contained herein is from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. The Purchaser is advised to independently verify the accuracy and completeness of the information in order to determine the suitability of the property for the Purchaser's needs.

ADDITIONAL PHOTOS

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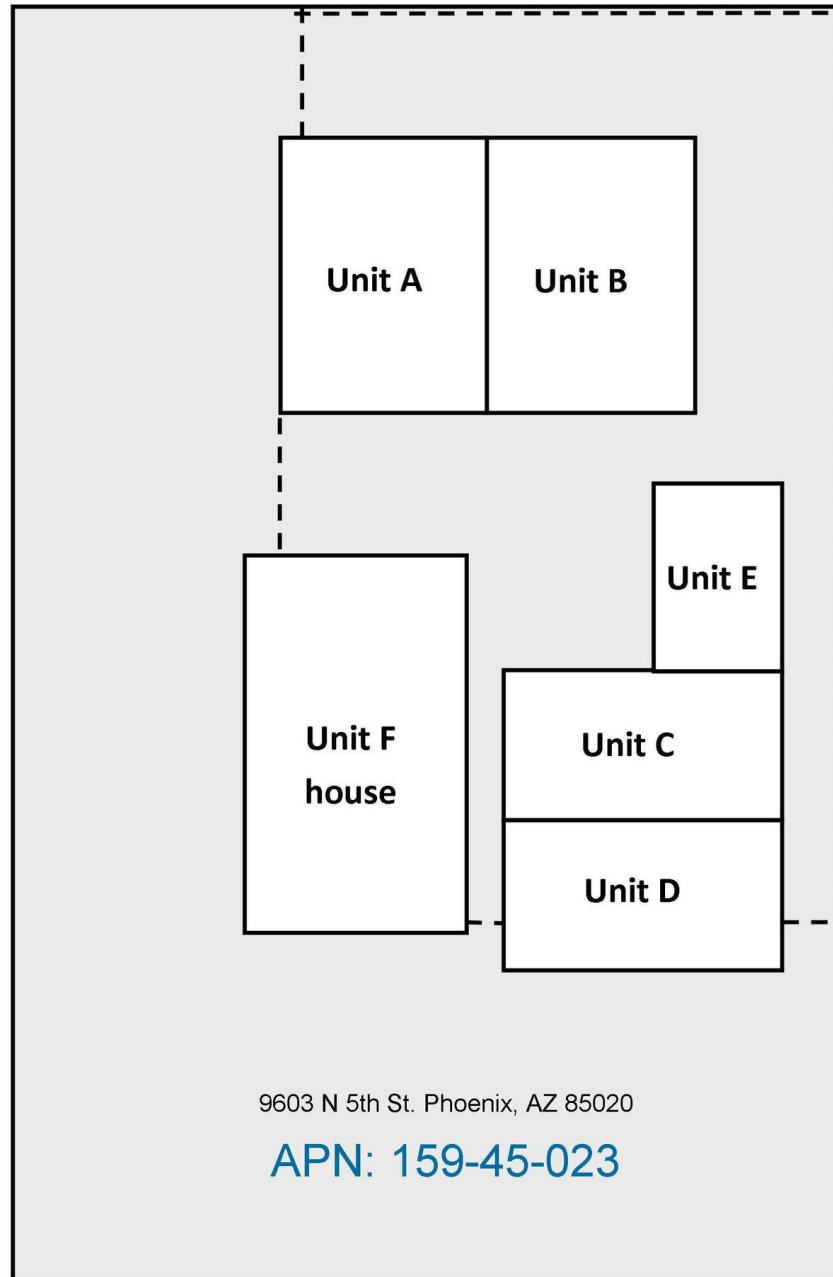
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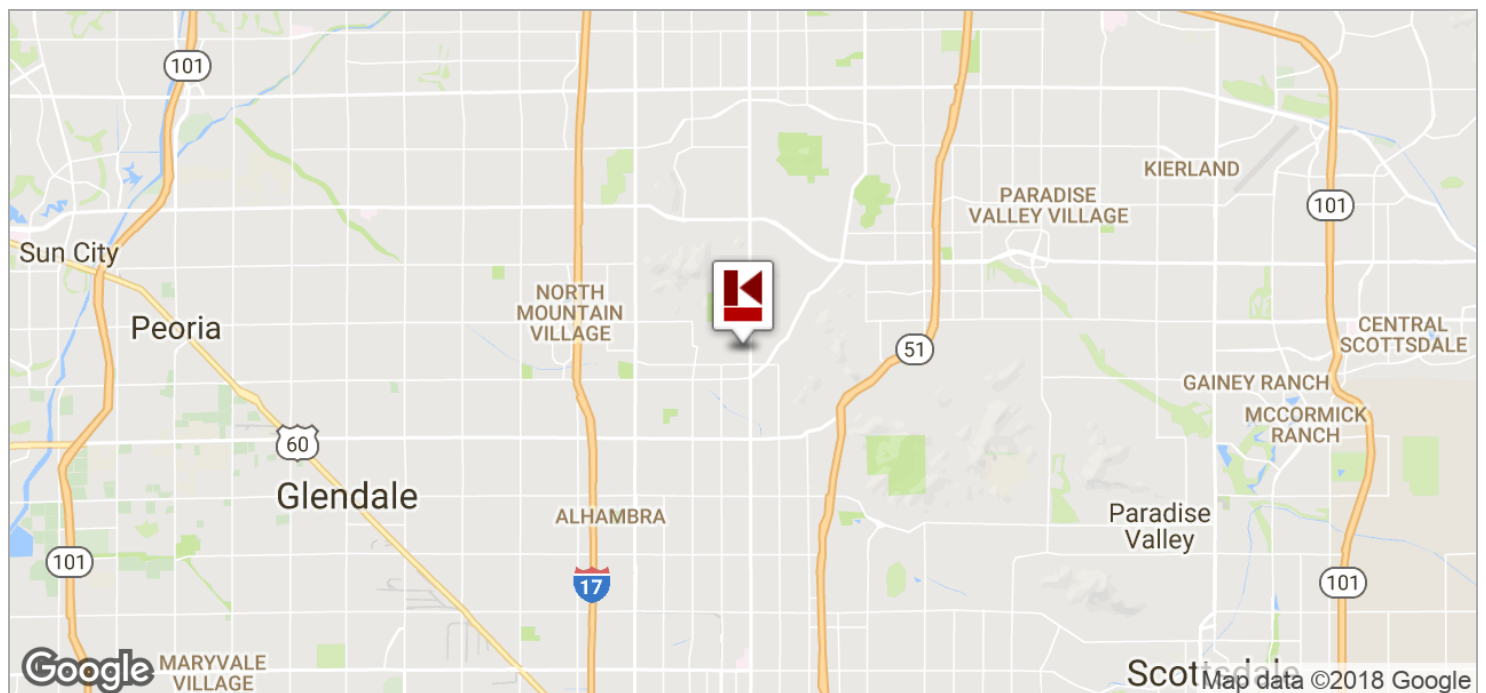
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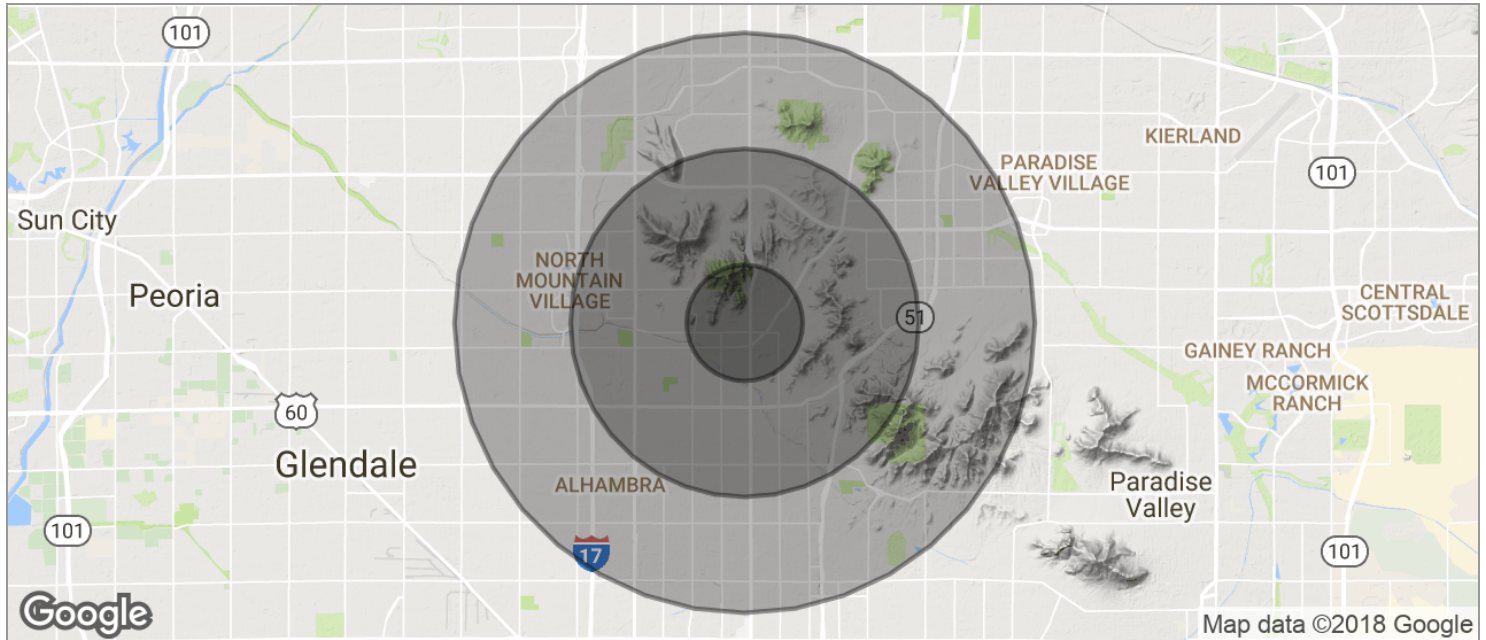
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,317	106,394	334,909
MEDIAN AGE	38.8	38.2	36.9
MEDIAN AGE (MALE)	38.0	37.5	36.1
MEDIAN AGE (FEMALE)	39.8	39.0	37.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,465	44,249	139,229
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$53,082	\$71,992	\$67,946
AVERAGE HOUSE VALUE	\$237,755	\$360,825	\$313,413

* Demographic data derived from 2010 US Census



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