

Client Report (1)

2245 W GLENROSA AVE, Phoenix, AZ 85015

\$325,000

 <p>2018 ARMLS</p>	5828356	Multiple Dwellings	Active
	<b>Total # of Units:</b> 4 <b># of Buildings:</b> 2 <b>Lot Size Dimensions:</b> 72'x192' <b>Covered Parking Spcs:</b> 0 <b>Total Parking Spcs:</b> 10 <b>Uncvr'd Parking Spcs:</b> 10 <b>Year Built:</b> 1960 <b>Zoning:</b> R3 <b>Add'l Parcels:</b> No <b>Other Type:</b>		<b>Subdivision:</b> None <b>Tax Municipality:</b> Phoenix <b>Marketing Name:</b> none <b>Hun Block:</b> 2000 W <b>Map Code/Grid:</b> P34 <b>Legal:</b> FR SW COR N2 NW4 SW4 SE4 E 140' TO POB TH N 328.95' TO PT ON N LI TH/OF TH E ALG N LI 72.08' TH S 329.02' TO PT ON S LI <b>Census Tract:</b> 104,205
	<b>Ele Sch Dist:</b> 068 - Alhambra Elementary District <b>Elementary School:</b> Westwood Primary School <b>Jr. High School:</b> R E Simpson School		<b>High School Dist #:</b> 210 - Phoenix Union High School District <b>High School:</b> Central High School

**Cross Streets:** 23rd Ave & Indian School **Directions:** Indian School - North on 23rd ave right on Glenrosa OR Camelback - South on 23rd Ave (south of Turney) then left onto Glenrosa

**Public Remarks:** Centrally located 4plex near I-17, downtown and light rail. 4Plex consists of 2 duplexes, each with 2 @ 2 bedroom and 1 bath and own laundry. Area includes 10 parking spots and common area. Units are low maintenance and remodeled a few years ago, outside needs just a bit of TLC. Rents could be higher, tenants month to month leases, PLEASE DO NOT DISTURB TENANTS. VIEWING/inspections AFTER an offer has been accepted.

**Efficiency Units:** # Efficiency Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0  
**3 Bedroom Units:** # 3 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0  
**1 Bedroom Units:** # 1 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0  
**4 Bedroom Units:** # 4 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0  
**2 Bedroom Units:** # 2 Bedroom Units: 4; Avg Rent: 0; Avg SqFt: 735; # Baths: 1

Features & Mobile Park Info	Income & Expense	Construction & Utilities	County, Tax and Financing
<b>Appliances Included:</b> W/D Hookup <b>Parking:</b> 1 Space/Unit; Add'l Parking Avail; Paved Parking <b>Community Amenities:</b> No Pool <b>Project Type:</b> Four Plex	<b>Source of Fincl Data:</b> Unknown <b>Adjusted Gross Inc:</b> \$32,838 <b>Other Income:</b> \$0 <b>Operating Exp:</b> \$7,489 <b>Net Operating Income:</b> \$24,869 <b>Owner Association:</b> No <b>% Vacancy Allowance:</b> 0.00 <b>Annual Elec Exp:</b> \$0 <b>Annual Gas Exp:</b> \$0 <b>Annual Ins Exp:</b> \$3,275 <b>Annual Land Lse Exp:</b> \$0 <b>Annual Landscape Exp:</b> \$0 <b>Annual Legal &amp; Acctg:</b> \$0 <b>Annual Maint Exp:</b> \$0 <b>Annual Mgmt Exp:</b> \$0 <b>Annual Other Expense:</b> \$0 <b>Annual Ownr Asoc Fee:</b> \$0 <b>Annual PAD Fee:</b> \$0 <b>Annual Rplcmnt Rsrvs:</b> \$0 <b>Annual Trash Exp:</b> \$0 <b>Annual Wtr/Swr Exp:</b> \$3,000	<b>Construction:</b> Block <b>Const - Finish:</b> Painted <b>Roofing:</b> Comp Shingle <b>Floors:</b> Ceramic Tile; Carpet <b>Heating:</b> Electric; Central <b>Cooling:</b> Heat Pump; Central A/C <b>Water:</b> City Franchise; Master Meter <b>Sewer:</b> Sewer - Public <b>Gas:</b> None <b>Electric:</b> SRP <b>Roads/Streets:</b> Asphalt/Blacktop <b>Environmental:</b> None <b>Tenant Pays:</b> Electric <b>Owner Pays:</b> Water; Sewer; Trash; Landscaping	<b>County Code:</b> Maricopa <b>Legal Description (Abbrev):</b> <b>Tax Year:</b> 2018 <b>Taxes:</b> \$1,214 <b>Assessor Number:</b> 154-29-012-E <b>Lot Number:</b> 0 <b>Census Tract:</b> 104,205 <b>Ownership:</b> Fee Simple <b>Range:</b> 2E <b>Section:</b> 24 <b>Township:</b> 2N <b>Lot Number:</b> 0 <b>Total Owed:</b> 0 <b>Equity:</b> \$325,000 <b>Monthly Payments:</b> 0 <b>Assessment Bal Yrs:</b> 0 <b>Assessment Balance:</b> \$0 <b>Cap Rate:</b> 7.65 <b>Down Payment:</b> \$0 <b>Down Payment %:</b> 0 <b>New Financing:</b> VA; FHA; Conventional <b>Reports/Disclosures:</b> None

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 0 / 0 <b>Status Change Date:</b> 10/03/2018	<b>List Price:</b> \$325,000	

Listed by: HomeSmart (crl12)

Prepared by Jeanne (Kerry) Davidson

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.  
 DND2 (D o N o t D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

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# UNIT 01

FAITH  
HOPE























Come Baby









# UNIT 02







































Sorry No Pictures of unit 3

Owner Says similar to  
others

All renovated at the same time

# UNIT 04























FLORES

















2245

5



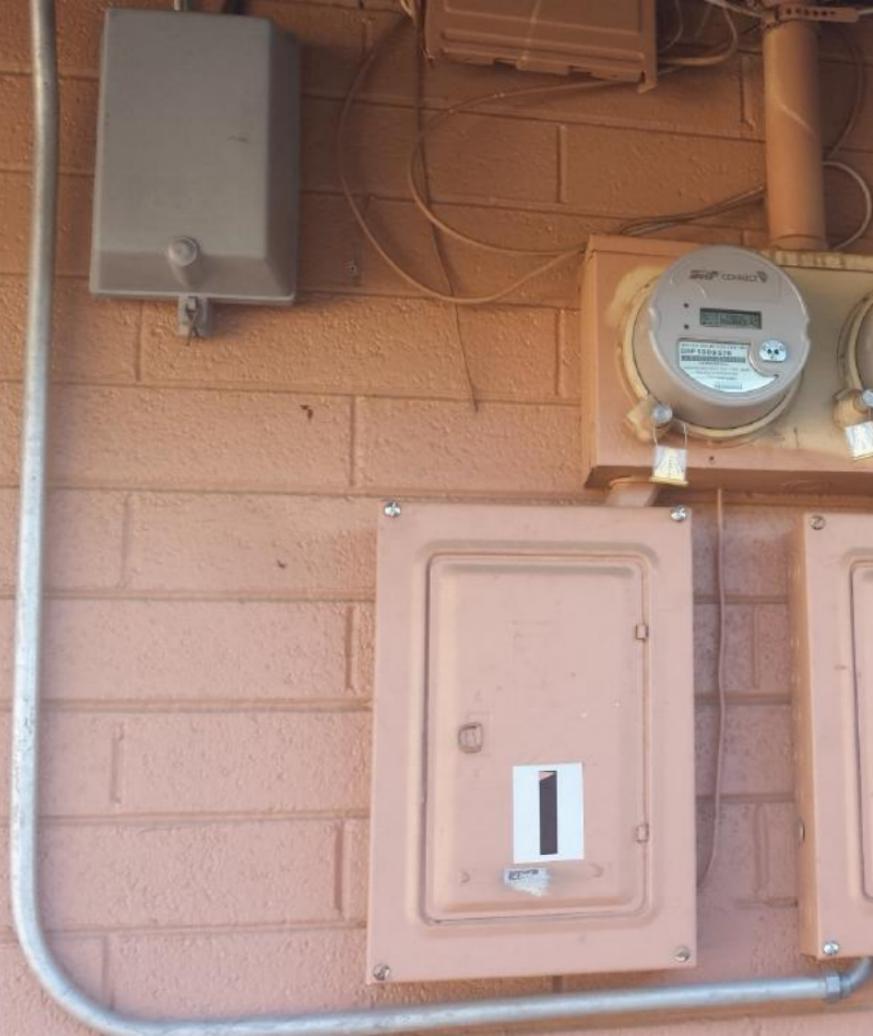
2245



















106' 0"

154-29-012E

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