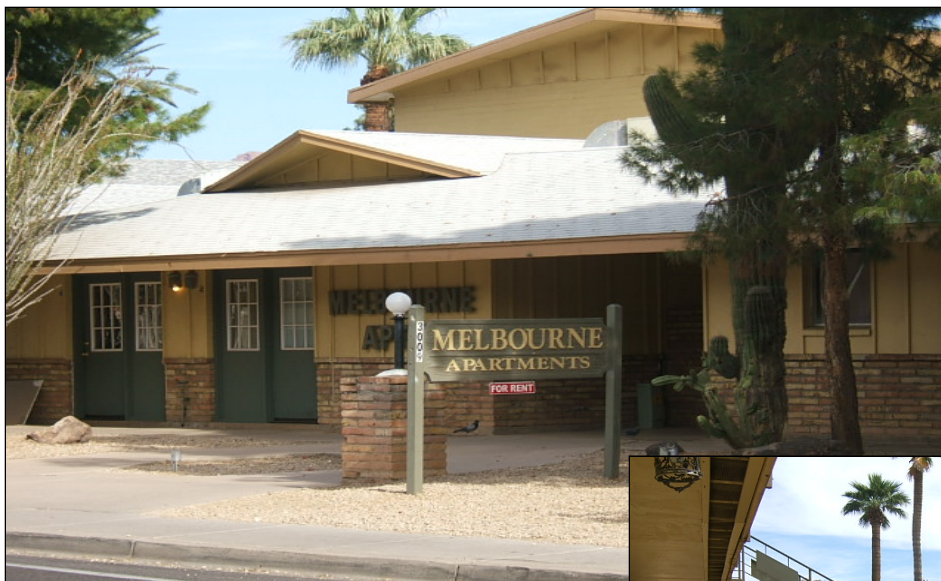


The Melbourne Apartments



26 Units
Offered at \$1,475,000
3009 N. 36th Street
Phoenix, Arizona

The Melbourne Apartments are a “value added” opportunity. They are located in a high rental-demand, desirable east Phoenix area. The block/brick-constructed, two-story property sits on an oversize lot with a large courtyard/pool area plus an extensive, private covered parking area. There is a good mix of studio, one and two-bedroom units. Utilities (gas and electric) are individually metered. With a reasonable facelift, the cash flow should be quite good plus the overall value of the property will be significantly increased.

- ◆ **Excellent Location**
- ◆ **Fenced Pool**
- ◆ **Individually Metered**
- ◆ **Value Added Opportunity**
- ◆ **High Rental-Demand Area**
- ◆ **Large Courtyard**

For More Information Please Contact:
Kasten / Long Apartment Team

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RE/MAX Commercial Investment

2801 E Camelback Road, Suite 105, Phoenix, Arizona 85016
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www.PhxAptsForSale.com

Income / Expenses

Units	Mix	Size (sf)	Current			Proforma		
			Rent	Rent/sf	per Month	Rent	Rent/sf	per Month
6	Stud	425	\$450	\$1.06	\$2,700	\$495	\$1.16	\$2,970
12	1/1	650	\$550	\$0.85	\$6,600	\$595	\$0.92	\$7,140
8	2/1	850	\$650	\$0.76	\$5,200	\$695	\$0.82	\$5,560
26			\$14,500			\$15,670		

Gross Monthly Income	<u>Current</u>	<u>Proforma</u>
	\$14,500	\$15,670
Gross Scheduled Annual Income	\$174,000	\$188,040
Vacancy (10%)	(17,400)	(18,804)
Gross Operating Income	\$156,600	\$169,236
Estimated Expenses	<u>(\$76,746) *</u>	<u>(\$77,504)</u>
(\$2,952/unit, \$4.47/sf) *		
Net Operating Income	\$80,854	\$92,732

Estimated Annual Expenses:

Insurance	5,850	5,850
Real Estate Tax (2007)	12,000	12,000
Management	9,396	10,154
Management (on-site)	6,500	6,500
Maintenance	12,000	12,000
Utilities		
Water, Sewer	16,000	16,000
Electric /Gas	10,000	10,000
General Expenses	<u>5,000</u>	<u>5,000</u>
Total Expenses	\$76,746	\$77,504

Financing and Invest. Return

\$ 1,475,000	Sale Price
\$ 442,500	Down Payment (30%)
\$ 1,032,500	Proposed New Loan (6.0%, 30 Yr Am, 5 yr fix)

Cash Flow

Current	Proforma	
\$80,854	\$ 92,732	NOI
(78,313)	(78,313)	Loan Payments
\$ 2,541	\$ 14,419	Annual Cash Flow

Initial Return on Investment

\$ 2,541 / \$ 442,500 = 0.6%	(Current)
\$ 14,419 / \$ 442,500 = 3.3%	(Proforma)

Sale Information

Price	\$1,475,000
Price / Unit	\$56,731
Price / sf	\$87.22
Cap Rate	5.5% (Current) / 5.5% (Proforma)
GRM	8.5 (Current) / 7.8 (Proforma)

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.

Site Information

3009 N. 36th Street, Phoenix, AZ 85018

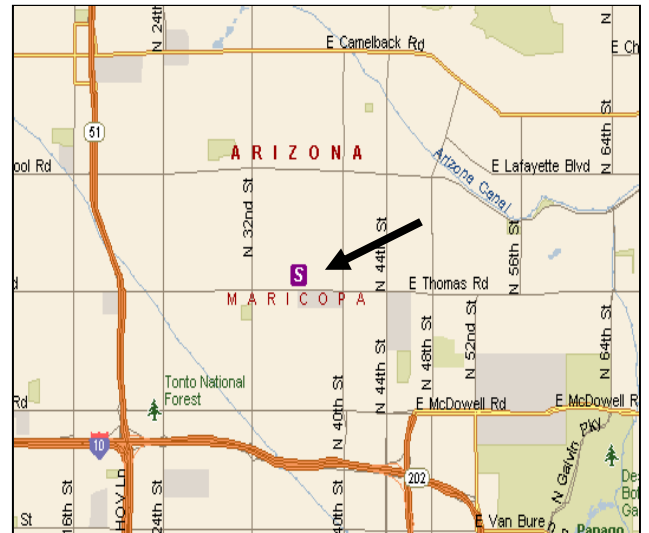
Units	26
Building	17,150 sf Approx.
Lot Size	47,426 sf (1.08 ac)
Parcels	127-22-018A
Cool/Heat	Individual HVAC
Hot Water	Indiv. electric hot water heaters
Construction	1964, two-story, block/brick
Parking	26 covered, 20 uncovered spots
Utilities	Individually metered for electric and gas
Laundry	Leased

Property Description

The Melbourne apartments are block/brick-constructed, two-story, with 6 studios (approx 425 sf), 12 one-bedroom (approx 650 sf) and eight two-bedroom (approx 850 sf) units. The property needs rehab work on interior and exterior to realize full property value and/or cash flow.

The property has a large courtyard, pool, and front balconies. The units have full size appliances and room for eat-in kitchen. The complex has private access which provides added security for the tenants.

The property has a good location with strong upside on value and cash flow. This is perfect for an investor seeking cash flow, for a long term hold, but with the option to realize good appreciation over the short term.



Directions: North on 36th Street from Thomas Road (One block).

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 602 445 4124 telephone direct