

Hatcher Apartments



16 units
Offered at \$960,000
312 E. Hatcher Rd
Phoenix, Arizona

Excellent investment opportunity. The property offers good cash flow with little deferred maintenance and easy to rent units. Over three quarters of the apartments have recently been totally renovated. This apartment complex offers affordable, upscale living in this upcoming Sunnyslope area. The central north Phoenix location is across the street from John C. Lincoln Hospital and has great signage exposure on Hatcher Road.

SELLER MAY CREDIT BUYER PORTION OF COST TO FINISH INTERIOR RENOVATION.

The Property

- ◆ **New Roof**
- ◆ **Two Story, 1980, Concrete Construction**
- ◆ **New Double Pane Windows**
- ◆ **Ceramic Tile Floors**
- ◆ **New Parking Lot and Block Walls**
- ◆ **Individually Metered Electric**

Remodeled Units

- ◆ **New Appliances**
- ◆ **Remodeled Kitchens**
- ◆ **New Fixtures and Vanities**

For More Information Please Contact:
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Income & Expenses

Units	Mix	Size (sf)	Rent	Rent/sf	Total	Proforma	
						Rent	Total
16	1/1	487	\$550	\$1.03	\$8,800	\$595	\$9,520
16		7,792			\$8,800		\$9,520

	Current Rent	Proforma
Gross Monthly Income	\$8,800	\$9,520
Gross Scheduled Annual Income	\$105,600	\$114,240
Less Vacancy (10%)	<u>(\$10,560)</u>	<u>(\$11,424)</u>
Gross Operating Income	\$95,040	\$102,816
Other Income	\$500	\$500
Less Estimated Expenses (\$2,015/Unit, \$4.14 sf) *	<u>(\$32,235)*</u>	<u>(\$32,702)</u>
Net Operating Income	\$63,305	\$70,614

Estimated Annual Expenses:

Management	5,702	6,169
Management (On-site)	3,300	3,300
Insurance	4,000	4,000
Tax (2007)	4,733	4,733
Water, sewer & trash	5,000	5,000
Electricity	500	500
Misc	1,000	1,000
Maintenance/Repair/Supplies	8,000	8,000
	32,235	32,702

Financing & Return

\$960,000	Sale Price
\$288,000	Down Payment (30%)
\$672,000	Proposed New Loan (6.25%, 5-year, 30 yr amort)

Current	Proforma	Cash Flow
\$ 63,305	\$ 70,614	NOI
<u>(\$ 49,651)</u>	<u>(\$ 49,651)</u>	Loan Payments
\$ 13,653	\$ 20,963	Cash Flow

Return on Investment

\$ 13,653 / \$ 288,000 = 4.7% Current
 \$ 20,963 / \$ 288,000 = 7.3% Proforma

Sale Information

Price	\$960,000
Price / Unit	\$60,000
Price / sf	\$123.20
Cap Rate	6.6% Current / 7.4% Proforma
GRM	9.0 Current / 8.4 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

312 E. Hatcher Rd., Phoenix AZ 85020

Units	16
Building SF	7,800 (per County)
Lot Size	13,526 sf / 0.31 A
Parcel	15-45-091
Cooling/Heating	AC/heat pump
Parking	22 uncovered
Construction	Concrete block
Built	1980
Utilities	Indiv. metered for electric
Zoning	R-5
Laundry	1 Washer & 2 Dryers, Owned
Hot Water	Individual electric
Roofs	Pitched composition

Property Description

Since the property was acquired in the Fall of 2007, more than \$100,000 has been spent on an extensive rehab program. This included nicely refurbishing over three quarters of the units, plus extensive capital improvements such as parking lot, new block walls, roof, walkways, etc. The Seller MAY also contribute funds towards finishing undone units. This will provide a new owner reduced operating expenses. The rehab program is essentially complete, but undone units will be done as they become vacant until the Close of Escrow.

This property has lengthy exposure along Hatcher road, a major transportation route. This provides great signage for advertising. This north/central Phoenix location is convenient to a healthy employment base, major shopping, bus lines and numerous restaurants.



Directions: 7th Street north to Hatcher Rd., then west to property.

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