

May Gardens Apartments



12 Units

Offered at \$245,000 (\$20,417/u)

35 N May

Mesa, Arizona

The May Gardens Apartments consist of 10 1BR/1BA and 2 2BR/1BA apartment units. It is within walking distance of the light rail and is near the downtown Mesa area. There is a laundry facility onsite that generates additional income. The exterior of the property has new paint, all units are rented, and good property management is in place.

- ◆ Individually metered for electricity
- ◆ Surrounded by major employers/retail
- ◆ Located in quiet residential neighborhood
- ◆ 1981, frame wood/stucco
- ◆ Located near light rail
- ◆ On-site laundry

For More Information Please Contact:



Kasten Long Commercial Group

Terry J Kass, Broker, CCIM, CPM

Tel: 602 445 4124

Cell: 602 703 5277

Terry@KLCommGroup.com

2821 E Camelback Road Suite 600; Phoenix, AZ 85016

www.KLCommercialGroup.com

INCOME / EXPENSES

Units	Mix	Size (sf)	Actual Rent*		
			Rent	Rent/sf	per Month
10	1/1	550	\$350	0.64	\$3,500
2	2/1	638	\$589	0.92	\$1,178
10		6,776			\$4,678

Gross Monthly Income	Market \$4,678
Gross Scheduled Annual Income	\$56,136
Vacancy (15%)	(8,420)
Other Income	\$900
Gross Operating	\$48,616
Estimated Expenses (\$2,084/unit, \$3.69/sf)	(\$25,004)
Net Operating Income	\$23,611

Estimated Annual Expenses:

Management (8%)	3,817
Management (on-site)	1,800
Maintenance, Repair, Supplies	6,000
Utilities	
Water, Sewer, Trash	4,000
Electric	500
Insurance	1,800
Real Estate Tax (2010)	2,087
Misc	5,000
Total Expenses	\$25,004

FINANCING AND INVEST RETURN

\$ 245,000	Sale Price
\$ 85,750	Down Payment (35%)
\$ 159,250	(7%, 25 yr am, 5-yr fixed)

Cash Flow

\$23,611	NOI
<u>(\$13,507)</u>	Loan Payments
\$10,105	Annual Cash Flow

Return on Investment

\$10,105 / \$85,750 = 11.8%

SALE INFORMATION

List Price	\$ 245,000
Price / Unit	\$ 20,417
Price / sf	\$ 36.16
Cap Rate	9.6%
GRM	4.36

Terry J. Kass, CCIM, CPM
602 703 5277 direct
Terry@KLCommGroup.com
www.KLCommercialGroup.com



SITE INFORMATION

35 N. May St., Mesa, AZ 85201

Units	12
Building Size	6,776 sf approx.
Lot Size	16,325 sf (0.38 ac – per County)
Parcels	135-47-089, 135-47-090
Cool/Heat	Indiv. HVAC (10 wall/2 roof)
Hot Water	Indiv. electric hot water heaters
Construction	1981 frame wood stucco
Roof	Composition shingle
Parking	16 uncovered
Utilities	Indiv. metered for electric
Laundry	2 washers, 2 dryers Dadson lease

PROPERTY INFORMATION

May Gardens consist of 2 two-bedroom and 10 one-bedroom units. Each unit has full size appliances. There is a laundry facility onsite that generates additional income and provides a convenience to the tenants. The property is individually metered for electricity. Overall, the condition of the interiors is good. The exterior of the property has been repainted recently.

It is located just southeast of the Loop 101 and the Loop 202 interchange. It is within walking distance of the light rail and Downtown Mesa is minutes away. The area immediately surrounding the apartment complex is composed of single family homes and other multifamily.

*Six of the one bedrooms rent for \$350, and four rent for \$299. Of the two bedrooms, one is at \$589, the other is at \$400. As old leases expire, rents can be raised to market.



Directions: From the Loop 101 on W Main Street, head east to May Street. From here, turn left (north) where the property is on the east side of the street.

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.