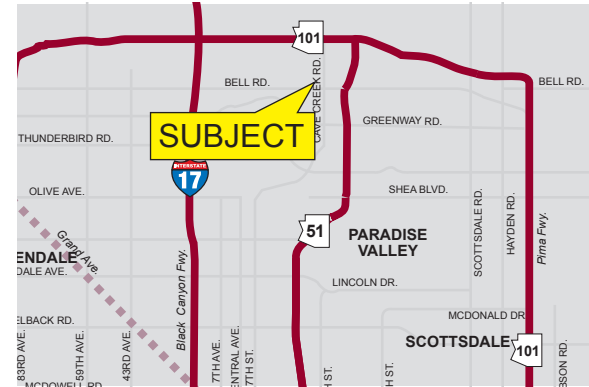


AVAILABLE FOR SALE



2444 E. DANBURY ROAD
PHOENIX, ARIZONA 85032

Investment Highlights

- Excellent North Phoenix Location
- Extensively renovated in 2011
- Walking distance to significant employment generators
- Individually metered for electricity
- Single story
- Ample storage space
- Long term tenants in place
- Value-add opportunity
- **Sales Price: \$339,000**

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COMMERCIAL REAL ESTATE SERVICES
BRAUN APARTMENT GROUP



2444 E. Danbury Apartments are located in a desirable North Phoenix location along the Bell Road corridor, a major east/west thoroughfare. This prime investment property is within walking distance to many employment generators and retail hubs and is in proximity to Paradise Valley Community College, Desert Ridge Marketplace and Paradise Valley Hospital. The property also has immediate freeway access to the SR51 and Loop 101.

2444 E. Danbury is an 8-unit, single-story complex with an on-site leasing office. The complex includes a trailer that can be used as a 9th unit. Built in 1957, the building has a new pitched roof and is individually metered for electricity. The property was extensively remodeled in 2011 and includes a new roof, new heating/cooling in each unit, tile flooring and dual pane windows.



Proforma

Type	# of Units	Approx. S.F.	Total S.F.	Rent per S.F.	Total Monthly Rent	Proforma Rent
1BD/1BA	8	450	3,600	\$1.02	\$3,680	\$460
Total/Avg.	8	450	3,600	\$1.02	\$3,680	\$460

SCHEDULED RENTAL INCOME

Gross Market Rent
 Loss to Lease/Bad Debt
 Vacancy Loss

TOTAL INCOME

OPERATING EXPENSES

Payroll
 Utilities
 Property Insurance
 Property Taxes
 Repairs & Maintenance
 Proposed Management Fee
 Administrative/Advertising

TOTAL EXPENSES

NET OPERATING INCOME

Marketing Proforma	Proforma % Per Unit
\$44,160	\$5,520
(442)	-1.00%
(1,766)	-4.00%
\$41,952	\$5,244
\$3,680	\$460
\$1,600	\$200
\$1,120	\$140
\$1,876	\$235
\$1,600	\$200
\$1,888	4.50%
\$600	\$75
\$12,364	\$1,545
\$29,588	\$3,699

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