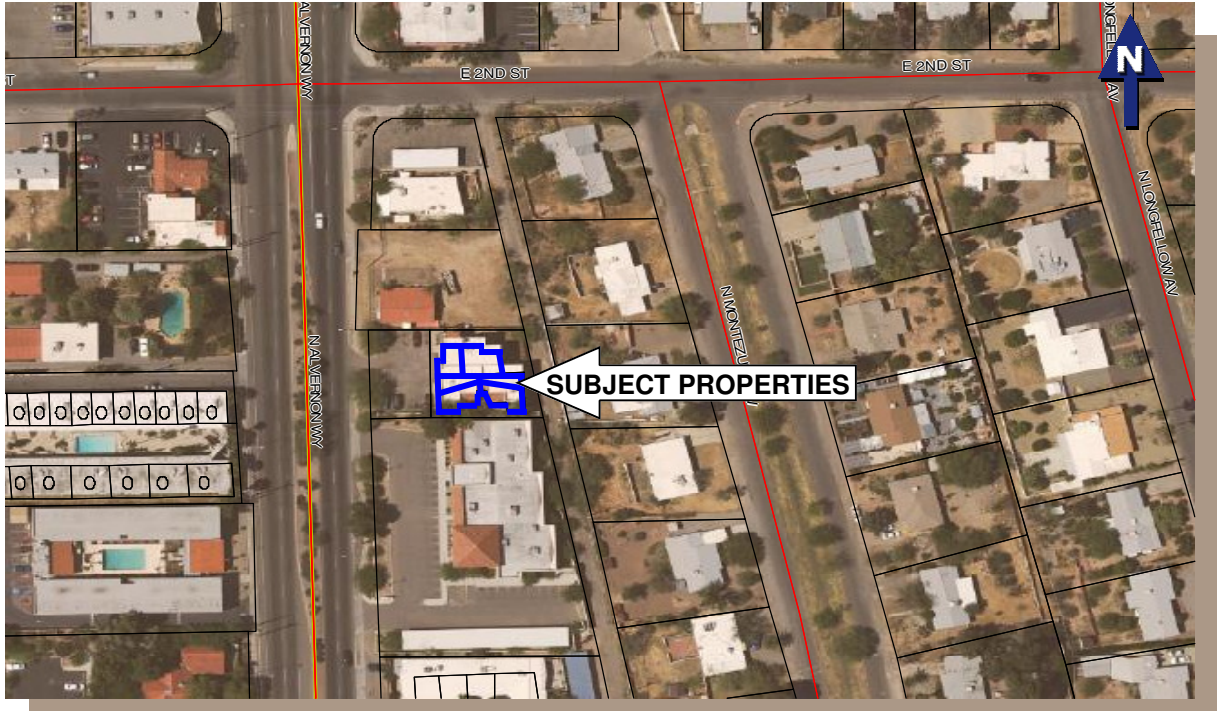


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940 North Alvernon Way

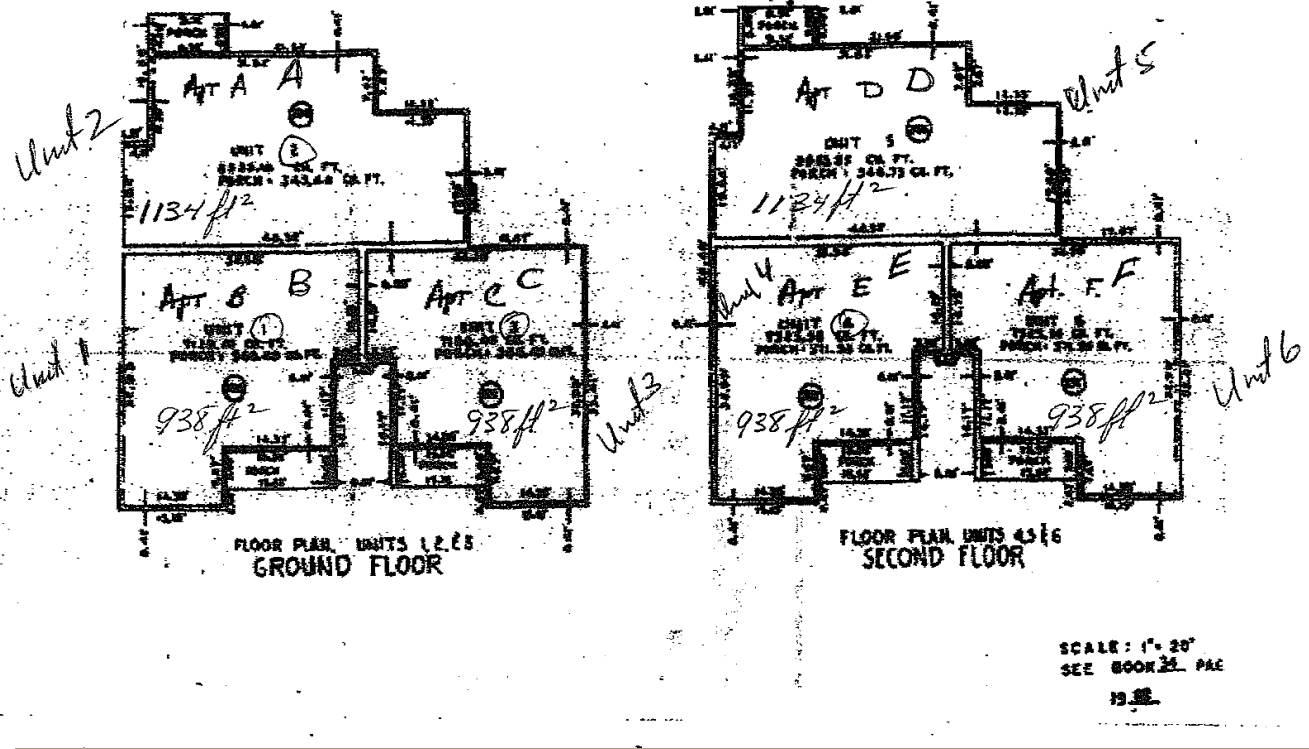
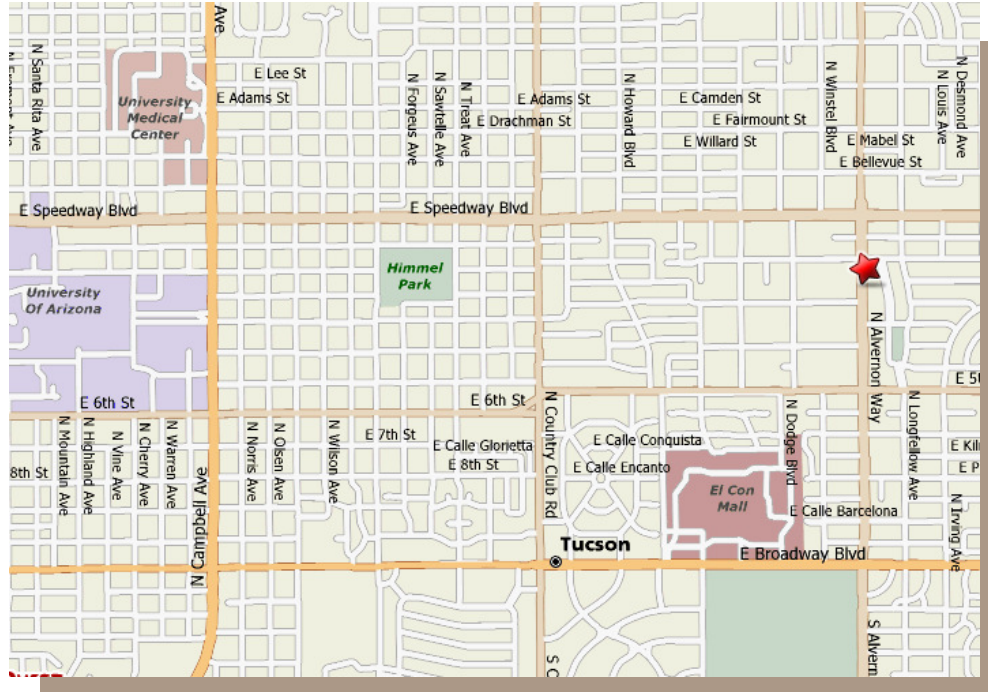
- **NUMBER OF UNITS:** 6
- **SQUARE FEET:** 6,020± sf
- **PRICE PER FOOT:** \$61
- **PRICE PER UNIT:** \$61,000
- **PARCEL NUMBERS:** 126-06-3290, 126-06-3300, 126-06-3310, 126-06-3320, 126-06-3330, 126-06-3340
- **OWNERSHIP:** 6 Condominiums
- **AMENTITIES:** Fireplace, patio, washer/dryer
- **LOT SIZE:** 79 x 135 x 81 x 149
- **TAXES:** \$3,841

Great 6 unit condo property priced to sell. Excellent central location, nearby services, spacious floor plans and good potential for rent increases make this a great investment property for an owner/operator. Financials are a combination of actual and proforma. Exit strategy is 6 separate sales.

\$425,000

Exclusively Represented by:
Tucson Realty & Trust Co.
Mick Cluck
520.577.7000 or 520.349.3533

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Financial Summary

<u>INCOME</u>	
Potential Rental Income	\$41,400.00
Less Vacancy	(\$2,898.00)
Less Bad Debt	
Net Rental Income	\$38,502.00
Laundry Income	
Total Operating Income (Projected/Actual)	\$38,502.00
<u>EXPENSES</u>	
Maintenance Supplies	(\$4,320.00)
Management	(\$2,538.00)
Water/Sewer	(\$480.00)
Insurance	(\$1,300.00)
Taxes	(\$3,841.00)
Total Expenses (Projected/Actual)	(\$12,479.00)
Net Operating Income (Projected/Actual)	\$26,023.00

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