



155-08-055

155-08-056

155-08-053

4425

4426

1

2

3



Client Report (1)

4425 N 13th PL, Phoenix, AZ 85014

\$525,000

	Multiple Dwellings	
	Total # of Units: 3 # of Buildings: 3 Lot Size Dimensions: 60x229 Covered Parking Spcs: 0 Total Parking Spcs: 5 Uncvr'd Parking Spcs: 5 Year Built: 1924 Zoning: R3 Flood Zone: No Add'l Parcels: No Other Type:	Subdivision: Tax Municipality: Phoenix Marketing Name: Meadowbrook Tract Hun Block: Map Code/Grid: P34 Legal: Meadowbrook TR Lot 3 BLK 4S 60'
	Ele Sch Dist: 038 - Madison Elementary District Elementary School: Madison Elementary School Jr. High School: Central High School	High School Dist #: 210 - Phoenix Union High School District High School:

Cross Streets: 12th or 16th st and Campbell **Directions:** from Campbell (between 12th and 16th) south on 13th Place.

Public Remarks: An amazing value add: 3 houses-1 lot AND fronts on 2 streets. Great rental or family compound or Unique Air B&B! House 1 is almost rent ready-needs kit finished (countertops installed-on site) and refresh the bath. House 2 and 3 (all electric) on mos to mos. leases. Hse 2 uses the big shed. Each has their own driveway and laundry hkups. 2 sheds. Large flood irrigated lot – a sliver of paradise in central Phoenix. Zoned R-3. Add a unit- lot split house 1 ... lots of potential. Most of the major expenses have been completed. SEE SPDs. Newer roofs (1&2) Newer ductwork, hvac's and h20s. Madison park on 14th St. has pool, ramada, playgrnd & lit baseball, basketball, tennis & volleyball courts. also fronts on 4426 N. 14th St. -Owner/agent

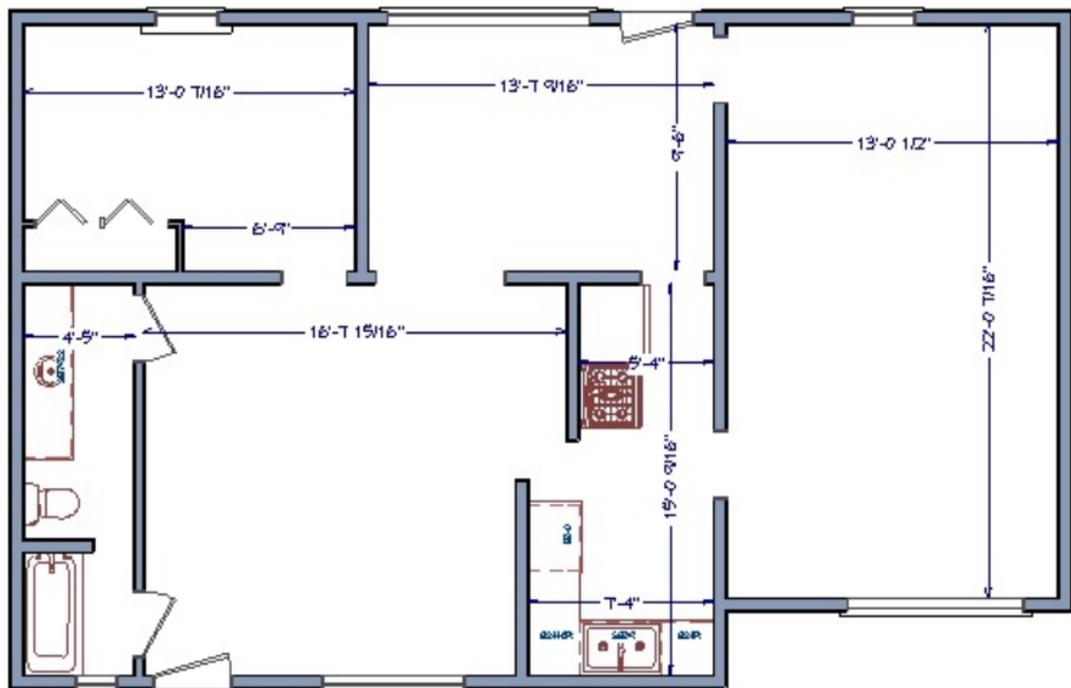
Efficiency Units: 1 Bedroom Units: # 1 Bedroom Units: 2; Avg Rent: 1,200; Avg SqFt: 850; # Baths: 1 2 Bedroom Units: # 2 Bedroom Units: 1; Avg Rent: 1,500; Avg SqFt: 1,100; # Baths: 1	3 Bedrooms Units: 4 Bedrooms Units:
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Features & Mobile Park Info	Income & Expense	Construction & Utilities	County, Tax and Financing
Appliances Included: Refrigerator; W/D Hookup; Other (See Remarks) Parking: >1 Space Per Unit Exterior Amenities: Green Landscaping; Fenced; Cable TV Available; Patio/Balcony; Separate Storage Project Type: Tri-Plex Special: Owner/Agent Sale Includes: Land & Building	Source of Fincl Data: Provided by Owner; Projected Proforma Adjusted Gross Inc: \$45,396 Totl Mnth Rental Inc: \$3,900 Other Income: \$0 Operating Exp: \$4,622.82 Owner Association: No % Vacancy Allowance: 0.03 Annual Elec Exp: \$0 Annual Gas Exp: \$0 Annual Ins Exp: \$2,000 Annual Landscape Exp: \$600 Annual Ownr Assoc Fee: \$0	Construction: Frame - Wood Const - Finish: Painted; Stucco Roofing: Comp Shingle; Rolled Floors: Wood; Ceramic Tile; Carpet Heating: Electric; Heat Pump; 2 or More Units Cooling: Ceiling Fan(s); Electric; Heat Pump; Individual; Central A/C; 2 or More Units Water: City Franchise Sewer: Sewer - Public Gas: SW Gas Electric: APS Roads/Streets: Asphalt; Curb(s) & Gutter(s) Tenant Pays: Electric; Gas Owner Pays: Water; Sewer; Trash Collection	County Code: Maricopa Legal Description (Abbrev): Tax Year: 2021 Taxes: \$2,022.82 Assessor Number: 155-08-056 Lot Number: 3 Ownership: Fee Simple Township: Total Owed: 0 Equity: \$525,000 New Financing: CTL; Conventional; No Carry

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: / Status Change Date: 11/02/2021	List Price: \$525,000	

Listed by: HomeSmart (crl12)





LIVING AREA
1037 sq ft

































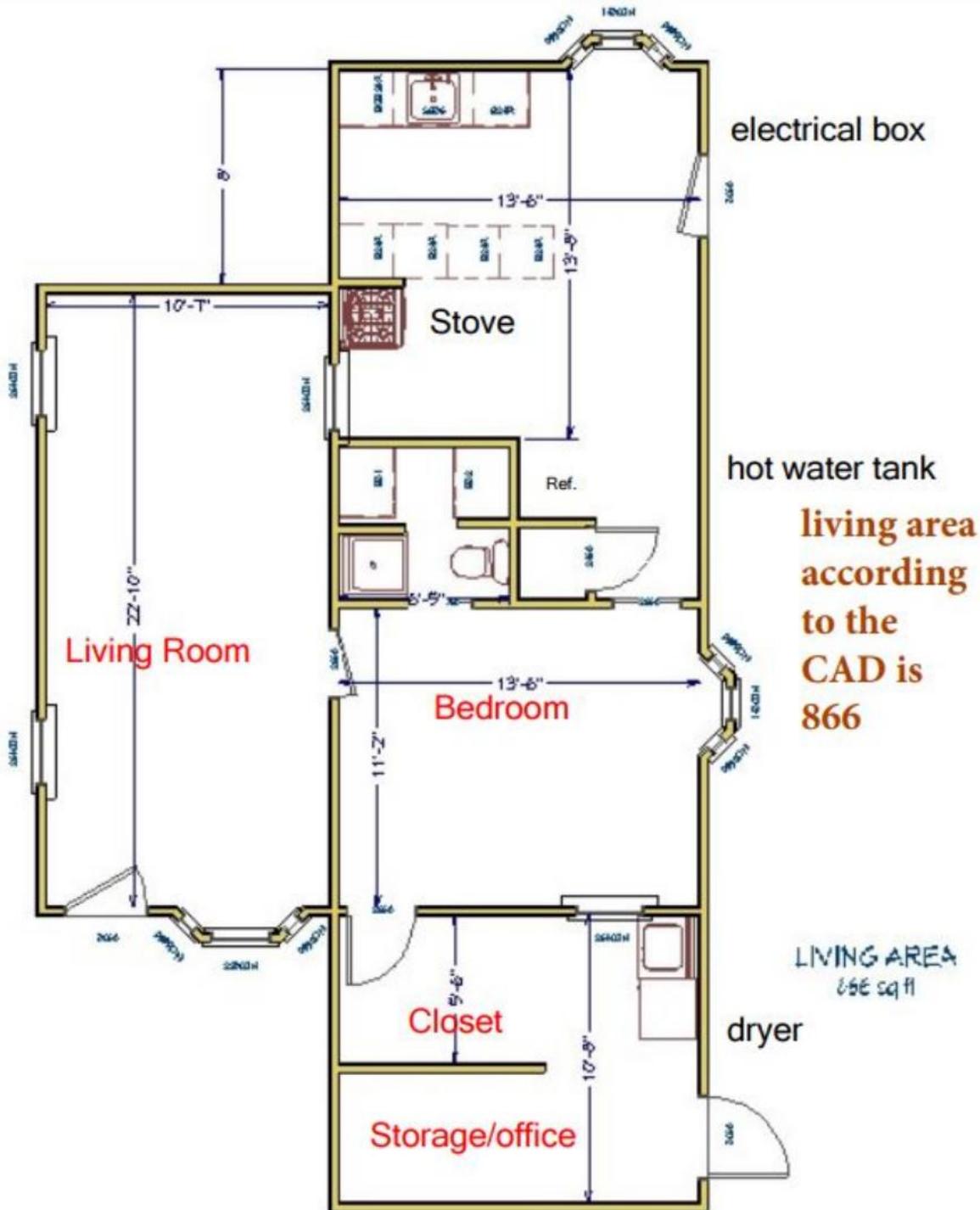






house 2

house 3



Living Room

Stove

Ref.

Bedroom

Claset

Storage/office

electrical box

hot water tank

living area according to the CAD is 866

LIVING AREA 656 sq ft

dryer











HOME























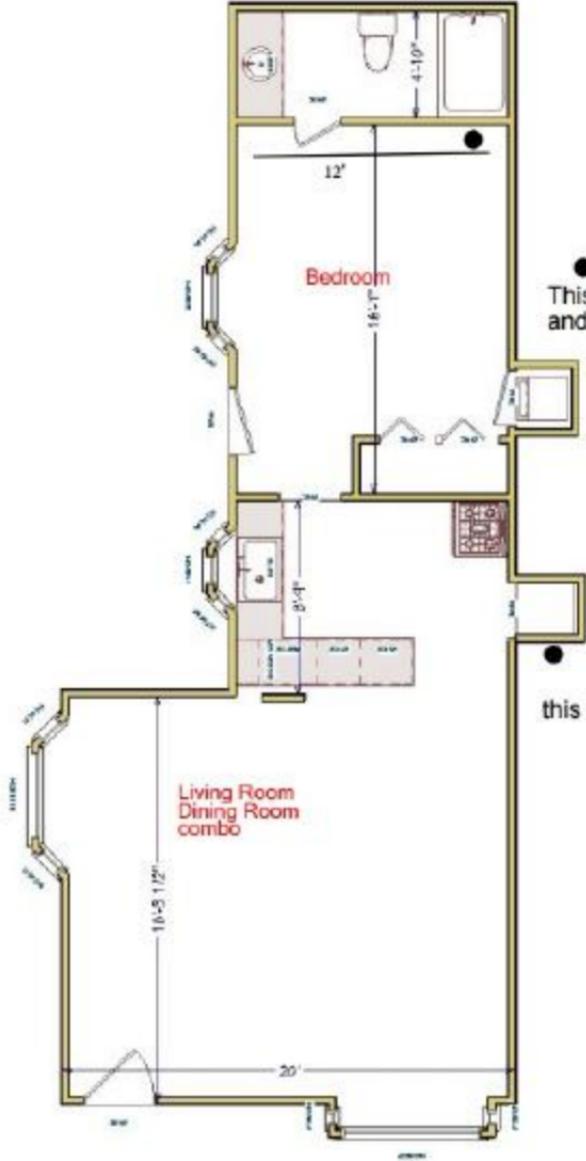




shed 2

14th st

house 3



● This bump out has been removed and located on wall next to bath

● this bump out has been shortened

According to the CAD

LIVING AREA
806 sq ft





















