

RARE MCLELLAN DUPLEX HOUSE

11 WEST MCLELLAN BOULEVARD, PHOENIX, ARIZONA



PROPERTY SUMMARY

Sale Price:	\$610,000
Number Of Units:	2
Cap Rate:	6.13%
NOI:	\$37,393
2016 Taxes:	\$1,377
Parcel #:	161-27-022
Lot Size:	0.21 Acres
Building Size:	2,200 SF
Year Built:	1950
Zoning:	R1-10
Cross Streets:	Central Avenue & McLellan Boulevard

PROPERTY OVERVIEW

This is a rare opportunity to own a fully remodeled Central Phoenix duplex. Located amidst the Central Corridor Estates and within a short bike ride to some of the most predominantly located restaurants and shopping in the city, this is truly a rare find.

Monthly rent is \$3,550/month and expenses are nominal since the tenants pay most of the cost to operate.

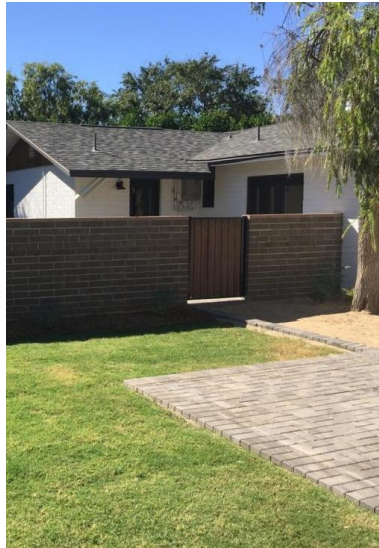
Exterior renovations include new roof, AC units, electric meters, tankless water heaters, dual pane windows, wood siding accents, exterior lighting fixtures, exterior paint, newly paved dual car port, modern desert landscaping with landscape lighting and a 200 square foot self-standing office or creative flex space in the backyard.

Kitchens include new ovens and ranges with stainless steel vent hoods, all new stainless steel appliances, new bucket sinks with faucets, new quartz countertops, white subway tile backsplashes, cupboards and new hardware throughout.

Bathrooms have new vanities, tub/shower surrounds and custom-styled vanity mirrors. Additional Interior improvements include new remote operated lighting fixtures, newly installed recessed lighting throughout, new washer and dryer appliances, new plank tile flooring, mod-red stained concrete flooring in the bedrooms and fresh white interior paint throughout.

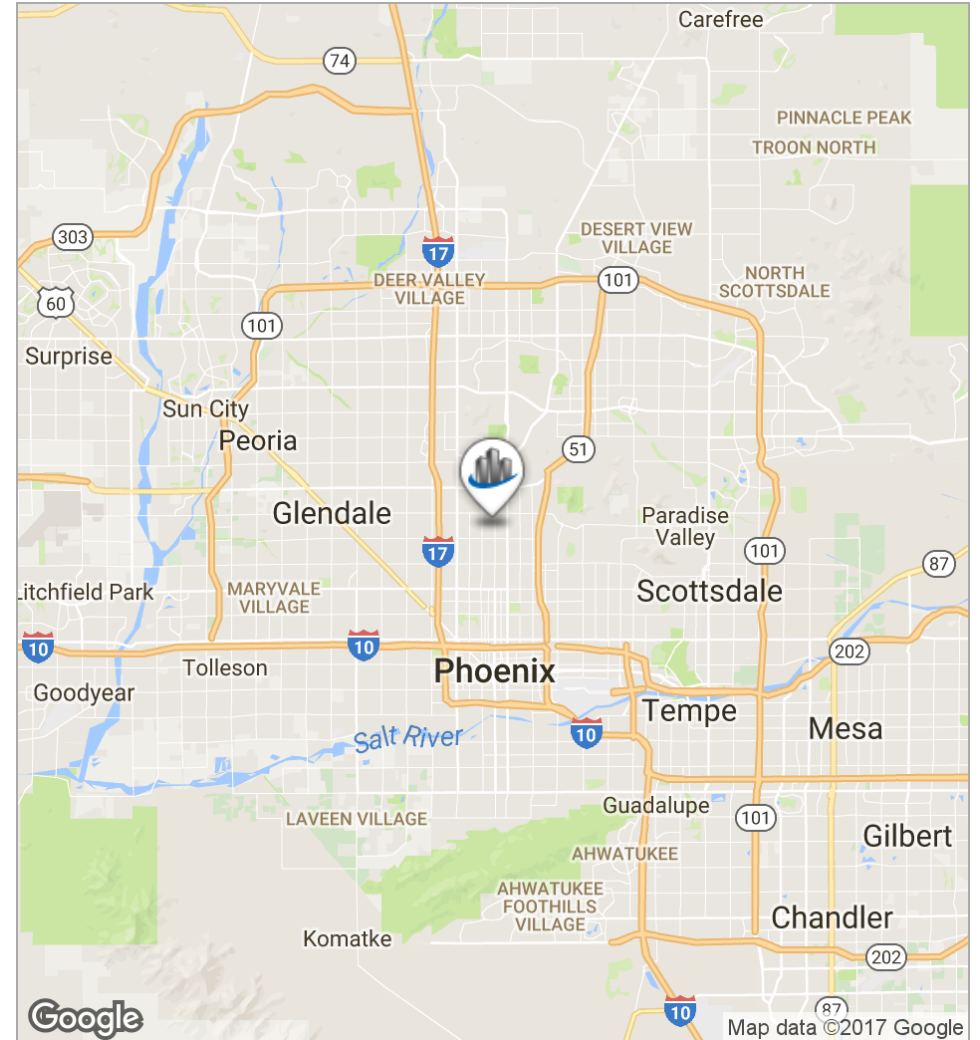
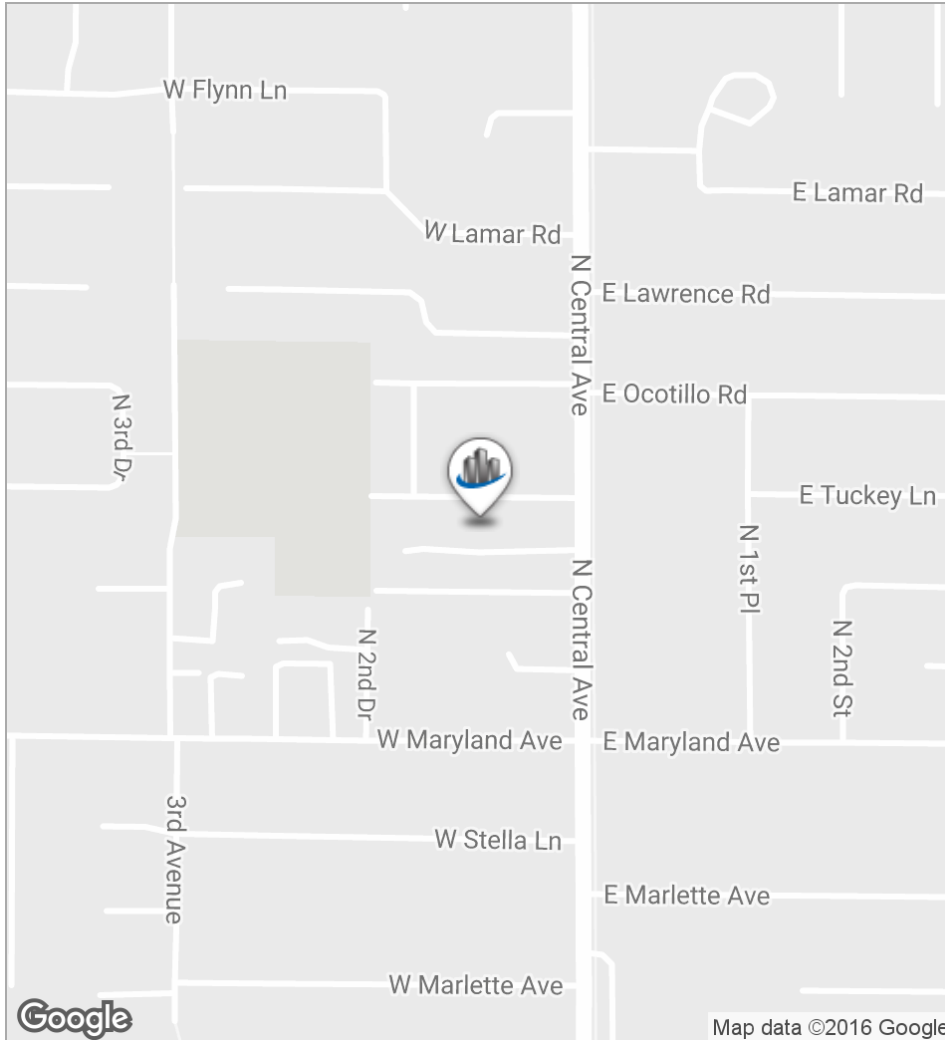
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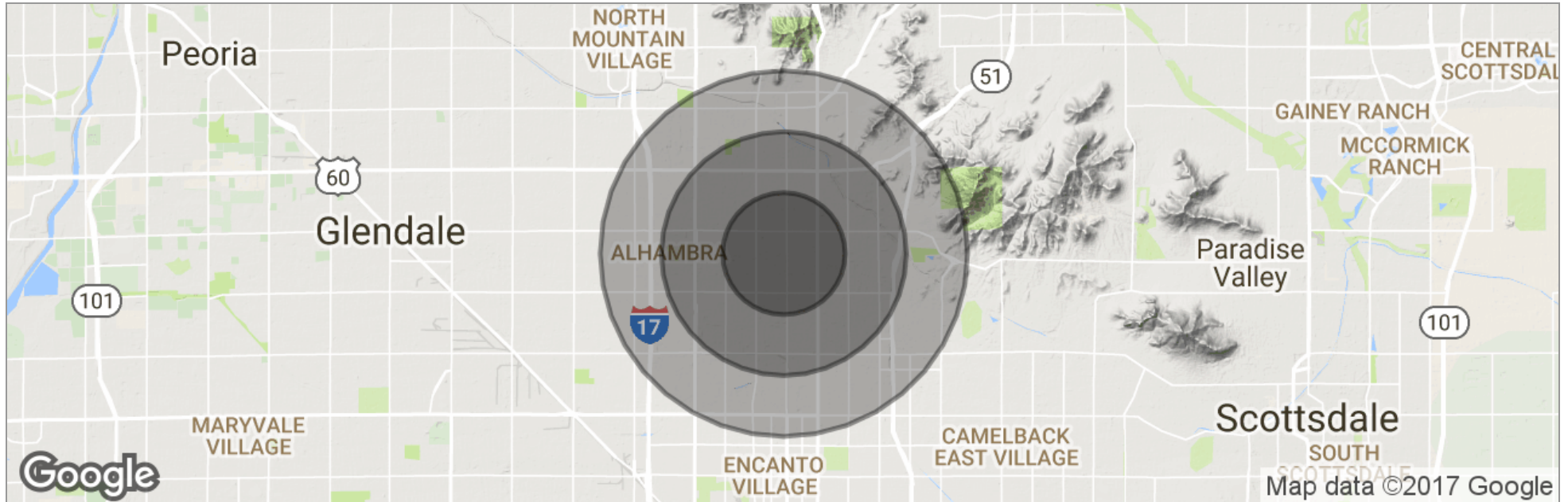
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	1 Mile	2 Miles	3 Miles
Total Population	13,518	66,100	153,352
Population Density	4,303	5,260	5,424
Median Age	44.3	40.3	36.1
Median Age (Male)	43.8	39.9	36.1
Median Age (Female)	44.6	40.7	36.6
Total Households	5,520	28,695	64,332
# of Persons Per HH	2.4	2.3	2.4
Average HH Income	\$114,826	\$76,108	\$63,475
Average House Value	\$504,484	\$416,587	\$355,889