

MIXED USE PROPERTY

214 N. KINSLEY AVE.

WINSLOW, AZ 86047

FOR SALE \$125,000

WWW.DAVINCIREALTY.COM



EXCLUSIVELY OFFERED BY DA VINCI REALTY, LLC

Mark T. Belsanti, CCIM

928.254.1770 (C)

928.779.3800 (O)

928.222.0189 (F)

mark@davincirealty.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



PROPERTY PROFILE



PROPERTY LOCATION

THIRD STREET AND KINSLEY AVE.
IN THE HEART OF DOWNTOWN WINSLOW.

PROPERTY DESCRIPTION

MIXED USE BUILDING IN DOWNTOWN WINSLOW, AZ
ACROSS THE STREET FROM
“STANDING ON THE CORNER....”.

TOP FLOOR RENTED SPACIOUS APARTMENT
APPROXIMATELY 1,367 SQFT.

VACANT FIRST FLOOR RETAIL SPACE APPROXIMATELY
1,360 SQFT.

FOR INFORMATION ON WINSLOW, AZ, VISIT
WWW.CI.WINSLOW.AZ.US



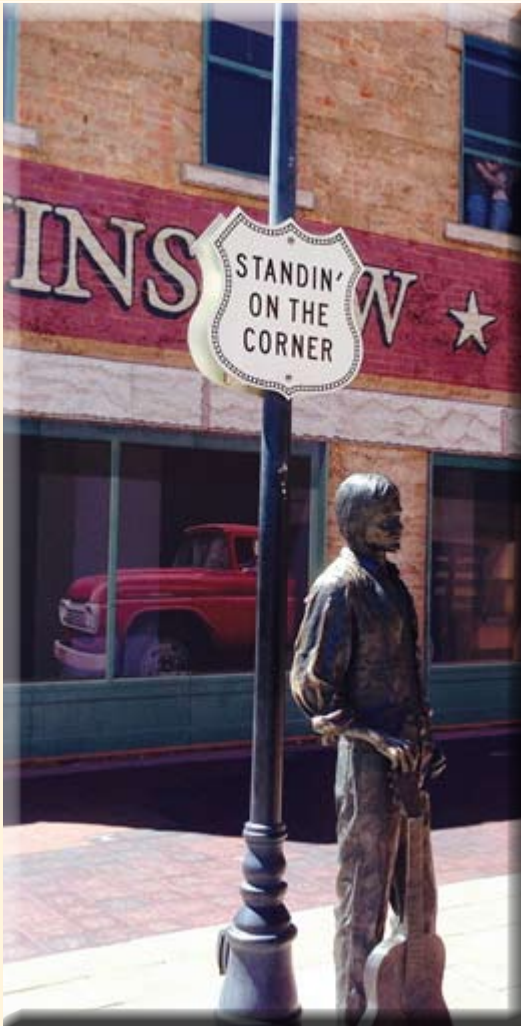
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INFORMATION



PRICE \$125,000

TERMS CASH, CASH TO NEW LOAN

CAP RATE 9.23%

OCCUPANCY 50%

PRICE PER SQFT \$45.84

LOT SIZE 3,551 SQFT

BUILDING SIZE 2,727 SQFT

2013 TAXES \$1,413.14

PARCEL NUMBER 103-17-067

PROPERTY TYPE RETAIL BUILDING

COUNTY NAVAJO



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LOCATION



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AERIAL VIEW



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PARCEL VIEW



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PRO FORMA

216 N. Kinsley Ave.
Winslow, AZ

18-Sep-14

Total Price: \$125,000

First Lien: 5.00% 30 years
Second Lien: _____
Total Debt: \$0

Down Payment: \$125,000 (100% down)

Building Size: 2,727 sq. ft. (\$45.84 / sq. ft.)
Constructed in: 1908 (78.25% site coverage)
Land Area: 0.08 acres (\$35.87 / sq.ft. land)
Parking: 0 spaces
Base Rental Income: \$1,500.00 per month, or \$18,000 per year
Other Income: \$0.00 per month, or \$0 per year
Vacancy Factor: 10% currently 50% occupied
Operating Expenses: \$388.58 per month, or \$4,663 per year
Debt Service: \$0.00 per month, or \$0 per year

STABILIZED PROFORMA

Annual Rental Income	\$18,000	
\$0.55 /mo. \$6.60 /yr.		
Other Income:	0	0.00% of gross income
\$0.00 /mo. \$0.00 /yr.	-----	
Scheduled Gross Income:	\$18,000	6.94 times gross income
\$0.55 /mo. \$6.60 /yr.		
Less Vacancy Factor:	(1,800)	10.00% vacancy factor

Effective Gross Income:	\$16,200	
Less Operating Expenses:	(4,663)	25.91% of gross income
\$0.14 /mo. \$1.71 /yr.	-----	
Net Operating Income:	\$11,537	9.23% capitalization rate
\$0.35 /mo. \$4.23 /yr.		
Less Debt Service:	0	0.00 K debt constant

Pretax Cash Flow:	\$11,537	9.23% pretax return on equity



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RENT ROLL

RENT ROLL

Suite #	Tenant Name	Size	Rent P.S.F.	Base Rent	NNN Expenses	Lease Expires
A	Apartment	1,367	0.51	\$700		6/30/15
B	Retail	1,360	0.59	\$800		
Totals:		2,727	\$0.55	\$1,500	\$0	

EXPENSE BREAKDOWN

<u>Expense Item</u>	<u>Monthly</u>	<u>Annual</u>	<u>Notes</u>
Property Taxes	\$118	\$1,413	
Insurance	\$63	\$750	
Miscellaneous	\$42	\$500	
Utilities	\$167	\$2,000	
Totals:	\$389	\$4,663	



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