

# Exclusive Listing



## Campbell Plaza

1811 E Blacklidge Dr., Tucson, AZ 85719

**Price: \$2,750,000**

Units: 30 | Price/Unit: \$91,667

Sq Ft: 15,000 | Price/Sq Ft: \$183.33

Year Built: 1976 | Cap Rate: 5.14%

**Joseph Chaplik**

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**Joseph Bernard** LLC  
INVESTMENT REAL ESTATE

The Professional Approach to Apartment Investing

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# INCOME & EXPENSE

## Campbell Plaza

1811 E Blacklidge Dr.  
Tucson, AZ 85719



### Scheduled Monthly Rents

Units	Type	Est. SF	Current Avg. Rent	Monthly Income	Rent at Market	Monthly Income
30	1 bed/1 ba	480	\$620	\$18,600	\$650	\$19,500
<b>30</b>			<b>Estimated Total</b>	<b>\$18,600</b>		<b>\$19,500</b>
<b>Scheduled Gross Income</b>				<b>\$223,200</b>		<b>\$234,000</b>
▪ Less: Vacancy (5%)				-\$11,160		-\$11,700
<b>Effective Gross Income</b>				<b>\$212,040</b>		<b>\$222,300</b>
▪ Plus: Laundry				+\$2,700		+\$2,700
▪ Plus: RUBS				+\$19,980		+\$19,980
<b>Effective Annual Income</b>				<b>\$234,720</b>		<b>\$244,980</b>

### Summary

<b>Price</b>	<b>\$2,750,000</b>
Units	30
Building Sq Ft	15,000
Price/Unit	\$91,667
Price/Sq Ft	\$183.33
Year Built	1976

### Proposed Financing

Down Payment	\$1,000,000
Down Payment %	36%
Debt Service	\$97,254
Loan Amount	\$1,750,000
Interest Rate	3.75%
Term	5 yr fx/30 yr am

### Estimated Expenses

	Current			Budget		
	%EGI	Per/Unit	Amount	%EGI	Per/Unit	Amount
Taxes	5.55%	\$393	\$11,778	5.30%	\$393	\$11,778
Insurance	3.18%	\$225	\$6,750	3.04%	\$225	\$6,750
Utilities	10.96%	\$775	\$23,250	10.46%	\$775	\$23,250
Professional Management	8.00%	\$565	\$16,963	8.00%	\$593	\$17,784
Maintenance & Repairs	9.20%	\$650	\$19,500	8.77%	\$650	\$19,500
Turnover Reserves	2.83%	\$200	\$6,000	2.70%	\$200	\$6,000
Capital Reserves	4.24%	\$300	\$9,000	4.05%	\$300	\$9,000
<b>Total Est. Annual Expenses</b>	<b>43.97%</b> <i>of EGI</i>	<b>\$3,108</b> <i>Per Unit</i>	<b>\$93,241</b>	<b>42.31%</b> <i>of EGI</i>	<b>\$3,135</b> <i>Per Unit</i>	<b>\$94,062</b>

### Investment Summary

	Current	Projected
<b>Net Operating Income (NOI)</b>	<b>\$141,479</b>	<b>\$150,918</b>
<b>Cap Rate</b>	<b>5.14%</b>	<b>5.49%</b>
Debt Service	\$97,254	\$97,254
Cash Flow	\$44,225	\$53,664
<b>Cash Return</b>	<b>4.42%</b>	<b>5.37%</b>

For further information, please contact

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