



AVENUE C 11 UNIT APARTMENT COMPLEX

1101 S. AVENUE C
YUMA, AZ 85364

Jerry LoCoco, J.D.
Designated Broker/Managing Director
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Executive Summary



OFFERING SUMMARY

Sale Price:	\$840,000
APN:	664-09-017
Number Of Units:	11
Lot Size:	0.0 Acres
Building Size:	10,894
Zoning:	R-3
Market:	Yuma
2018 Taxes:	\$5,564.16
CAP Rate:	6.6%

PROPERTY OVERVIEW

SVN| Velocity is pleased to present an multi-family investment opportunity. This property features 11 units including a 3 bedroom 2 bathroom house in a strong rental market location. This opportunity is perfect for expert investors or those looking for their first multi-family investment.

During the past year, capital improvements have included: new bath tub, two new AC units, new kitchen, new fridge, new blinds in one unit, new mailboxes, and much more. Rent includes all utilities. Duplex's were built in 1983 and the apartments were built in 1986.

PRO FORMA HIGHLIGHTS:

- All units at current market rent : \$85,800.00
- Expenses and vacancy at 35%: \$30,030.00
- Potential net operating income: \$55,500.00
- Net cash flow before debt service: \$55,500.00
- Pro Forma CAP Rate: 6.6%

Additional Photos



Aerial Map



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Rent Roll

UNIT NUMBER	UNIT BED	UNIT BATH	LEASE END	CURRENT RENT	MARKET RENT	CURRENT RENT
A	2	1	05-31-19	Current	\$650	\$650
B	1	1	06/30/19	Current	\$550	\$550
C	2	1.5	Vacant	Vacant	\$675	
D	2	1.5	03/31/19	Current	\$675	\$675
E	1	1	10/31/19	Current	\$500	\$500
F	2	2	11/04/19	Current	\$675	\$675
G	2	2	08/31/19	Current	\$675	\$675
H	2	2	08/2019	Current	\$675	\$675
I	2	2	10/31/19	Current	\$675	\$675
J-Studio	1	1	08/31/19	Current	\$400	\$400
House	3	2	Vacant	Vacant	\$1,000	
Totals/Averages					\$7,150	\$6,150

2016 Income & Expenses

INCOME SUMMARY

PER SF

Gross Income	\$80,504	\$7.39
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EXPENSE SUMMARY

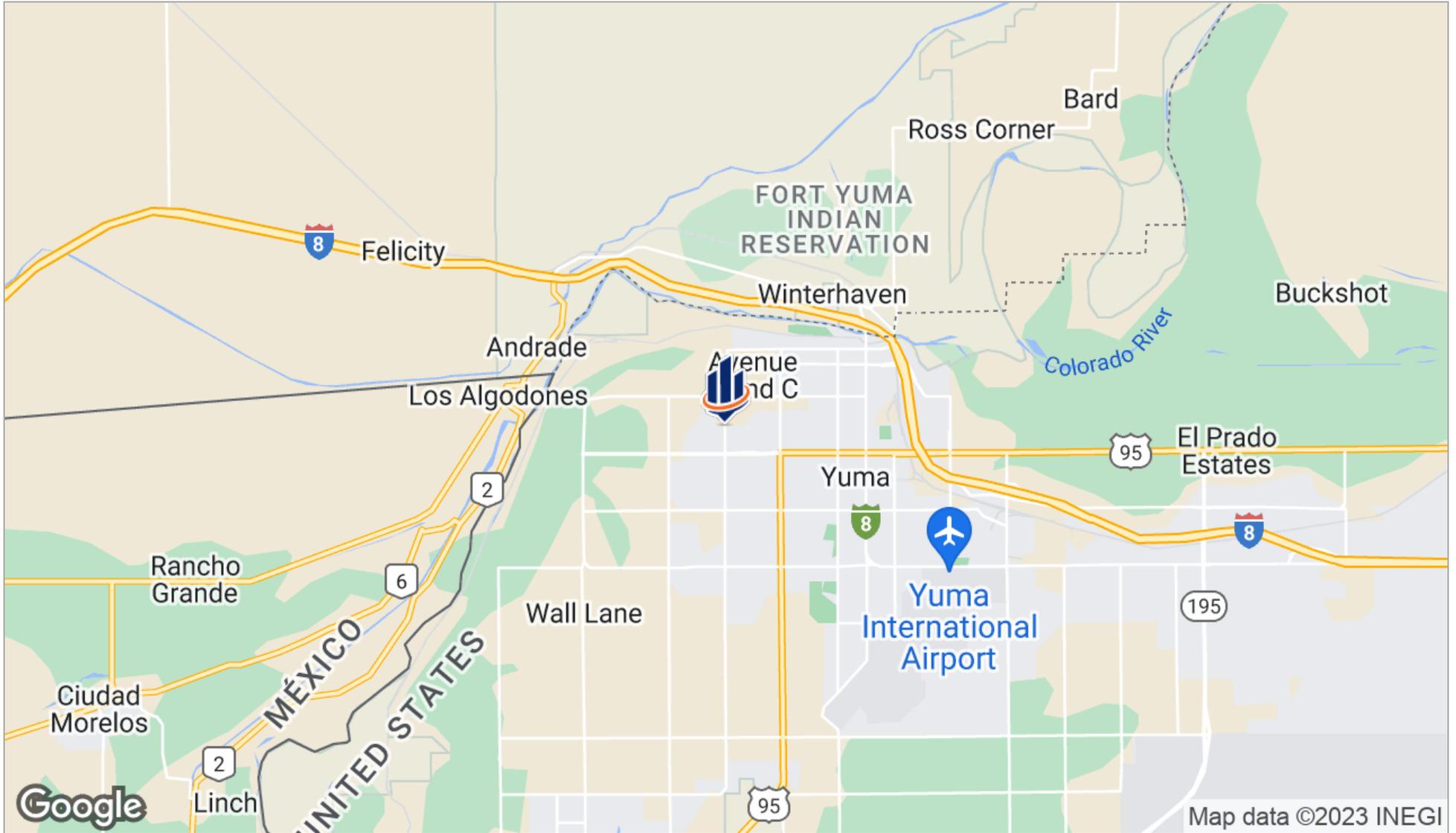
PER SF

Gas	\$850	\$0.08
Electric	\$3,250	\$0.30
Water	\$6,631	\$0.61
Trash	\$720	\$0.07
Landscaping	\$1,800	\$0.17
Irrigation	\$118	\$0.01
Property Insurance	\$3,250	\$0.30
Property Taxes	\$5,564	\$0.51
Rural Metro Fire	\$1,835	\$0.17
Property Management	\$6,925	\$0.64
Gross Expenses	\$30,943	\$2.84
Net Operating Income	\$49,561	\$4.55

Pro forma:

- Income at 100%: \$85,800.00
- Expenses at 35%: \$30,030.00
- Net Income: \$55,500.00
- CAP Rate: 6.6%

Location Maps

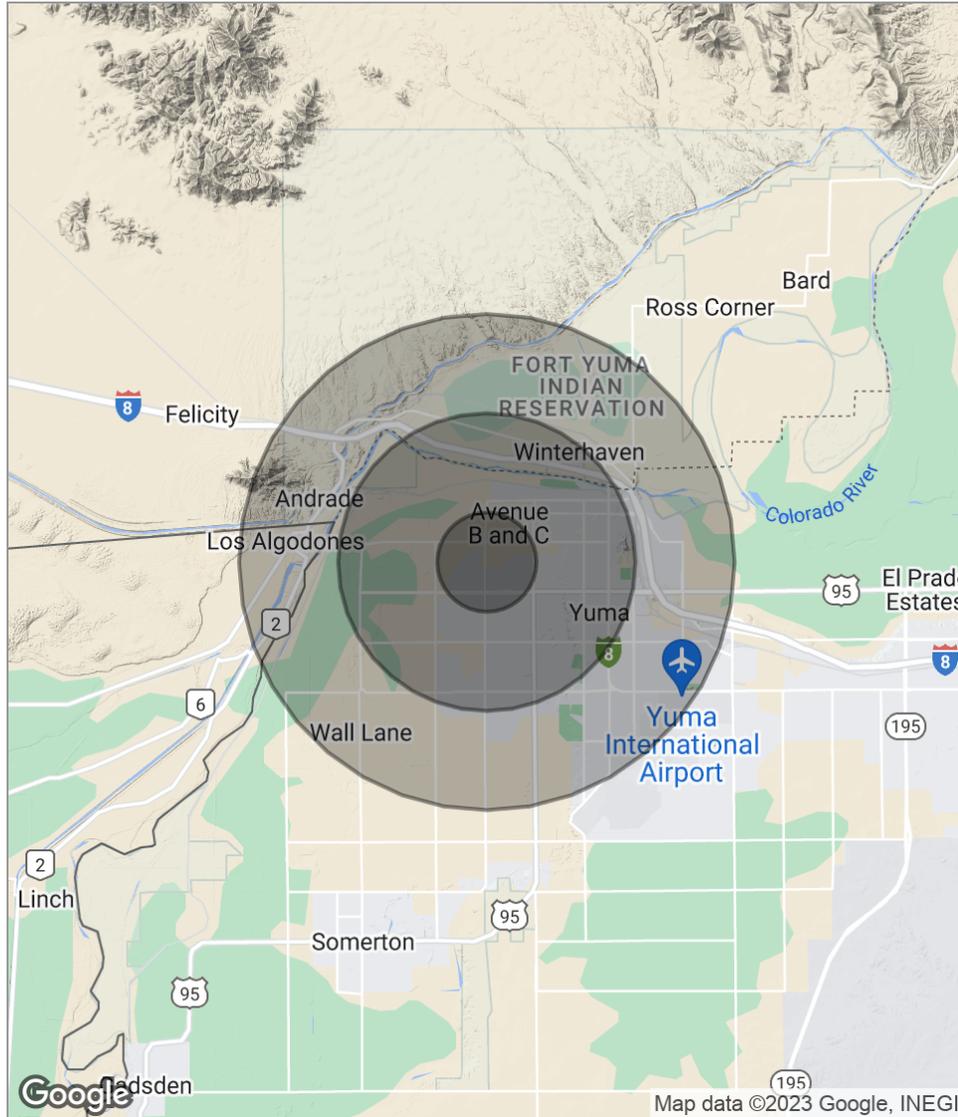


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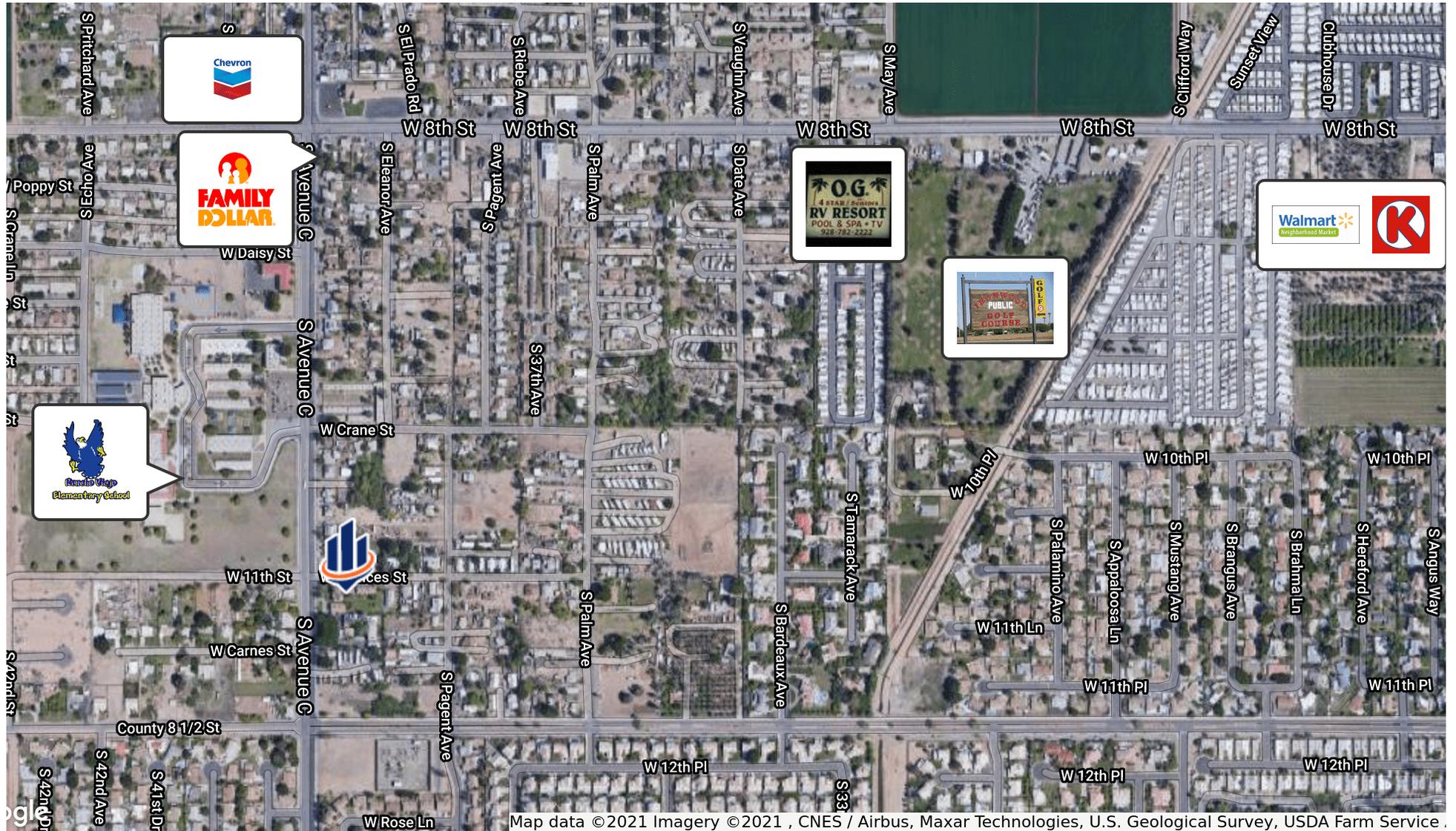
Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,834	71,880	100,714
Median age	31.7	30.5	31.5
Median age (male)	30.1	28.5	29.8
Median age (Female)	33.0	32.3	32.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,858	26,522	37,907
# of persons per HH	2.8	2.7	2.7
Average HH income	\$52,698	\$51,938	\$50,846
Average house value	\$168,721	\$191,418	\$181,704

* Demographic data derived from 2020 ACS - US Census

Retailer Map



Map data © 2021 Imagery © 2021, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service.

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Advisor Bio

JERRY LOCOCO, J.D.

Designated Broker/Managing Director



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PROFESSIONAL BACKGROUND

Jerry LoCoco is a commercial real estate professional who specializes in investment property, industrial, and office leasing and sales based in Yuma, AZ.

Jerry is an almost-Yuma- native, having moved to Yuma when he was 5 years old. Jerry studied at Arizona State University, majoring in Housing and Urban Development and then went on to obtain his Juris Doctor degree from the James E. Rogers College of Law at the University of Arizona. Jerry is a SIOR Designee.

His experience and passion to improve the local community is evident in his background – having over twenty years experience developing a multi-million dollar commercial construction and residential land development company. Jerry has a passion helping investors and business owners achieve their investment and business objectives and he offers a skill set unique to the Commercial Real Estate industry. He has an excitement for marketing and loves identifying inefficiencies and opportunities in the industry.

His primary goal is to create value for the investors and owners that he works with while also striving to improve our wonderful community, looking at problems as an opportunity, and always taking the approach that challenges are opportunities to create value.

EDUCATION

Juris Doctor, James E. Rogers College of Law University of Arizona; Certificate in Tax Law

MEMBERSHIPS & AFFILIATIONS

- SIOR Designee
- Chairman of the Board to the Greater Yuma Economic Development Corporation
- Board Member to the Yuma Regional Medical Center Foundation
- Committee Chair at Yuma Catholic High School

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