



# 5TH AVENUE MULTIFAMILY COMPLEX

109 S. 5TH AVE  
YUMA, AZ 85364

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$250,000
APN:	633-34-127
Number Of Units:	4
Number Of Buildings:	2
Lot Size:	0.6 Acres
Year Built:	1925
Building Size:	1,950 SQFT per Building
Zoning:	B-1
2019 Taxes:	\$1,304.16

## PROPERTY OVERVIEW

Great multi-family investment opportunity with 4 units fully occupied located on the north end of Yuma, AZ off of 5th Avenue and 1st Street. Property is within close proximity to Downtown Yuma's Main Street, Interstate 8 entrance, and the California border making it a prime location for future development.

Each unit consists of 1 bedroom and 1 bathroom, and stackable washer and dryers. Upstairs units consist of natural gas water heaters and stoves. Downstairs units consist of electric water heaters and stoves. Tenants pay electric/gas utilities. City of Yuma Water and Sewer is paid by owner and included in rent.

Capital improvements have included: 3 new AC units [ 2 units installed less than 2 years ago and 1 unit in 2018].

## PROPERTY HIGHLIGHTS

- Zoned B-1
- 1 Bedroom 1 Bath Units
- Stack-able Washer/ Dryer in every unit

# Rent Roll

UNIT NUMBER	UNIT BED	UNIT BATH	LEASE START	CURRENT RENT	MARKET RENT	SECURITY DEPOSIT
497 S 1st St	1	1	Current	\$600	\$600	\$600
491 S 1st St	1	1	Current	\$650	\$600	\$650
109 S. 5th Ave	1	1	Current	\$700	\$600	\$700
113 S. 5th Ave	1	1	Vacant	Vacant	--	--
Totals/Averages				\$1,950	\$1,800	\$1,600

# Annual Income & Expenses

## INCOME SUMMARY

Gross Income	\$28,080
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## EXPENSE SUMMARY

City of Yuma Water/Sewer	\$2,400
Pest Control	\$720
Landscaping	\$360
Insurance	\$1,680
Maintenance	\$1,200
Gross Expenses	\$6,360
Net Operating Income	\$21,720

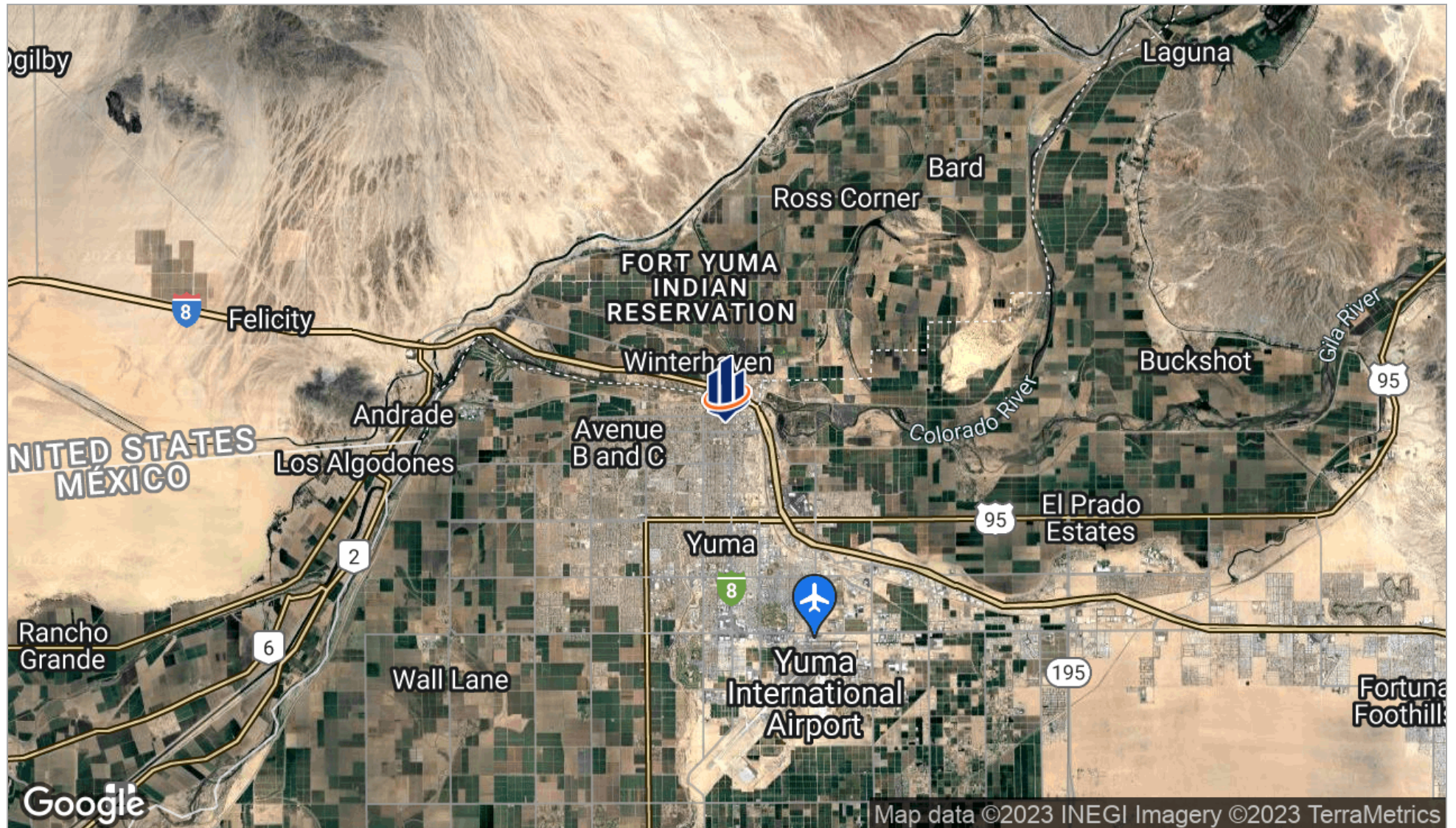


# Additional Photos



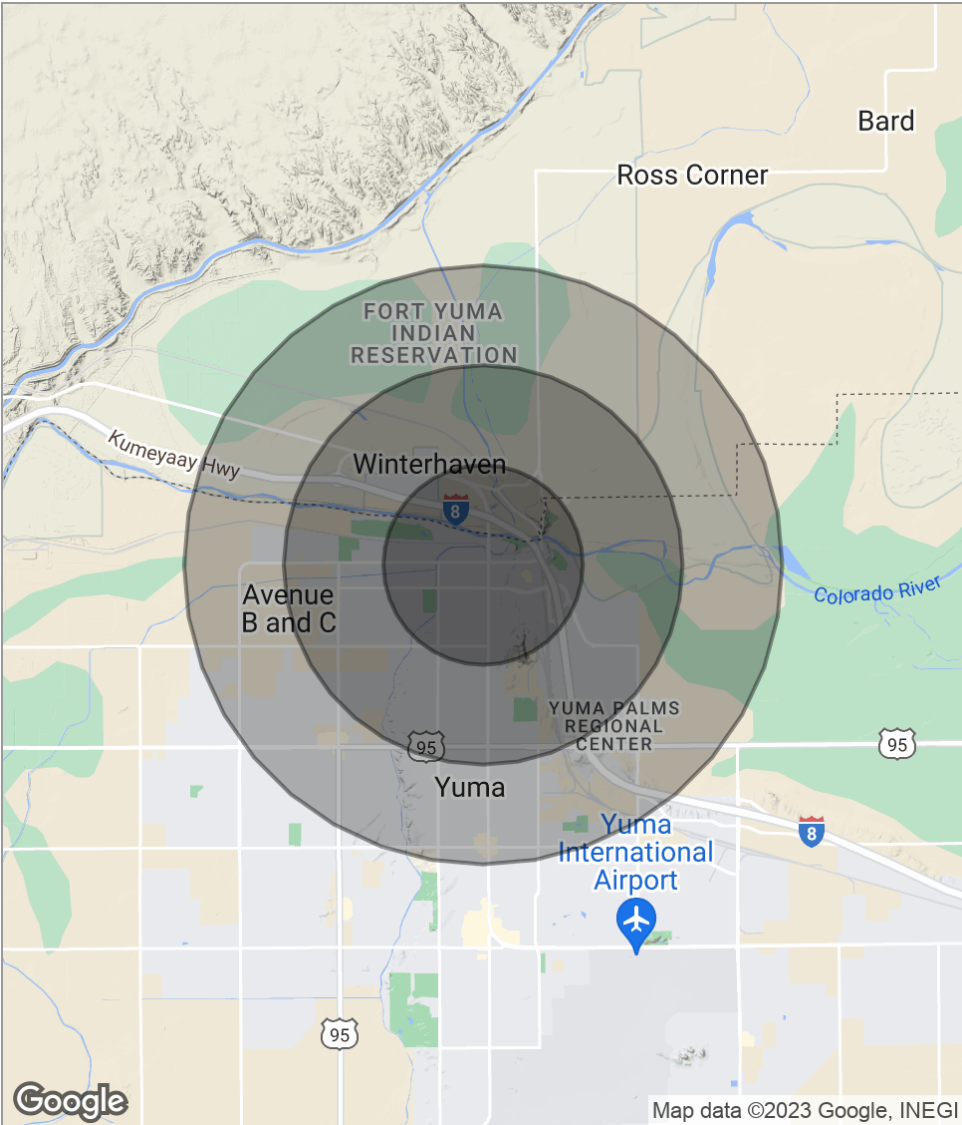


# Location Maps





# Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	8,096	25,634	54,894
Median age	28.2	31.1	31.0
Median age (Male)	28.9	29.4	29.5
Median age (Female)	29.1	33.6	32.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	2,829	9,803	21,357
# of persons per HH	2.9	2.6	2.6
Average HH income	\$37,295	\$39,668	\$42,862
Average house value		\$153,700	\$151,620

\* Demographic data derived from 2020 ACS - US Census

# Retailer Map







## *YUMA, ARIZONA*

Yuma, Arizona is located in the Southwestern corner of Arizona in the Sonoran Desert, bordering California and Mexico. Yuma is considered the crown jewel of the desert Southwest with over 310 days of sunshine, causing the population to double in the winter months with Winter Visitors. Yuma is 172 miles away from San Diego, CA, 184 miles from Phoenix, AZ, 228 miles away from Tucson, AZ, and 38 miles from San Luis Rio Colorado, Sonora, Mexico; making Yuma the perfect location between the densely populated cities.

Yuma, AZ has many outdoor recreational activities to enjoy ranging from hiking, kayaking, golfing, and swimming as well as city sponsored events such as Midnight at the Oasis, The Colorado River Balloon Festival, Rio De Cerveza Beer Festival, the City of Somerton Tamale Festival, Dorothy Young Memorial Electric Light Parade, and numerous city block parties. Yuma is home to the Yuma International Airport making nationwide travel easy. Yuma accommodates its citizens with the Yuma County Area Transit System and many paved bike paths for convenient local transportation. Yuma County is in line for positive growth as many growing companies are locating to the area due to skilled workforce and the convenient location.





# Yuma County's Economy

Agriculture is the leading industry in Yuma County producing over \$2.5 billion a year, making Yuma County the Winter Vegetable Capitol of the World. Yuma County's success in agriculture is largely due to its climate, rich soil, and skilled workforce.

The United States Government is the top employer in Yuma County, AZ with Marine Air Corp Station Yuma and the Yuma Proving Grounds being the number 1 and 2 employers within the county. The U.S. Army John F. Kennedy Special Warfare Center and School opened in 2014 in Yuma, AZ and is the largest facility of its kind in the world. The facility trains troops for air operations requiring free falling from air crafts.

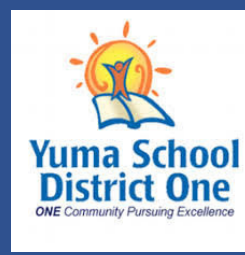
Tourism is the third largest contributor to the Yuma County's economy. Within close proximity to Mexico, tourists spend an estimated \$2.2 billion a year on entertainment, food, and clothing within Yuma County. During winter months, the county doubles in size with Winter Visitors temporarily relocating to the city from Northern United States and Canada.

Yuma County's close proximity to Southern California and Mexico make it desirable for site selectors and company executives when relocating businesses. Yuma County's location gives companies an advantage of doing business in Southern California without "being in" Southern California.





## *Yuma County Top Employers*



# 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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