



# Gerchick Real Estate - I answer my PHONE

“Make the Market Work for YOU”™

Totally Remodeled Duplex

**305 E Roeser Rd #B**  
**Phoenix, AZ 85040-8744**

**\$385,000**

**MLS # 6162638**



### HIGHLIGHTS:

- All 2 bedrooms
- Remodeled 2020
- New Fencing
- New Landscaping
- Modern Exterior Paint
- New Dual Pane Windows
- Ability to buy three more units
- Washer Dryer Hookups
- Many more upgrades

### DETAILS

This is an opportunity to purchase a duplex with residential financing. The sister duplex is under remodel (separate APN) & the SFH will be remodeled (separate APN). Own a complex! The duplex is finished w/new windows, new landscaping, new fencing, new paint inside & out-MANY more upgrades. Currently in lease up mode. See Document Tab for info. Buyer to verify all facts and figures.



**CAP RATE:**  
**4.02%**

**Numbers:**

Effective Rent	\$26,655
Operating Expenses	\$7,721
Net Operating Income	\$18,934



**Linda Gerchick, CCIM**  
**Designated Broker**  
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