



# Gerchick Real Estate - I answer my PHONE

“Make the Market Work for YOU”™

Redone Duplex with Lot

## 1229 E Mountain View Phoenix Az

# \$385,000

## MLS # 6215031



### HIGHLIGHTS:

- Fully Occupied Duplex
- Updated 2019
- New Dual Pane Windows
- New Landscaping
- Modern Exterior Paint
- New Fence
- Washer-Dryer in both units
- New Ceiling Fans
- New Fixtures
- Many more upgrades

### DETAILS

1. Newly fenced private back yards for each unit
  2. New windows
  3. Fresh paint interior/exterior
  4. Porcelain tile floors, carpet in one bedroom
  5. New kitchen cabinets, counter tops, and appliances
  6. Upgraded bathrooms with new tile, tubs, toilet, vanities, and fixtures.
  7. New plumbing
  8. Updated electrical wiring.
- Buyer to verify all facts and figures



**CAP RATE:**  
**4.03%**

### Numbers:

Gross Rent	\$22,740
Vacancy Rate	\$682
Effective Gross Income	\$22,058
Annual Operating Expenses	\$6,557
Net Operating Income	\$15,500



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