



Gerchick Real Estate - Linda Gerchick, CCIM

“Make the Market Work for YOU”™

Triplex-All 2 bedroom w/Laundry Room

10827 N 18th Ave
Phoenix, AZ 85029

\$735,000

MLS# 6311576



HIGHLIGHTS:

- New Roof
- New Exterior Paint
- New Landscaping
- Much interior work
- Gated Entrance
- All Two Bedroom
- Private Yards
- New Air-Conditioners
- Laundry Room
- Many more updates



DETAILS

Nicely kept all 2 bedroom Triplex, One tenant in place w/M-T-M lease. Two vacant on LB but all have been re-done. New Roofs, New Dual Pane Windows-Did I forget the new landscaping, and NEW AIR CONIDTIONERS as well as Quartz Countertops. Private rear yards and gated entry. Owner owned Laundry for additional Income. Buyer to verify all facts and figures.



Cap Rate:
5.0%

Numbers:

Effective Rental Income	\$46,620
Other Income	\$700
Operating Expenses	\$9,137
Net Operating Income	\$36,785



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