



Gerchick Real Estate - I answer my PHONE "Make the Market Work for YOU"™

Complete Remodel-ALMOST COMPLETED

2122-2124 W Augusta Phoenix AZ-7 units

\$1,975,000

MLS # 6358336



HIGHLIGHTS:

- NEW PLUMBING
- NEW ELECTRIC
- NEW ROOF
- SO MANY NEW ITEMS
- SMOOTH STUCCO
- ABOVE AVERAGE FINISHES
- STAINLESS APPLIANCES
- DUAL PANE WINDOWS
- QUARTZ COUNTER TOPS
- NEW DOORS INT
- NEW PARKING
- INDIVIDUALLY METERED
- NEAR LIGHT RAIL
- NEW WOOD GRAIN TILE
- OPEN FLOOR PLANS
- NEW LANDSCAPING
- NEW TILE BACKSPASHES
- NEW TILE TUB SURROUNDS

DETAILS

Great opportunity to own this 7 unit apartment building in an exceptional location in Phoenix! Located in North Phoenix which is a district that mixes historic buildings with hip & trending establishments! The upgraded interior boasts fresh paint, stylish wood-like tile flooring, & sizable living/dining areas. All new dual pane windows, new doors, brand new hot water heaters. Each unit is individually metered. Renovated kitchen showcases large cabinets, lavish quartz counters, & shimmering stainless steel appliances. Bedrooms enjoy abundant natural light, upgraded ceiling fans, & walk-in closets. Complete redone Upscale bathrooms. Even smooth stucco on the outside. the 4 rear units have private backyards. There are 2 storage rooms onsite for additional income as well. Did we talk about the location? Is close to numerous restaurants & shopping centers. Buyer to verify all facts and figures.



**CAP RATE:
5.70%**

Numbers:

Effective Rent-proforma	\$130,200
Vacancy Rate	\$3,906
Storage Room Add Income	\$1,200
Effective Gross Income	\$127,494
Annual Operating Expenses	\$15,090
Net Operating Income	\$112,404



Linda Gerchick, CCIM
Designated Broker
Cell: 602-688-9279
Linda@JustSoldIt.com



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