

The background of the slide features a vibrant, abstract pattern of iridescent, curved surfaces. The colors transition from deep blues and purples to bright greens and yellows, creating a shimmering, multi-colored effect. The surfaces appear to be overlapping and curved, giving a sense of depth and movement.

1844 E SHERIDAN PHOENIX AZ

EXPLANATION OF NN LEASE PROPERTY



FIRST LET'S MAKE SURE WHAT A NN LEASE IS

MANY INVESTORS AND AGENTS HAVE DIFFERENT DEFINITIONS



DEFINITION OF THE NN LEASE

- Net Lease Structure: The tenant is not liable for property tax and property insurance.
- Owner's Responsibility: The owner is liable for property tax or insurance payments.
- Tenant's Responsibility: The tenant covers operating expenses, including utilities, maintenance, and repairs.
 - Base Rent: Monthly rent of \$3,790 or the Annual Rent of \$45,480
 - Lease Term: Current Lease is 3 years w/annual increases of 3.5%
- Common Areas: Tenant's obligations regarding shared areas may be outlined.
- Legal Compliance: The tenant must comply with laws and regulations.
- Property Ownership: The owner retains ownership of the property.



CURRENT EXPENSE TO THE OWNER

Property Taxes: \$937.00

Property Insurance: \$1,100.00

NOTE: Property Taxes in the
State of AZ are on Assessed
Value which means that the tax
amount remains the same.



PHOTOS OF THE PROPERTY

Covered Parking and Storage Rooms



Bathroom





ONLY SOME OF THE EXTENSIVE IMPROVEMENTS

Exterior

- New Individual Air Conditioners
- New Roof
- New Extensive Landscape Upgrades
- New Dual Pane Windows
- New Modern Paint
- New Pavers and much more

Interior

- New Hot Water Heaters
- New Flooring and Lighting
- New Cabinets
- New Tile surrounds and bathrooms
- New Tile Surround in Kitchen and New Cabinets
- New Stainless Appliances
- New Electric Panels
- New Stackable Washer and Dryers

AREA INFORMATION

- Historic neighborhoods in Midtown Phoenix near major employers, freeways, and boutiques and popular eateries. The Sheridan Duplex is located south of the intersection of 16th Street and Thomas Road, allowing easy access to Downtown Phoenix, Midtown Phoenix, the Valley freeway system and numerous employers. Very close to amazing eateries, shopping, and freeways.
 - Additionally, within two blocks is Phoenix Children's Hospital. U.S. News & World Report has recognized Phoenix Children's as a Best Children's Hospital seven years in a row.
- The Arizona State Route 51, also known as the Piestewa Freeway, is a numbered state highway in Phoenix, Arizona. It connects Interstate 10 just outside Downtown Phoenix with Loop 101 on the north side of Phoenix, making it one of the area's major freeways. This is located one-half mile from the property.



THIS PROPERTY CAN BE FINANCED
USING A RESIDENTIAL LOAN FOR A
DUPLEX

