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“Make the Market Work for YOU”™

Fully Occupied Stable Fourplex

3427 W Holly St
Phoenix, AZ 85009

\$559,000

MLS# 6531852



HIGHLIGHTS

-
- Roofs replaced in 2021
- Hot Water Heater replaced in 2021
- Individual AC's
- Unit Interiors recently painted
- Washer/Dryer Hookups
- Fence surrounding entire property
- RV/Boat Parking



DETAILS

The residents are extremely satisfied! This fourplex is fully occupied and offers an excellent mix of units. It is low maintenance and features a Master Metered system with individual air-conditioners. Conveniently located near the freeway and schools, it provides easy access. There are two RV entrances on each side of the property, and the entire perimeter is fenced. Residents have access to the back alley trash area. All units have been recently painted, and the roofs were replaced in 2021. Additionally, a new 50-gallon water heater was installed in 2021.

Breakdown of units and respective monthly rents:
 Unit 1: 3 BR/1BA, 1048 sqft – Rent: \$1,550/month
 Unit 2: Studio, 300 sqft – Rent: \$500/month
 Unit 3: 2 BR/1BA, 720 sqft – Rent: \$1,200/month
 Unit 4: 1BR/1BA, 420 sqft – Rent: \$998/month

Please note that there are additional utility costs for Units 1. On average, the bills are as follows: \$380 for electricity, \$130 for water, and \$80 for gas. Buyer to check facts and figures.

CAP RATE: 7.(\$%)

Income/Expenses:

Gross Potential Rent	\$50,976
RUBS	\$10,752
Gross Potential Income	\$61,728
General Vacancy	(\$1,529)
Effective Gross Income	\$60,199
Operating Expenses	\$18,860
Net Operating Income	\$41,339



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Designated Broker

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