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"Make the Market Work for YOU"™



2023 Remodeled Duplex - 3year NN Lease

**1421 S Rita Lane
Tempe, AZ 85281**

\$865,000

MLS # 6500596



HIGHLIGHTS

- Complete Gut & Remodel in 2023
- All New Underground & Above Plumbing
- New AC's, Hot Water Heaters & Roof
- Large Private Backyards w/ gate and door access
- New Exterior & Interior Modern Paint
- New Exterior & Interior Doors
- New Dual Pane Windows w/ Faux Wood Blinds
- New Stackable W/D's in each unit
- New Ceiling Fans & Flooring
- New Stainless Steel Appliances
- New Cabinets w/ Subway Tile Backsplashes & Quartz Countertops

DETAILS

This is a National Short Term Rental Co. NN Lease offer, where you only have to pay insurance and property taxes. The property is available for lease for three years, with a rent increase every year. This Tempe Duplex has been remodeled and is in an excellent location, close to ASU and university transportation.

The property comprises two spacious 1-bedroom, 1-bathroom units, each with a one-car carport and slab parking, large private block fenced backyards, and is situated in a quiet, low-traffic neighborhood. The duplex features new flooring, tile tub/shower surrounds, vanities, cabinets, quartz countertops, dual pane windows, fixtures, stainless steel appliances, and new underground pipes. There is ample storage throughout, an extended length carport, and low maintenance landscaping.

Buyer to verify all facts and figures.



CAP RATE: 4.60%

Numbers:

Adjusted Gross Rent	\$43,200
Annual Operating Expenses	\$3,491
Net Operating Income	\$39,781

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