



# Gerchick Real Estate - I answer my PHONE

“Make the Market Work for YOU”™

13 Units

**\$3,495,000**

306 & 312 E Kinderman Dr., Avondale, AZ 85323

MLS# 6618327



## HIGHLIGHTS

- Completely Furnished Duplex
- Open Concept Living Spaces
- Stainless Steel Appliances
- Sliding Gate to separate Backyards
- Washer & Dryer in each unit
- Two Firepits
- Pool
- New Dual Pane Windows
- New Roof
- New Exterior Finishes
- MUCH MUCH MORE to explore!

## DETAILS

Escape to the ultimate urban oasis in downtown Gilbert! Discover this exquisite short-term rental property boasting two luxurious units, each designed to provide the perfect blend of comfort and sophistication. Nestled in the heart of Gilbert, a charming town known for its vibrant community and rich history, our rental property offers a unique opportunity to immerse yourself in the local culture. Tenants can relax and unwind in style as they soak up the Arizona sun by the inviting pool and spa area, complete with cozy fire pits for those cool desert evenings. The meticulously curated interiors will exceed your expectations. Each unit features over-the-top furnishings, creating a lavish ambiance. The kitchens are a chef's dream, equipped with top-of-the-line stainless steel appliances to inspire culinary adventures. From the gleaming countertops to the open-concept living spaces, every detail has been thoughtfully considered to ensure the tenant's stay is nothing short of spectacular. Gilbert itself is a hidden gem, blending a small-town charm with modern amenities. Stroll through the charming Heritage District, filled with local boutiques, restaurants, and art galleries. The vibrant nightlife and community events that Gilbert has to offer, ensuring an unforgettable experience during your tenant's stay. Whether exploring Gilbert's enchanting surroundings or simply basking in the comfort of these exceptional rental units, the tenant's stay will be a memorable one. Buyer to verify all facts and figures



**CAP RATE: 5.12%**

### Numbers:

<b>Gross Potential Rent</b>	<b>\$221,640</b>
<b>General Vacancy</b>	<b>(\$11,082)</b>
<b>Other Income</b>	<b>\$2,520</b>
<b>RUBS</b>	<b>\$9,120</b>
<b>Effective Gross Income</b>	<b>\$222,198</b>
<b>Operating Expenses</b>	<b>\$43,220</b>
<b>Net Operating Income</b>	<b>\$178,978</b>

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