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**“Make the Market Work for YOU”™**

**Remodeled 6 Unit-Excellent Location-Luxury  
Townhouses to be built behind the property**

**7602 E Polk St - "Ethos on Polk"  
Scottsdale, AZ 85257**

**\$2,495,000**

**OFF MARKET**



## HIGHLIGHTS

- Remodeled in 2022
- Instant Curbside Appeal
- New Air Conditioners & Hot Water Heaters
- Ample Parking
- Large Back Balconies
- New Stackable W/D in each unit
- New Exterior & Interior Doors and Paint
- New Dual Pane Windows and Blinds
- New Wood Grain Laminate Flooring
- New Stainless Steel Appliances
- New Cabinets & Quartz Countertops
- New Kitchen Tile Backsplashes & Tub Surrounds

## DETAILS

Ethos on Polk is a remodeled property consisting of six units located near Old Town Scottsdale. The property has four two-bedroom, one-bathroom units and two one-bedroom, one-bathroom units. Each unit comes with a private patio and a storage room, as well as a new stackable washer and dryer.

Ethos on Polk has been completely remodeled with modern touches, including tile backsplashes, dual-pane windows, and a smooth stucco finish. The property is highly regarded by neighbors and considered the “new building on the block.” It’s important to note that the buyer should verify all facts and figures related to the property.

Ethos on Polk is located at 7602 E Polk St in Scottsdale, Arizona. The property falls under the R-5 zoning, which allows for multi-family residential use. The property size is 4,140 square feet, and the land size is 11,021 square feet.

The property is located in the postal/zip code area 85257. There is one building on the property, which contains the six remodeled units described earlier. The parcel number for the property is 131-15-001-Y.

This property was recently vacated and is currently under lease up with traditional leases.



**CAP RATE: 3.91%**

## Numbers:

<b>Effective Income</b>	<b>\$134,060</b>
<b>Vacancy Rate</b>	<b>-\$4,021</b>
<b>Operating Expenses</b>	<b>\$32,583</b>
<b>Net Operating Income</b>	<b>\$97,436</b>



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