



# Gerchick Real Estate - I answer my PHONE

"Make the Market Work for YOU"™

**Duplex+lot w/plans for fourplex**

**8916 N 11TH ST**

**PHOENIX, AZ 85020**

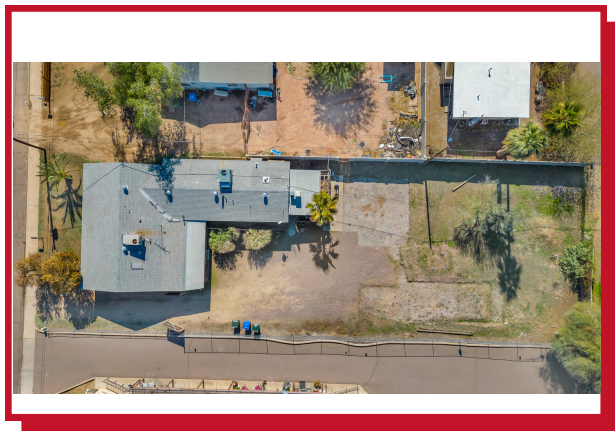
**\$659,000**

**MLS# 6658575**



## HIGHLIGHTS

- Maintain income while building
- Stable Tenant
- Plans ready for you to build
- Room to park RVs
- Storage Rooms
- Across from Park
- Excellent Employment Base
- 



## DETAILS

Searching for the perfect investment opportunity in the charming Sunnyslope neighborhood of Phoenix? Look no further! We are excited to introduce you to a unique property that combines the charm of a duplex with the potential to build a fourplex, all in the heart of Sunnyslope, with fantastic amenities and employment opportunities nearby.

Buyer to verify all facts and figures.

**CAP RATE: 4.12%**

### Income/Expenses:

<b>Effective Rental</b>	
<b>Income for Duplex</b>	<b>\$35,880</b>
<b>Vacancy Rate</b>	<b>-\$1076</b>
<b>Effective Income</b>	<b>\$34,804</b>
<b>Operating Expenses</b>	<b>\$7,639</b>
<b>Net Operating Income</b>	<b>\$27,164</b>

**Gerchick  
Real Estate**



**Linda Gerchick, CCIM**

**Designated Broker**

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