



Gerchick Real Estate - I answer my PHONE

“Make the Market Work for YOU”™

Three remodeled MF Properties

Over \$2,000,000 in upgrades

\$7,995,000

OFF MARKET



HIGHLIGHTS

- New Roof, AC's & Hot Water Heaters
- Extensive New Landscaping & Fence
- Private Backyards in back 4 Units
- Storage Rooms
- New Exterior & Interior Doors
- New Dual Pane Windows
- New Full Size Washer & Dryers
- New Ceiling Fans & Wood Grain Tile
- New Stainless Steel Appliances
- New Cabinets & Quartz Countertops
- New Kitchen Tile Backsplashes & Tub Surrounds
- Large walk-in Closets

DETAILS

Addresses: 7602 E Polk
 Scottsdale, AZ (6 Units)
 2122-2124 W Augusta (7 Units)
 Phoenix, AZ
 309-312 W Kinderman (13 Units)
 Avondale AZ

Please go to www.justsoldit.com

Go to search and then Gerchick Listings
 You will be delighted with the Due Diligence
 and the Virtual tours.

Buyer to verify all facts and figures.



CAP RATE: 3.76%

Numbers:

Gross Potential Rent	\$477,072
General Vacancy	(\$14,548)
RUBS	\$5,760
Storage Room Inc	\$1,200
Pet Rent	\$888
Effective Gross Income	\$470,372
Operating Expenses	\$169,816
Net Operating Income	\$300,556



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 Equipping the world's best minds in commercial real estate



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 Real Estate**