



Gerchick Real Estate - I answer my PHONE

“Make the Market Work for YOU”™

Short Term Rental Portfio ALL in Scottsdale

5714-5720 E Claire Dr and
8502 E Catalina Scottsdale, AZ

\$3,495,000

MLS 6688376



HIGHLIGHTS

- Successful Short Term Rental
- Future Bookings in place
- Putting Green and Pool w/outdoor BBQ
- 7 Bedrooms and 3 bathrooms for 2 of the properties and 6 bedroom 3.5 baths on the third
- Large Game Room w/Pool Table
- Upgraded Appliances
- Scottsdale Location
- Fully Furnished - High End
- Fire-pit in Back Yard, Pools and Putting Greens
- Easy Maintenance
- All Luxury Finishes
- Kitchen Tile Backsplashes & Tub Surrounds

DETAILS

With these three excellent properties-and management in place-these are home run properties.

May buy individually.

There are no features missed.

Please go to www.justsoldit.com/search/GRE Listings to see all virtual tours and individual due diligence.

Location is above average.

- Backyard oasis for entertainment
- Designer furnishings
- Smart TV



CAP RATE: 11.24%

Numbers:

Effective Income	\$503,430
Operating Expenses	\$110,621
Net Operating Income	\$392,809



Linda Gerchick, CCIM
Designated Broker
Cell: 602-688-9279
Linda@JustSoldIt.com



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