



# Gerchick Real Estate - I answer my PHONE

*"Make the Market Work for YOU"™*

**Remodeled Duplex in Arcadia Lite w/ Room to Grow Rents**

**\$574,000**

**4841 E Sheridan Street Rents have been raised**

**Phoenix, AZ 85008**

**MLS# 6615181**



## HIGHLIGHTS

- Long-term & Reliable Tenants
- Newer Roof
- Newer Air Conditioners
- 2 Spacious Bedrooms in each unit
- Stainless Steel Appliances
- Washer/Dryer Hookups
- Ceiling Fans in all Bedrooms & Living Rooms
- Large and Enclosed Backyards w/ BBQ's
- Individual Storage

## DETAILS

Are you looking for the perfect investment property in the heart of 85008? Look no further! This stunning duplex is a gem you don't want to miss out on. With its recent upgrades and stable tenant history, it's an excellent opportunity for both seasoned investors and those looking to start their real estate portfolio. 85008 is a sought-after neighborhood in Phoenix, close to the city's vibrant cultural scene, dining, shopping, and excellent schools. The area has seen consistent property value growth, making it an attractive choice for investors seeking long-term appreciation. With its proximity to major employment hubs, and convenient access to major highways for a smooth commute, the demand for rental properties in this area remains consistently high. Whether you're interested in stable rental income or future resale value, this duplex offers promising investment potential. Don't miss out on this incredible opportunity to own this duplex with a newer roof, updated AC's, stable tenants, and charming courtyards. Contact us today to schedule a viewing and explore the potential of this fantastic investment property! Buyer to check all facts and figures.



**CAP RATE: 5.10%**

### Income/Expenses:

<b>Gross Rental Income</b>	<b>\$35,340</b>
<b>RUBS</b>	<b>\$960</b>
<b>Gross Potential Income</b>	<b>\$36,300</b>
<b>General Vacancy</b>	<b>(\$1,089)</b>
<b>Effective Gross Income</b>	<b>\$35,211</b>
<b>Operating Expenses</b>	<b>\$5,916</b>
<b>Net Operating Income</b>	<b>\$29,295</b>

**Gerchick  
Real Estate**



**Linda Gerchick, CCIM**

**Designated Broker**

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**CCIM Institute**  
Equipping the world's best minds in commercial real estate

