



Gerchick Real Estate - I answer my PHONE

"Make the Market Work for YOU"™

Remodeled 6 Unit-Actual 8.5% CAP Rate

Able to use Residential Financing

**9033-9047 N 11Th St. Phoenix AZ
85020**

\$1,070,000

MLS #6693096



HIGHLIGHTS

- **** Able to use Residential Financing**
- ****Stable Income****
- ****High Yield****
- ****Charming Amenities****
- ****Income Stability****
- ****Location****
- ****Low Maintenance****
- ****Value-Add Potential****

DETAILS

The real estate market is heating up, and opportunities like this don't come by often. Secure your financial future with a proven income-generating asset that offers stability, growth, and remarkable returns. Whether you're a seasoned investor or a newcomer to real estate, this property aligns perfectly with your investment objectives.

Don't miss out on this chance to own a fully occupied 6-unit apartment building with exceptional income potential and value-added opportunities. Act now to seize this golden investment opportunity and start reaping the rewards of passive income and long-term wealth accumulation.



CAP RATE: 8.5%

Numbers:

Effective Income	\$119,460
Vacancy	-\$3,584
Operating Expenses	\$24,954
Net Operating Income	\$90,922



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



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



**Gerchick
Real Estate**

This document/email has been prepared by Team Gerchick for advertising and general information only. Gerchick Real Estate—Home of Team Gerchick make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Gerchick Real Estate—Home of Team Gerchick exclude unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss