

## Gerchick Real Estate - I answer my PHONE

"Make the Market Work for YOU"™ Remodeled and Fully Occupied 7 Unit

USE RESIDENTIAL FINANCING 2122–2124 W Augusta Ave Phoenix, AZ 85021



# Fully Occupied



#### DETAILS

Great opportunity to own this FULLY OCCUPIED 7-unit apartment building in an exceptional location in Phoenix! Located in North Phoenix which is a district that mixes historic buildings with hip and trending establishments! The upgraded interior boasts fresh paint, stylish wood-like tile flooring, and sizable living/dining areas. All new dual pane windows, new doors, brand new hot water heaters. The renovated kitchen displays large cabinets, lavish quartz counters, and shimmering stainless steel appliances. Bedrooms enjoy abundant natural light, upgraded ceiling fans, and walkclosets. Completely redone upscale in bathrooms. Even and smooth stucco on the outside. The 4 rear units have private backyards. There are 2 storage rooms onsite for additional income as well. Did we talk about the location? It is close to numerous restaurants and shopping centers. Do not miss this one! Construction is completed and property has all 7 units occupied! Buyer to verify all facts and figures.



Gerchick

Real Estate

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

#### 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



### CAP RATE: 5.68% Numbers:

Gross Potential Rent	\$116,652
General Vacancy	-\$3,753
RUBS	\$6,060
Additional Income	\$2,400
Effective Gross Income	\$121,359
<b>Operating Expenses</b>	\$24,906
Net Operating Income	<b>\$96</b> ,453



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