



Gerchick Real Estate - I answer my PHONE

“Make the Market Work for YOU”™

Opportunity to own 7 units with a Residential Loan

**Must buy 2124 W Augusta (Fourplex \$1,140,000)
at the same time but 2 loans using residential loans**

\$855,000

**2122 W Augusta Ave
Phoenix, AZ 85021**



MLS#6724739

HIGHLIGHTS

- **Tenant Occupied:**** Sit back and watch your investment grow effortlessly! This property is already generating substantial rental income, with tenants paying well above market rates. A stable income stream awaits you from day one.
- Complete gut and High End Remodel
- Each Unit has a spacious Storage
- Studio has stackable Laundry as well

DETAILS:

****Investment Highlights:****

- ****Extensive Rehabilitation**:** Nearly half a million dollars have been invested in rehabilitating this property, ensuring top-notch quality and modern amenities.
- ****Luxury Finishes**:** Every unit features luxurious quartz countertops, exuding elegance and durability.
- ****Smooth Stucco Exterior**:** The building boasts a smooth stucco finish, enhancing its curb appeal and offering a sleek, modern look.
- ****Attention to Detail**:** The meticulous attention to detail in the renovation process is evident, promising a luxurious living experience for tenants.
- ##### Investment Flexibility:
 - ****Residential Financing**:** Suitable for new investors looking to enter the real estate market.
 - ****Commercial Financing**:** Experienced investors may prefer this option for potentially more favorable terms.
- ##### Combined Purchase Advantage:
 - ****Fully Occupied Units**:** When both properties (2122 and 2124 W Augusta Ave) are purchased together, you gain seven completely occupied units.
 - ****Exceptional Rehab Work**:** Both properties have undergone fabulous renovations, ensuring they are move-in ready and highly appealing to tenants.
- ##### Additional Information:
 - Buyers are encouraged to verify all facts and figures to ensure complete satisfaction with the purchase.*



CAP RATE: 4.95%

Numbers:

Gross Potential Rent	\$48,300
RUBS & Pet RENT	\$4,020
General Vacancy	(-\$1,570)
Effective Gross Income	\$50,750
Operating Expenses	\$8,397
Net Operating Income	\$42,353



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