



Gerchick Real Estate - I answer my PHONE

“Make the Market Work for YOU”™

Opportunity to own a TRIPLE NNN LEASED Triplex

The Cap Rate of 10.10% is absolutely correct

\$935,000

**316 E Vogel Ave
Phoenix, AZ 85009**



HIGHLIGHTS

1. NNN Lease in place
2. Tenant pays 100 PERCENT of the expenses
3. Owner recently spent well of 25K on the property
4. You do not need Property Management
5. Two of the Units are 3 Bedrooms

DETAILS: *Investment Highlights:*****

- This is leased on an ABSOLUTE NNN Lease-The Tenant pays 100% of all expenses!
- All Utilities
- All Property Taxes
- All Maintenance
- All Insurance
- All Landscaping
- All EXPENSES
- Welcome to 316 E Vogel, a meticulously maintained triplex offering an incredible investment opportunity with its blend of modern amenities and classic charm. This unique property consists of two spacious three-bedroom units and a cozy studio, all designed to cater to a variety of living needs. With recent upgrades, a beautiful common BBQ area, and storage space, this property is a standout choice for investors.
- ****Note:**** Buyer to verify all facts and figures independently



CAP RATE: 10.10%

Numbers:

Gross Potential Rent	\$94,452
General Vacancy	NONE
Operating Expenses	NONE
Net Operating Income	\$94,452



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