



Gerchick Real Estate - I answer my PHONE

“Make the Market Work for YOU”™

Single Family House-Tenanted w/ Tenant Paying \$3,495 per mo

\$575,000

**1830 W Alta Dena
Phoenix, AZ 85225**



HIGHLIGHTS

- 1. **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.
- 2. **Prime Location:** Located in a desirable neighborhood, this property promises enduring value and high demand. Enjoy the convenience of proximity to schools, shopping centers, parks, and more, ensuring maximum tenant satisfaction and retention.
- 3. **Modern Upgrades:** Say hello to worry-free ownership! With a brand-new roof, washer, dryer, and appliances included, you can rest assured knowing that maintenance costs are minimized, and tenant satisfaction is maximized.
- 4. **Expansive Backyard:** Embrace the outdoors! The large backyard provides ample space for relaxation, recreation, and entertainment, making it an attractive feature for potential tenants seeking a lifestyle of comfort and leisure.
- 5. **New Paver Driveway:** Impress at first sight! The newly installed paver driveway enhances curb appeal and sets the stage for a warm welcome, leaving a lasting impression on both tenants and visitors.

DETAILS:

****Investment Highlights:****

- **Income Potential:** Benefit from immediate cash flow with tenants already in place, offering an attractive return on investment.
- **Low Maintenance:** With recent upgrades and meticulous upkeep, enjoy hassle-free ownership and minimal expenses.
- **Value Appreciation:** Capitalize on the potential for long-term appreciation in property value, fueled by the property's prime location and enduring appeal.

****Don't Miss Out!****

This tenant-occupied treasure presents an exceptional opportunity for savvy investors seeking steady returns and long-term wealth accumulation. Act now to secure your future in real estate!

Buyer to verify all facts and figures.

Contact us today to schedule a private viewing and take the first step towards realizing your investment dreams!



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CAP RATE: 6.17%

Numbers:

Gross Potential Rent	\$41,976
General Vacancy	(\$1,259)
Effective Gross Income	\$40,717
Operating Expenses	\$5,225
Net Operating Income	\$35,491

**Gerchick
Real Estate**



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Equipping the world's best minds in commercial real estate

