



# Gerchick Real Estate - I answer my PHONE

**“Make the Market Work for YOU”™**

**Opportunity to own 8 units with a Seller Carry- 28% down  
Must buy 3123 W Almeria at the same time (\$800,000)  
Terms Negotiable Down Payment-5% interest only for 3 years**

**\$800,000**

**3121 W Almeria RD  
Phoenix, AZ 85009**



## 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. Underground Pipes have been done
- 3. Mostly Government Assisted Leases
- 4. Property Management in Place

## DETAILS:

- \*\*Investment Highlights:\*\***
- **\*\*Property Type:\*\*** 4-plex
- **\*\*Unit Type:\*\*** One-bedroom units
- **\*\*Key Feature:\*\*** Underground pipes have been updated
- **\*\*Financing Option:\*\*** Possible seller carry back with negotiable down payment at 5% interest, interest-only payments for 3 years
- **\*\*Additional Requirement:\*\*** Concurrent purchase of 3123 W Almeria under the same conditions
- **\*\*Area Information:\*\***
- **\*\*Location:\*\*** Located in Phoenix, AZ 85009
- **\*\*Neighborhood:\*\*** Known for its residential charm and proximity to downtown Phoenix
- **\*\*Accessibility:\*\*** Easy access to major highways and public transportation
- **\*\*Community:\*\*** Diverse community with local amenities, schools, and parks
- **\*\*Note:\*\*** Buyer to verify all facts and figures independently



**CAP RATE: 4.76%**

## Numbers:

<b>Actual Rent</b>	<b>\$49,440</b>
<b>RUBS &amp; Pet RENT</b>	<b>\$2,760</b>
<b>General Vacancy</b>	<b>-\$1,566</b>
<b>Effective Gross Income</b>	<b>\$50,634</b>
<b>Operating Expenses</b>	<b>\$12,515</b>
<b>Net Operating Income</b>	<b>\$38,119</b>



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