



Gerchick Real Estate - I answer my PHONE

“Make the Market Work for YOU”™

Opportunity to own 8 units with a Seller Carry

Must buy 3121 W Almeria at the same time (\$800,000) Terms Negotiable down PMT-5% interest only for 3 years

\$800,000

**3123 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-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: 5.83%

Numbers:

Gross Potential Rent	\$57,480
RUBS & Pet RENT	\$4,200
General Vacancy	(1,850)
Effective Gross Income	\$59,830
Operating Expenses	\$13,163
Net Operating Income	\$46,667



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