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"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



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

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



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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