

Gerchick Real Estate - I answer my PHONE

“Make the Market Work for YOU”™

**PRELEASED on an
ABSOLUTE NNN LEASE**

**2222 E Garfield Dr
Phoenix, AZ 86006**

\$1,395,000

HIGHLIGHTS

- ****Investment Highlights:****
- - ****High Cap Rate of Over 7.5%****: Offers an excellent income-generating opportunity with a strong cap rate, ensuring robust cash flow for investors.
- - ****Triple Net Lease (NNN)****: A true hands-off investment with a single tenant covering 100% of expenses, including maintenance, taxes, and insurance, ensuring minimal management responsibilities.
- - ****Fully Renovated Property****: Every unit has been gutted and remodeled with top-tier finishes, including new plumbing, electrical, roofing, air conditioning, flooring, and appliances, ensuring long-term durability.



DETAILS

- ****Diverse Unit Mix****: Consisting of 1-, 2-, and 3-bedroom units, this property caters to a wide range of tenant preferences, maximizing occupancy rates and income potential.
- - ****Turnkey Investment****: Ready to generate immediate rental income with no need for additional renovations or improvements.
- - ****Modern Amenities****: Features include stainless steel appliances, quartz countertops, new cabinets, ceiling fans, and energy-efficient windows, offering tenants a premium living experience.
- - ****Prime Location****: Situated in a high-demand area, benefiting from a growing rental market and potential for future appreciation.
- - ****Low Vacancy Risk****: Renovations and desirable unit features make this property attractive to tenants, helping to minimize vacancy rates and ensure consistent cash flow.
- - ****Long-Term Appreciation****: Located in a thriving area, this property is positioned to benefit from long-term market growth and value appreciation.
- - ****Hassle-Free Income****: The NNN lease structure guarantees predictable income with no additional financial burdens, making this an ideal passive investment opportunity.



CAP RATE : 7.88%

Numbers:

Actual Rent	\$109,971
Operating Expenses	ZERO
Net Operating Income	\$109,971

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Designated Broker

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