



# Gerchick Real Estate - I answer my PHONE

“Make the Market Work for YOU”™

Single Family Condo-w/ Tenant Paying \$2,088 per mo

**\$295,000**

**2431 E Tracy LN Unit 2**

**Phoenix, AZ**



## HIGHLIGHTS

- 1. 2 bedroom 2 bath condo
- 2. New Windows
- 3. Private Courtyard
- 4. Stable Tenant
- 5. Stainless Appliances
- 6. Oak Cabinets
- 7. Close to the 51 HWY

## DETAILS:

**\*\*Investment Highlights:\*\***

- **\*\*Features & Upgrades:\*\***

- - **\*\*Modern Upgrades (2019):\*\*** Enjoy a newer front door, new security door, stainless steel kitchen appliances, recessed lighting, cordless wood blinds, two-tone paint, modern cabinetry, and dual-flow toilets.

- - **\*\*Spacious Living Area:\*\*** A generous great room featuring a breakfast bar and a 1/2 bath on the main floor.

- - **\*\*Tiled Floors Throughout:\*\*** Easy maintenance and a clean, sleek look.

**\*\*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



**CAP RATE: 6.47%**

## Numbers:

Gross Potential Rent	\$24,600
General Vacancy	( \$738)
Effective Gross Income	\$23,862
Operating Expenses	\$4,774
Net Operating Income	\$19,088

Gerchick Real Estate



**Linda Gerchick, CCIM**  
Designated Broker  
Cell: 602-688-9279  
Linda@JustSoldIt.com



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