



# Gerchick Real Estate - I answer my PHONE

“Make the Market Work for YOU”™

**Remodeled 6 Unit-Actual 8.5% CAP Rate**

**Able to use Residential Financing**

**\$1,049,000**

**9033-9047 N 11Th St. Phoenix AZ  
85020**



## HIGHLIGHTS

- **\*\* Able to use Residential Financing**
- **\*\*Stable Income\*\***
- **\*\*High Yield\*\***
- **\*\*Charming Amenities\*\***
- **\*\*Income Stability\*\***
- **\*\*Location\*\***
- **\*\*Low Maintenance\*\***
- **\*\*Value-Add Potential\*\***

## DETAILS

The real estate market is heating up, and opportunities like this don't come by often. Secure your financial future with a proven income-generating asset that offers stability, growth, and remarkable returns. Whether you're a seasoned investor or a newcomer to real estate, this property aligns perfectly with your investment objectives.

Don't miss out on this chance to own a fully occupied 6-unit apartment building with exceptional income potential and value-added opportunities. Act now to seize this golden investment opportunity and start reaping the rewards of passive income and long-term wealth accumulation.



**CAP RATE: 8.67%**

### Numbers:

<b>Effective Income</b>	<b>\$119,460</b>
<b>Vacancy</b>	<b>-\$3,584</b>
<b>Operating Expenses</b>	<b>\$24,954</b>
<b>Net Operating Income</b>	<b>\$90,922</b>



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