

# Gerchick Real Estate - I answer my PHONE

“Make the Market Work for YOU”™

Single Family House-Tenant paying \$3,588 per month

**\$565,000**

**3829 W Thunderbird RD  
Phoenix, AZ, 85053**

## HIGHLIGHTS

### \*\*Key Features:\*\*

- SIX Bedrooms
- Ample space in Rear Yard for RV or Additional Storage
- Wood Grain Tile
- Tile Back Splash in Kitchen and Bathrooms
- Built-in Firepit and BBQ
- All New cabinets and appliances
- Under Remodel-approx 30 days from completion
- Paver Driveway
- Large Covered Patio
- Large Storage area in the back yard
- Many other upgrades
- Rented for \$3,588 per month
- Tankless Waterheater



### DETAILS: \*\*Investment Highlights:\*\*

- \*\*Heat Pumps (Refrigerated Air + Heater)\*\* x2
  - Enjoy year-round comfort with efficient heating and cooling solutions. Our heat pumps ensure optimal climate control, keeping you cozy in winter and cool in summer.
  - \*\*3/4 Ton Mini Split for Casitas (Bedroom #6)\*\*
  - Tailored comfort for your personal retreat. This mini-split system provides targeted climate control, perfect for creating a peaceful sanctuary in Bedroom #6.
  - \*\*Instant Water Heater/Tankless Natural Gas\*\*
  - Experience endless hot water on demand. Our tankless water heater combines efficiency with convenience, ensuring you never run out of hot water during those long showers.
  - \*\*Washer / Dryer\*\*
  - Effortless laundry days await with our high-capacity washer and dryer duo. Designed to handle large loads efficiently, they're your partners in keeping clothes fresh and clean.
  - \*\*Two Refrigerators (French Doors x2)\*\*
  - Double the storage, double the convenience! Our French door refrigerators offer ample space and advanced cooling technology to preserve your groceries at their best.
  - \*\*Garbage Disposal + Dishwasher + Over the Range Microwave + Stove (Electric)\*\*
  - Create culinary masterpieces in your gourmet kitchen. Our suite of appliances includes a powerful garbage disposal, a sleek dishwasher for effortless cleanup, an over-the-range microwave for quick meals, and an electric stove for precision cooking.
  - \*\*Huge Backyard, Spacious Living Room, and Eat-In Kitchen\*\*
  - Entertain with ease in your expansive living room and enjoy family meals in the inviting eat-in kitchen. The heart of your home awaits unforgettable gatherings and cherished memories.
  - Transform your lifestyle with Thunderbird's exclusive appliance collection. Each piece is chosen to complement the luxury and functionality Thunderbird homes are renowned for. Embrace a new standard of living—where every detail is designed to exceed your expectations.
- Buyer to verify all facts and figures. Don't miss the chance to own this renovated beauty in a desirable location. If you're an investor looking for a reliable rental property.



## CAP RATE 6.27%

Annual Rent \$43,056  
Vacancy -\$1,292  
Effective Rent \$41,764  
Annual Exp. \$6,359  
Net Oper. Inc. \$35,405



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