

Gerchick Real Estate - I answer my PHONE

“Make the Market Work for YOU”™



SFH Portfolio of 3-Total Monthly Rents are \$4,956

3039 West Holly Street
Phoenix, AZ, 85009

\$1,420,000

MLS# 6719292



Properties:

2431 E Tracy Ln, Unit 2, Phoenix, AZ 85032

- 2 Bedroom Condo w/Stable Tenant paying \$2,050 per mo.
- Oak Finishes and the Location is North Phoenix close to the 51 Hwy

3829 West Thunderbird RD, Phoenix, AZ 85053

- 6 Bedroom 3 Bath w/RV Parking Tenant pays \$3,588 per mo.
- Remodeled

1830 West Alta Vista Phoenix, AZ 85041

- 5 bedroom 3 Bath w/RV Parking
- Stable Tenant paying \$3,500 per month

DETAILS: **Investment Highlights:**

Portfolio of 3 properties

Key Features:

Thunderbird-Heat Pumps (Refrigerated Air + Heater): Enjoy efficient year-round comfort w/ 2 heat pumps for optimal climate control.

¾ Ton Mini Split for Casitas (Bedroom #6): Tailored climate control in Bedroom #6 w/ mini-split system.

Instant Water Heater/Tankless Natural Gas:

Washer / Dryer: High-capacity appliances for effortless laundry days.

Two Refrigerators (French Doors x2): Ample storage and advanced cooling technology.

Garbage Disposal: Convenient waste management solution in the gourmet kitchen.

Dishwasher: Sleek design for easy cleanup after meals.

Over the Range Microwave + Stove (Electric): Enhance your culinary experience with an over-the-range microwave & precision electric stove.

Alta Vista-Tenant in place at \$3,500.00 per month

Re-Model Year 2024 New Roof: New Shingles / Roof Boards/

HVAC: 3 ½ Ton (Duct Cleaned) 2024 by George Brazil

Certificate of Service 2024 (George Brazil)

Mini Split: 1 ton Brand New 2024 (Re-Camera 5)

ELECTRICAL: New Wiring throughout

Lighting/Ceiling lights; Ceiling Fans (new)

New Plumbing (with PEX-A) throughout

FLOORING: Brand New (Bruce Hardwood flooring in Bedrooms)

Porcelain Tile in Bathrooms

Bathrooms: New Vanity Sinks, New Shower heads, New Hollywood LED mirror

New Medicine Cabinets, New Bidet, Hand Held showers

Paints: New interior painting (all rooms ; living rooms) New Exterior Paints + Stone Tiles in the front

PAVERS: Brand new Pavers both in Front and Back

Laundry Room: New General Electric Combo (Washer/Dryer) Home Depot

Water Heaters: Instant Water Heater (Natural Gas) / Tankless

Kitchen + Living Room:

New Kitchen Island + New Kitchen with New Appliance

Dishwasher/Garbage Disposal; Double Oven Range (not brand new) New Kitchen Cabinets

Drawers/ Drawer pull



CAP RATE: 6.51%

Numbers:

Gross Potential Rent	\$109,656
General Vacancy	(3,290)
Effective Gross Income	\$106,366
Operating Expenses	\$13,937
Net Operating Income	\$92,429



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



CCIM Institute
Equipping the world's best minds in commercial real estate



Gerchick
Real Estate

Prepared by Team Gerchick for advertising and general information only. Gerchick Real Estate—Home of Team Gerchick make no guarantees, representations or warranties of any kind regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Gerchick Real Estate—Home of Team Gerchick exclude unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss.