

# Gerchick Real Estate - I answer my PHONE

“Make the Market Work for YOU”™



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

**\$320,000**

3039 West Holly Street

Phoenix, AZ, 85009

## HIGHLIGHTS

MLS# 6715452



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

- **Modern Kitchen:** Enjoy cooking in a sleek, updated kitchen equipped with new Samsung BeSpoke appliances.
- **Complete Renovation:** Benefit from the peace of mind that comes with all-new plumbing, HVAC system, roof, and a tankless water heater.
- **Upgraded Electrical:** The home features a robust 200 AMP electrical system, ensuring efficiency and reliability.
- **Outdoor Space:** The spacious covered patio provides a perfect spot for relaxation or entertaining, overlooking a blank canvas fenced yard ready for your personal touch.
- **Parking:** Includes a convenient carport and additional uncovered parking in the front.

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

Charming Renovated 2BD/1BA Home in Prime Location - 3089 W Holly  
This beautifully renovated 2-bedroom, 1-bathroom single-family home offers a blend of modern updates and classic charm. Perfectly designed for both comfort and style, this 800 square foot residence has been meticulously remodeled in 2024 to meet contemporary living standards.

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- **Parking:** Includes a convenient carport and additional uncovered parking in the front.
- **Easy Commute:** Strategically located near major highways I-10, US60, and I-17, making travel a breeze.
- **Rental Income:** Currently leased for \$2,088/month, this property offers a turnkey investment opportunity with immediate income potential.



**CAP RATE: 6.15%**

### Numbers:

Gross Potential Rent	\$20,056
General Vacancy	(\$752)
Effective Gross Income	\$24,304
Operating Expenses	\$4,920
Net Operating Income	\$19,384

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.



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



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