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“Make the Market Work for YOU”™

6 Unit-NON Conforming Property STABLE
w/Laundry Room CASH ONLY

\$595,000

8816 N 6th Place
Phoenix AZ 85020

MLS #6804616



HIGHLIGHTS

- Over 100K in upgrades
- 6 Units w/ Tenants paying High Rents
- Master Metered
- Ceramic Tile or Laminate Flooring
- Modern Exterior Paint
- Air Conditioned Units
- Modern Cabinetry
- Additional Income from Laundry Room
- Easy Maintenance Landscaping

DETAILS

Property Manager says it practically runs itself. There are 6 units collecting rent with laundry room income in place. In 85020 the prices are climbing, with a great rental market. This is a non-conforming property. Easy to insure. Newer roof, master metered, and easy to maintain landscaping. See the Doc tab for current financials and rent roll along with much more. This is a drive by only property but feel free to walk the property. Buyer to verify all facts and figures.

The zoning district in which the property is located determines what uses are allowed on the parcel. A situation where the current use of that property or building(s) does not conform with the zoning, but has been an ongoing use (without an interruption of 12 months or more) since before the zoning regulations took effect on May 29, 1969, may qualify as a legal nonconforming use.



CAP RATE: 7.28%

Numbers:

Gross Income	\$61,776
Vacancy Rate	-\$1,865
Additional Income	\$400
Operating Expenses	\$17,024
Net Operating Income	\$43,287



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