Gerchick Real Estate - I answer my PHONE

"Make the Market Work for YOU"™



Duplex+lot w/plans for fourplex

8916 N 11TH ST PHOENIX, AZ 85020



Remember that this includes the second lot and all entitlements

DETAILS

Searching for the investment opportunity charming neighborhood of Phoenix? perfect in the Sunnyslope

Look no further! We excited are to introduce you to a unique property that combines the charm of a duplex with the potential to build a Fourplex, all in the heart of Sunnyslope, with fantastic amenities, growth and employment opportunities nearby.

Buyer to verify all facts and figures.



MLS# 6658575

HIGHLIGHTS

- Maintain income while building
- Stable Tenant
- Plans ready for you to build
- Room to park RVs
- Storage Rooms
- Across from Park
- Excellent Employment Base
- Laundry in each unit



CAP RATE: 3.74%

Income/Expenses:

Effective Rental	
Income for Duplex	\$29,100
Vacancy Rate	- \$873
Effective Income	\$28,227
Operating Expenses	\$7,870
Net Operating Income	\$20,357
iver Operating income	





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