



Gerchick Real Estate - I answer my PHONE

“Make the Market Work for YOU”™

Opportunity to own 7 units with a Residential Loan

Must buy 2124 W Augusta (Triplex \$855,000) at the same time but 2 loans using residential loans

\$1,140,000

**2124 W Augusta Ave
Phoenix, AZ 85021**

MLS#6851101

HIGHLIGHTS

1. ****Tenant Occupied:**** Sit back and watch your investment grow effortlessly! This property is already generating substantial rental income, with tenants paying well above market rates. A stable income stream awaits you from day one.
2. Complete gut and High End Remodel
3. Each Unit has a spacious Storage and Backyard-even ceiling fans on the Patio
4. Quartz Counter tops-even Lazy Susan in the cabinets



DETAILS:

****Investment Highlights:****

- - ****Extensive Rehabilitation**:** Nearly half a million dollars have been invested in rehabilitating this property, ensuring top-notch quality and modern amenities.
- - ****Luxury Finishes**:** Every unit features luxurious quartz counter-tops, exuding elegance and durability.
- - ****Smooth Stucco Exterior**:** The building boasts a smooth stucco finish, enhancing its curb appeal and offering a sleek, modern look.
- - ****Attention to Detail**:** The meticulous attention to detail in the renovation process is evident, promising a luxurious living experience for tenants.
- ##### Investment Flexibility:
- - ****Residential Financing**:** Suitable for new investors looking to enter the real estate market.
- - ****Commercial Financing**:** Experienced investors may prefer this option for potentially more favorable terms.
- ##### Combined Purchase Advantage:
- - ****Fully Occupied Units**:** When both properties (2122 and 2124 W Augusta Ave) are purchased together, you gain seven completely occupied units.
- - ****Exceptional Rehab Work**:** Both properties have undergone fabulous renovations, ensuring they are move-in ready and highly appealing to tenants.
- ##### Additional Information:
- - Buyers are encouraged to verify all facts and figures to ensure complete satisfaction with the purchase.*



CAP RATE: 5.68%

Numbers:

Gross Potential Rent	\$75,600
RUBS & Pet RENT	\$3,720
General Vacancy	(-\$2,380)
Effective Gross Income	\$76,940
Operating Expenses	\$9,263
Net Operating Income	\$67,677



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