



Gerchick Real Estate - I answer my PHONE

"Make the Market Work for YOU"™ Opportunity
to own 7 units with 2 Residential Loan

Must buy 2124 W Augusta (Fourplex \$1,140,000)
at the same time but 2 loans using residential loans

\$855,000

2122 W Augusta Ave
Phoenix, AZ 85021

MLS#6792891

HIGHLIGHTS

- Fully remodeled triplex located in the heart of North Phoenix
- Eligible for residential financing with two-parcel layout
- Interiors feature wood-look tile, fresh paint, & open-concept
- Kitchens include quartz counter-tops, stainless steel appliances, and ample cabinetry
- Energy-efficient upgrades w/dual-pane windows, new doors, and hot water heaters
- Bedrooms offer walk-in closets, upgraded fans, & abundant natural light
- Upscale, modern bathrooms designed for tenant comfort
- Smooth stucco exterior & private rear unit backyards enhance curb appeal
- Additional revenue from two on-site storage rooms
- Fully leased, income-producing investment in a high-demand rental market



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: 6.29%

Numbers:

Gross Potential Rent	\$61,200
RUBS & Pet RENT	\$5,489
General Vacancy	-\$1,773
Effective Gross Income	\$52,205
Operating Expenses	\$11,365
Net Operating Income	\$53,551



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