



Gerchick Real Estate - I answer my PHONE

“Make the Market Work for YOU”™

13 Unit Apartments - Remodeled and Stabilized

306 & 312 E Kinderman Dr. Avondale, AZ 85323

\$3,690,000

MLS # 6852900



HIGHLIGHTS

- 13 total units across 4 buildings
- Extensive remodeling completed in 9 units
- Stainless steel appliances
- New quartz counter-tops
- Kitchen & bathroom tile back-splashes
- New flooring, doors, and windows
- New hot water heaters
- Washer & dryer in each unit
- Ceiling fans in all rooms
- Dishwashers in every unit
- New exterior finishes
- Large central courtyard
- Strong tenant retention and 100%

DETAILS

Welcome to a premier real estate investment opportunity in the heart of downtown Avondale. This 13-unit apartment complex spans four buildings and has seen nearly \$1,000,000 in recent upgrades, making it a stabilized and turnkey asset in a high-growth West Valley submarket.

Location & Opportunity:

Positioned near major freeways including I-10, this property offers easy access to Phoenix, major employers, dining, shopping, and public transit. With four units left in original condition, there's room for added value through future renovations and rent increases.

This is a perfect opportunity for investors seeking solid in-place income with long-term upside in one of the fastest-growing cities in Arizona.

Note: Buyer to verify all facts and figures during due diligence.



CAP RATE: 4.97%

Numbers:

Gross Potential Rent	\$226,392
General Vacancy	(\$7,130)
Pet Rent	\$2,160
RUBS	\$9,120
Effective Gross Income	\$230,542
Operating Expenses	\$51,753
Net Operating Income	\$178,978

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