



Gerchick Real Estate - I answer my PHONE

"Make the Market Work for YOU"™

26 Units-Portfolio of three Assets-Remodeled & Stabilized

7602 E Polk, Scottsdale AZ

2122-2124 W Augusta Phoenix, AZ

306-312 E Kinderman Avondale AZ

\$7,990,000

MLS # 685450



****306 & 312 E Kinderman Dr, Avondale, AZ 85323 (13 Units)****

- * Fully occupied 13-unit property with strong, in-place rental income.
- * Nearly \$1M in recent capital improvements, including upgraded interiors, exteriors, and systems.
- * All units come equipped with dishwashers, providing an added tenant amenity that enhances rental appeal.
- * Located in the rapidly growing West Valley, with close proximity to I-10, employers, shopping, and entertainment.
- * Investor-friendly location with ongoing infrastructure projects and significant development in the area.

DETAILS

****2122-2124 W Augusta Ave, Phoenix, AZ 85021 (7 Units)****

- * Two fully occupied parcels providing consistent and stable rental income.
- * Can be purchased using two residential loans, offering favorable financing options.
- * Recent upgrades to HVAC, plumbing, electrical, flooring, and more for improved efficiency and appeal.
- * All units feature new stainless steel appliances, including fridge, range, microwave, and dishwasher.
- * Energy-efficient windows and upgraded roofing to reduce maintenance costs and enhance tenant satisfaction.

****7602 E Polk St, Scottsdale, AZ 85257 (6 Units)****

- * Fully remodeled with modern finishes including smooth stucco, tile backsplashes, and dual-pane windows.
- * Six units with a mix of four 2BR/1BA and two 1BR/1BA layouts, offering diverse tenant options.
- * Each unit includes private patios, storage, and new stackable washers/dryers for added tenant convenience.
- * Located in the highly desirable Scottsdale 85257 submarket, minutes from Old Town and major employers.
- * Surrounded by new townhome development, which increases the potential for long-term value appreciation.

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



CAP RATE: 6.04%

Numbers:

Gross Potential Rent	\$539,640
General Vacancy	(\$14,684)
Pet Rent and other Income	\$18,480
RUBS	\$24,300
Effective Gross Income	\$567,676
Operating Expenses	\$87,161
Net Operating Income	\$480,515

**Gerchick
Real Estate**



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