



Gerchick Real Estate - I answer my PHONE

"Make the Market Work for YOU"™

Opportunity to own 7 units with a Residential Loan

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

\$1,140,000

**2122 W Augusta Ave
Phoenix, AZ 85021**

MLS#6851101

HIGHLIGHTS

- * **Extensive Rehabilitation:** Nearly \$500,000 invested in transforming this property into a modern, high-quality asset.
- * **Luxury Finishes Throughout:** Featuring quartz countertops and stylish upgrades that attract premium tenants.
- * **Smooth Stucco Exterior:** Offers a fresh, modern aesthetic with enhanced curb appeal.
- * **Unmatched Attention to Detail:** Craftsmanship and care evident in every corner of the property.
- * **High Tenant Appeal:** Fully leased, providing stable income from day one.
- * **Residential Financing Available:** Ideal for owner-occupants or first-time investors seeking strong cash flow.
- * **Buy the Neighboring Triplex**:** Purchase 2124 W Augusta Ave (triplex) along with this 4-plex for a total of seven fully occupied units.
- * **Combined Purchase Advantage:** Two adjacent parcels for scalable investment growth.
- * **Fully Leased:** Consistent rental income with all units currently occupied.
- * **Turnkey Investment:** Meticulously renovated, move-in and rent-ready properties.

DETAILS:

- **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 countertops, 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 tenant
- **Additional Information:**
- **Buyers are encouraged to verify all facts and figures to ensure complete satisfaction with the purchase.**



CAP RATE: 6.28%

Numbers:

Gross Potential Rent	\$81,600
RUBS & Pet RENT	\$7,316
General Vacancy	(-\$2,364)
Effective Gross Income	\$76,940
Operating Expenses	\$14,912
Net Operating Income	\$71,640



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