



Gerchick Real Estate - I answer my PHONE

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

May buy 2122 W Augusta (Fourplex \$1,140,000)
at the same time but 2 loans using residential loans

\$855,000

2124 W Augusta Ave
Phoenix, AZ 85021

MLS#6792891

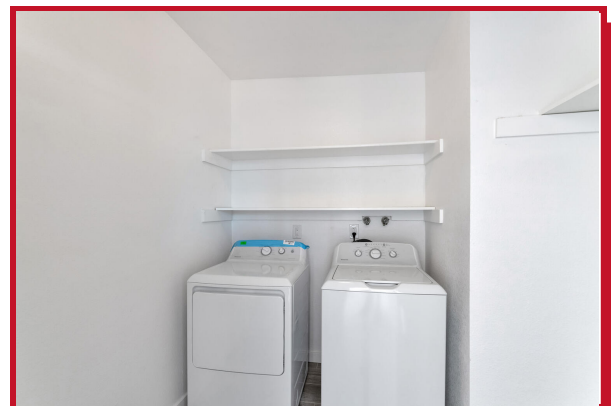
HIGHLIGHTS

- ❖ Fully Remodeled Triplex – Turnkey units with luxury upgrades and modern finishes throughout
- ❖ Combine for 7 Units – Buy adjacent 4-plex (2122 W Augusta) for a total of 7 income-producing units
- ❖ Residential Financing Eligible – Two parcels allow for conventional or DSCR loan options
- ❖ \$500K+ in Capital Improvements – Major upgrades already completed—save time and money
- ❖ Strong Tenant Base – 100% leased with immediate cash flow and rental upside

DETAILS:

Investment Highlights: Cont.

- ❖ Energy Efficient Upgrades – Dual-pane windows, new hot water heaters, and updated doors
- ❖ High-End Interiors – Quartz counter tops, stainless steel appliances, wood-like tile floors
- ❖ Private Outdoor Space – Smooth stucco exterior and rear unit backyards boost tenant appeal
- ❖ Bonus Storage Income – Two storage units on-site create additional revenue streams
- ❖ Prime North Phoenix Location – Minutes from restaurants, retail, and key transit corridors
- ❖ Feel free to call me for questions
- ❖ The website has due diligence and a virtual tour!



CAP RATE: 6.06%

Numbers:

Gross Potential Rent	\$61,200
RUBS & Pet RENT	\$5,489
General Vacancy	-\$1,773
Effective Gross Income	\$52,205
Operating Expenses	\$13,261
Net Operating Income	\$51,655



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