



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

\$3,490,000

MLS # 6852900



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.

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%



CAP RATE: 6.58%

Numbers:

Gross Potential Rent	\$279,263
General Vacancy	(\$7,740)
Pet Rent	\$2,160
RUBS-additional Income	\$19,163
Effective Gross Income	\$271,523
Operating Expenses Net	\$41,990
Operating Income	\$229,533

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