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"Make the Market Work for YOU"™

9 Unit-Property STABLE w/Laundry Room

715-721 W Cinnabar Ave
Phoenix AZ 85021

\$1,600,000

MLS #6846493



HIGHLIGHTS

- Newer roofs, ensuring long-term value and minimal maintenance costs
- Several renovated units offering modern comforts for tenants
- Leases are predominantly government-assisted, providing stable income
- Prime location, just moments from the light rail for easy accessibility
- Less than one block from a local park, enhancing tenant appeal and neighborhood charm

DETAILS

Discover a prime investment opportunity in the heart of 85021, where convenience meets potential. This maintained portfolio spans three buildings across two parcels, offering a total of 9 units ideal for savvy investors.

Each property boasts newer roofs, ensuring long-term value and minimal maintenance costs. Several units have been tastefully renovated, appealing to tenants seeking modern comforts. Currently, leases are predominantly government assisted, providing stable and predictable rental income.

Location Highlights:

Situated just moments from the light rail, commuting and accessibility are effortless, enhancing tenant appeal and reducing vacancy rates. The nearby park, less than a block away, offers a serene retreat and adds to the neighborhood's charm and desirability.



CAP RATE: 7.58%

Numbers:

Gross Income	\$161,796
Vacancy Rate	-\$4,853
Additional Income	\$600
Operating Expenses	\$36,145
Net Operating Income	\$121,398



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