



Gerchick Real Estate - I answer my PHONE

"Make the Market Work for YOU"™

Triplex w/Laundry Room-but you can
buy the 6 units next door as well.

**721 W Cinnabar Ave
Phoenix AZ 85021**

\$500,000

MLS #6847366



HIGHLIGHTS

- Triplex with reliable rental income from Government Assisted Leases
- Payments made on the 1st of every month for consistent cash flow
- Laundry room on-site for tenant convenience
- Newer roofs ensure low maintenance costs
- Adjacent six-unit property also available for sale—expand your investment portfolio
- Large lot with potential for future development opportunities
- Don't miss this exceptional investment opportunity—schedule your showing today!

DETAILS

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- Adjacent six-unit property also available for sale—expand your investment portfolio
- Large lot with potential for future development opportunities
- Buyer to verify all facts and figures independently

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CAP RATE: 8.51%

Numbers:

Gross Income	\$53,688
Vacancy Rate	-\$1,610
Additional Income	\$600
Operating Expenses	\$10,150
Net Operating Income	\$42,528



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