



Gerchick Real Estate - I answer my PHONE

"Make the Market Work for YOU"™

Currently in lease up-easy to see!

Fully Remodeled 4 plex in Arcadia!

Over 500K in improvements

4821 E Sheridan ST

Phoenix, AZ 85008



\$1,695,000

MLS#6924703

HIGHLIGHTS

- * Prime Arcadia Location— Near Camelback Mountain & Arizona Canal Trail
- * Over \$500K in Upgrades— Roof, A/C, electrical, landscaping, and more
- * 4 Fully Renovated Units— Modern kitchens & bathrooms, turnkey ready
- * 4 New A/C Units — Energy-efficient Goodman units
- * Upgraded Electrical — New panels, subpanels, and dedicated circuits
- * Landscaping & Outdoor — Grass parcels, river rock, new fencing
- * Storage & Covered Parking — 4 storage units, upgraded parking
- * Windows & Doors — 11 Milgard windows, 3 sliding doors, new entry doors
- * Full Appliance Package— Refrigerators, dishwashers, ranges, microwaves, washer/dryers, water heaters.

DETAILS:

- **Investment Potential:**
- This turnkey 4-plex offers a rare combination of over \$500,000 in renovations, modern upgrades, minimal maintenance, and strong rental potential in one of Phoenix's most desirable neighborhoods. Perfect for investors seeking consistent cash flow and long-term appreciation.
- **HVAC & Electrical:**
- 4 new Goodman A/C units (3 units at 2 tons, 1 unit at 2.5 tons)
- Upgraded electrical service including new panels, circuit breakers, and dedicated circuits
- **Landscaping & Outdoor:**
- Removal of trees, old sidewalks, and debris
- New concrete driveways to 3 units and storage area
- 5 grass parcels in backyard and front yard
- River rock surrounding grass, sidewalks, and driveways
- New fencing and mailbox receptacle enhancing curb appeal
- **Storage & Covered Parking:**
- 4 newly built storage units, finished and painted
- Upgraded woodwork and painted covered parking
- **Interior Upgrades & Appliances:**
- Modern kitchens with new cabinets, countertops, sinks, & backsplashes
- Updated bathrooms: new toilets, sinks, cabinets, counters, mirrors, showers, and tubs
- Leveled floors with new flooring throughout
- Fresh interior paint and new overhead fans in every room
- 11 Milgard windows and 3 sliding doors installed
- Appliances include 4 refrigerators, dishwashers, ranges, microwaves, washer/dryers, and water heaters



CAP RATE: 4.72%

Numbers:

Gross Potential Rent	\$91,200
RUBS & Pet RENT	\$2,400
Effective Gross Income	\$93,600
Operating Expenses	\$13,630
Net Operating Income	\$79,970



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Equipping the world's best minds in commercial real estate



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