



Gerchick Real Estate - I answer my PHONE

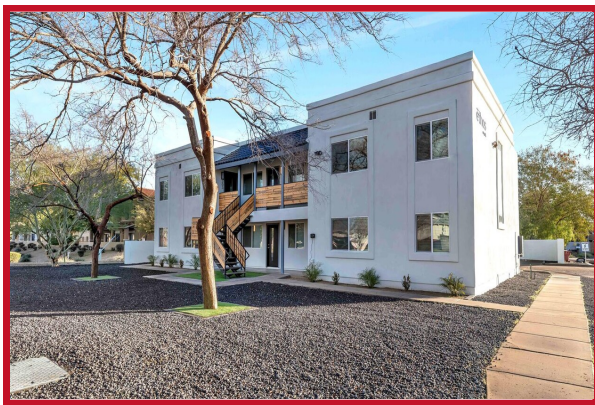
"Make the Market Work for YOU"™

MAJOR PRICE REDUCTION!

Portfolio of 3 Apartment Buildings-May be bought separately-there is NO seller financing. Well over 2 million in rehab costs

\$7,190,000

MLS #6854250



HIGHLIGHTS

7602 E Polk St, Scottsdale, AZ 85257 (6 Units)

- * 100% Occupied
- * Fully remodeled with modern finishes including smooth stucco, tile backsplashes, and dual-pane windows
- * Six units with a mix of four 2BR/1BA and two 1BR/1BA layouts, offering diverse tenant options.
- * Each unit includes private patios, storage, and new stackable washers/dryers for added tenant convenience.
- * Located in the highly desirable Scottsdale 85257 sub-market, minutes from Old Town and major employers.
- * Surrounded by new town home development, which increases the potential for long-term value appreciation.

HIGHLIGHTS

2122-2124 W Augusta Ave, Phoenix, AZ 85021 (7 Units)

- * Two fully occupied parcels providing consistent and stable rental income.
- * Can be purchased using two residential loans, offering favorable financing options.
- * Recent upgrades to HVAC, plumbing, electrical, flooring, and more for improved efficiency and appeal.
- * All units feature new stainless steel appliances, including fridge, range, microwave, and dishwasher.
- * Energy-efficient windows and upgraded roofing to reduce maintenance costs and enhance tenant satisfaction.

306 & 312 E Kinderman Dr, Avondale, AZ (13 Units)

- * 13-unit property with strong, in-place rental income.
- * Nearly \$1M in recent capital improvements, including upgraded interiors, exteriors, and systems.
- * All units come equipped with dishwashers, providing an added tenant amenity that enhances rental appeal.
- * Located in the rapidly growing West Valley, with close proximity to I-10, employers, shopping, and entertainment.
- * Investor-friendly location with ongoing infrastructure projects and significant development in the area.



CAP RATE: 6.52%

Numbers:

Gross Income + RUBS	\$576,600
Vacancy Rate	-\$14,684
Operating Expenses	\$86,477
Net Operating Income	\$475,439



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