



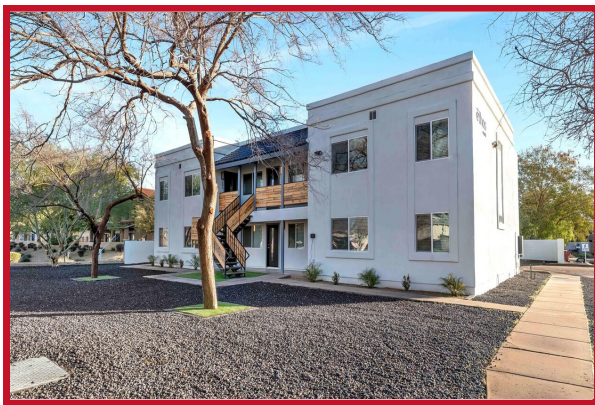
Gerchick Real Estate - I answer my PHONE

"Make the Market Work for YOU"™

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

\$7,590,000

MLS #6854250



HIGHLIGHTS

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

- * 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)

- * Fully occupied 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: 6.27%

Numbers:

Gross Income	\$576,600
Vacancy Rate	-\$14,684
Operating Expenses	\$87,161
Net Operating Income	\$474,755



Linda Gerchick, CCIM
Designated Broker
Cell: 602-688-9279
Linda@JustSoldIt.com



CCIM Institute
Equipping the world's best minds in commercial real estate



**Gerchick
Real Estate**

This document/email has been prepared by Team Gerchick for advertising and general information only. Gerchick Real Estate—Home of Team Gerchick make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Gerchick Real Estate—Home of Team Gerchick exclude unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss