

Gerchick Real Estate - I answer my PHONE

"Make the Market Work for YOU"™

1927 E Crocus Dr, Phoenix, AZ 85022
This property is available on a NNN LEASE.
Formally licensed as a GROUP HOME-Great for
Transitional Housing or Group Home

\$5,500p/mo

MLS# 6917073

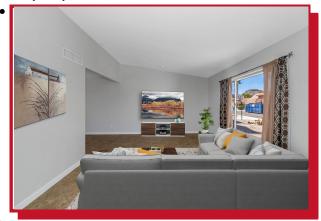


DETAILS

- This property features a 4-bedroom, 3-bathroom home with a pool
- Nearly \$40,000 in recent upgrades
- Set up to operate as transitional housing.
- The NNN lease is \$5,500/month for 5 years, with tenant responsibilities including prorated property taxes, insurance, pool maintenance, property upkeep, and utilities.
- There is NO HOA

HIGHLIGHTS

- Turn-Key Property: 4-bedroom, 3-bathroom home with pool, ready for immediate use.
- Proven Use: Formerly operated as transitional housing with licensing history.
- Recent Upgrades: Nearly \$40,000 invested in improvements—modern and move-in ready.
 - NNN Lease: \$5,500/month for 5 years.
- Tenant Responsibilities: Prorated property taxes, insurance, pool maintenance, property upkeep, and utilities.



Lease Highlights:

Lease Beginning: Immediately Occupancy Lease Amount per Month: \$5,500 Monthly Property Taxes: \$210.25 Monthly

Insurance: \$230.50

NNN Expenses: Utilities and Property
Maintenance and Pool Maintenance





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