



# Gerchick Real Estate - I answer my PHONE

*“Make the Market Work for YOU”™*

*There are 2 three bedroom units and one Casitas-Really a good mix of units*

**316-322 E Vogel Ave  
Phoenix AZ 85020**



## DETAILS:

- Welcome to 316 E Vogel, a meticulously maintained triplex offering an incredible investment opportunity with its blend of modern amenities and classic charm. This unique property consists of two spacious three-bedroom units and a cozy studio, all designed to cater to a variety of living needs. With recent upgrades, a beautiful common BBQ area, and potential for additional income from rentable storage space, this property is a standout choice for investors.
- **Strategic Location**
- 85020 is strategically situated in the foothills of North Mountain, providing both a picturesque setting and easy access to central Phoenix. The neighborhood's location ensures high demand for rental properties and commercial investments, given its proximity to key business districts and major roadways.
- **Healthcare Hub**
- Investors can benefit from the area's close proximity to top-tier medical facilities, including John C. Lincoln Medical Center. With the hospital's reputation for excellent care and the ongoing demand for healthcare services, properties near this facility are likely to attract long-term tenants and offer stable returns.
- **Parks and Recreation**
- The proximity to North Mountain Park and other recreational areas adds significant value to properties in 85020. The park's hiking trails, picnic spots, and natural beauty make the neighborhood a desirable location for those who value outdoor activities, thereby increasing the appeal of rental and commercial properties.



**Linda Gerchick, CCIM**  
**Designated Broker**  
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**\$925,000**

**MLS#6935184**

## HIGHLIGHTS

- \* \$40,000 in Recent Cap Ex: Fresh paint, new blinds, flooring, and appliances throughout.
- \* Premium Appliances: New KitchenAid & GE kitchen packages installed July 2024 (no warranties).
- \* Washer/Dryer in Each Unit: Added convenience and strong tenant appeal.
- \* Updated Interiors: New laminate floors, modern baseboards, and repainted cabinets for a fresh look.
- \* Exterior Enhancements: Repainted structures, brick walkways repaired, and upgraded landscaping.
- \* Income Boost Opportunity: 3 rentable storage sheds for additional revenue streams.
- \* Common BBQ Area: Ideal for tenants and great curb appeal for leasing.
- \* Low Maintenance Property: Nearly all systems & finishes recently improved.
- \* Central Phx Location Strong rental demand w/solid long-term appreciation.



**CAP RATE: 5.21%**

## Numbers:

<b>Gross Potential Rent</b>	<b>\$66,000</b>
<b>RUBS &amp; Pet RENT</b>	<b>\$2,700</b>
<b>General Vacancy</b>	<b>(\$1,980)</b>
<b>Effective Gross Income</b>	<b>\$66,720</b>
<b>Operating Expenses</b>	<b>\$18,529</b>
<b>Net Operating Income</b>	<b>\$48,191</b>



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Equipping the world's best minds in commercial real estate



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