

2122 W AUGUSTA AVE

Fully Renovated Fourplex | Phoenix, Arizona 85021

\$1,000,000

4

ONE-BEDROOM UNITS

100%

OCCUPIED

6.05%

CURRENT CAP RATE

7.15%

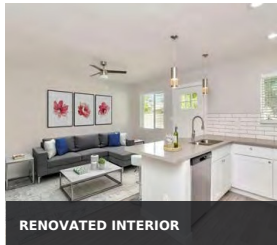
PRO FORMA CAP RATE

INVESTMENT OPPORTUNITY

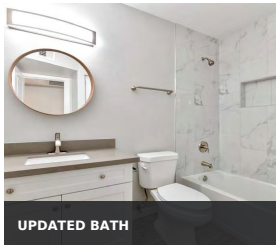
A fully renovated, single-story fourplex offering four one-bedroom residences, in-unit laundry, private outdoor space and stable occupancy. Ownership reports nearly \$500,000 in rehabilitation work, creating a turnkey investment with strong tenant appeal.

PROPERTY HIGHLIGHTS

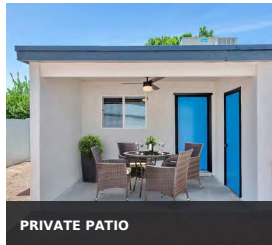
- Quartz countertops, tile backsplashes and stainless-steel appliances
- Wood-grain tile flooring and updated baths with tile surrounds
- Full-size washer and dryer in every residence
- New roof, hot-water heaters, exterior doors and dual-pane windows
- Smooth stucco exterior, concrete parking and shaded common area
- RUBS program in place; tenants pay electric
- Two storage rooms offer potential ancillary income
- Convenient access to I-17, light rail, retail and central Phoenix employment



RENOVATED INTERIOR



UPDATED BATH



PRIVATE PATIO

FINANCIAL SNAPSHOT

Current Monthly Rent	\$5,851
Current Annual Rent	\$70,212
Current NOI	\$60,458
Pro Forma NOI	\$71,504
Price Per Unit	\$250,000
Price Per Building SF	\$457.25

2122 RENT ROLL

UNIT	TYPE	MONTHLY RENT
1	1 BR / 1 BA	\$1,577
2	1 BR / 1 BA	\$1,425
3	1 BR / 1 BA	\$1,399
4	1 BR / 1 BA	\$1,450
TOTAL - 4 UNITS		\$5,851

PROPERTY FACTS

Building / Land	2,187 SF / 10,970 SF
Year Built / Renovated	1985 / 2022
Parking	7 spaces
APN	157-21-016-C

LINDA GERCHICK, CCIM

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