LINDA GERCHICK, CCIM
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FULLY OCCUPIED RENOVATED TRIPLEX

316-322 E Vogel Ave | Phoenix, Arizona 85020

TWO 3-BEDROOM / 2-BATH HOMES + PRIVATE CASITA

$795,000

PRICE REDUCED $50,000



THREE RESIDENCES. IMMEDIATE INCOME. CLEAR RENTAL UPSIDE.

NORTH CENTRAL PHOENIX

CURRENT CAP	CURRENT NOI	PRO FORMA CAP	PRO FORMA NOI
5.67%	$45,110.50	7.04%	$55,970.50
current operations	annual	rent sensitivity	annual

INVESTMENT OVERVIEW

Fully occupied, fee-simple Phoenix triplex offering two spacious three-bedroom residences and a private casita. More than $19,000 in documented recent improvements. Individual laundry and a common BBQ area support resident appeal. Pro forma assumes $2,500/month for each 3BR home.

FINANCIAL SUMMARY

INCOME / EXPENSE	CURRENT	PRO FORMA
Base rent	$56,940	$67,800
Utility and pet fees	$3,000	$3,000
Total annual income	**$59,940**	**$70,800**
2026 property taxes*	$3,258.50	$3,258.50
Operating expenses*	$14,829.50	$14,829.50
NET OPERATING INCOME	**$45,110.50**	**$55,970.50**

PROPERTY AND IMPROVEMENTS





- 3 units | 3,691 SF | 13,375 SF site
- Two 3BR / 2BA homes plus private casita
- More than $19,000 in documented recent updates
- Individual washer and dryer in each residence
- R-3 zoning | common BBQ and gathering area

*Taxes included in operating expenses. No vacancy allowance. 2026 tax: Maricopa County Treasurer, APN 159-45-070; verified 09/18/2026.

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JustSoldIt.com
Property details + virtual tour

Buyer to independently verify occupancy, leases, rents, reimbursements, expenses, improvements, permits, condition, and all financial information.