

PRICE REDUCED \$100,000 | CONFIDENTIAL OFF-MARKET

2124 W AUGUSTA AVE

Fully Renovated Triplex | Phoenix, Arizona 85021

\$700,000

3

TRIPLEX UNITS

100%

OCCUPIED

5.35%

CURRENT MODELED CAP

6.37%

PRO FORMA CAP RATE

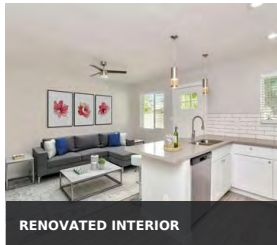
INVESTMENT OPPORTUNITY

A fully renovated, single-story triplex with two one-bedroom residences and one studio. Each unit offers in-unit laundry, updated finishes and stable occupancy. Ownership reports substantial capital improvements across the Augusta assets, supporting a turnkey investment profile.

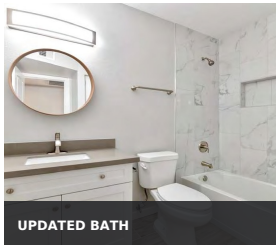
PROPERTY HIGHLIGHTS

- Two one-bedroom units plus one studio
- 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; landlord-paid electric included in expenses
- Convenient access to I-17, light rail, retail and central Phoenix employment

Price updated October 15, 2026. Cap rates use established website NOI; September income and expense assumptions are retained.



RENOVATED INTERIOR



UPDATED BATH



TRIPLEX EXTERIOR

FINANCIAL SNAPSHOT

Baseline Monthly Rent	\$3,890
Baseline Annual Rent	\$46,680
Current Modeled NOI	\$37,479
Pro Forma NOI	\$44,589
Price Per Unit	\$233,333
Price Per Building SF	\$595.24

SEPTEMBER RENT ASSUMPTIONS

UNIT	TYPE	MONTHLY RENT
5	1 BR / 1 BA	\$1,450
6	1 BR / 1 BA	\$1,425
7	Studio	\$1,015
TOTAL - 3 UNITS		\$3,890

PROPERTY FACTS

Building / Land	1,176 SF / 7,290 SF
Year Built / Renovated	1947 / 2022
Parking	7 spaces (reported)
APN	157-21-016-D

LINDA GERCHICK, CCIM

Designated Broker | Gerchick Real Estate

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