

# 5038 N 18th Avenue

Phoenix, AZ 85015 | 3 residential units | 9 furnished rooms



**\$570,000**

**CASH ONLY  
AS-IS**

Previously \$699,000

New due diligence uploaded:  
updated financials and rental income.

## SELLER UPDATE: HVAC & VACANCY

The seller reports that the front-house vacancies are due to missing HVAC equipment and expects those spaces to lease quickly once HVAC is installed. Installation has not been confirmed. Leasing timing and future occupancy are not guaranteed.

| October 7 rental snapshot    | Current | 9-room pro forma |
|------------------------------|---------|------------------|
| Occupied rooms               | 5 of 9  | 9 of 9 assumed   |
| Gross scheduled rent / month | \$4,025 | \$7,245          |
| Electricity / month          | \$400   | \$550            |

Rent assumes \$805 per room per month, before vacancy, fees and expenses. Electricity increases an estimated \$150/month at projected occupancy; other supplied fixed costs remain unchanged. HVAC installation cost, timing and responsibility are not established.

PROPERTY DETAILS & PHOTOS

SCHEDULE A CALL WITH LINDA

**Linda Gerchick, CCIM | Designated Broker**

Gerchick Real Estate | 602-688-9279 | linda@justsoldit.com

Seller-supplied information; buyer to verify all material facts. Current scheduled rent is not verified cash collected. Pro forma is not a guarantee. The updated model excludes unsupplied expenses and HVAC capital costs. Tenant leases are available only after contract. Updated October 7, 2026.