



GERCHICK REAL ESTATE

INVESTMENT REAL ESTATE | EXCLUSIVELY MARKETING

LINDA GERCHICK, CCIM

602-688-9279 | I ANSWER MY PHONE

FULLY OCCUPIED RENOVATED TRIPLEX

316-322 E Vogel Ave | Phoenix, Arizona 85020

\$845,000

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



THREE RESIDENCES. IMMEDIATE INCOME. CLEAR RENTAL UPSIDE.

NORTH CENTRAL PHOENIX

CURRENT CAP

5.81%

approved underwriting

CURRENT NOI

\$49,119

annual

PRO FORMA CAP

6.78%

rent sensitivity

PRO FORMA NOI

\$57,267

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, while the approved pro forma identifies measurable income growth.

RECONCILED FINANCIAL SNAPSHOT

INCOME / EXPENSE	CURRENT	PRO FORMA
Base rent	\$66,000	\$74,400
3% vacancy	(\$1,980)	(\$2,232)
Utility reimbursements	\$2,700	\$2,700
Effective gross income	\$66,720	\$74,868
Operating expenses	\$17,601	\$17,601
NET OPERATING INCOME	\$49,119	\$57,267

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

LINDA GERCHICK, CCIM

Designated Broker | Gerchick Real Estate

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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.