

# 2002 W Jefferson St, Phoenix, AZ 85009

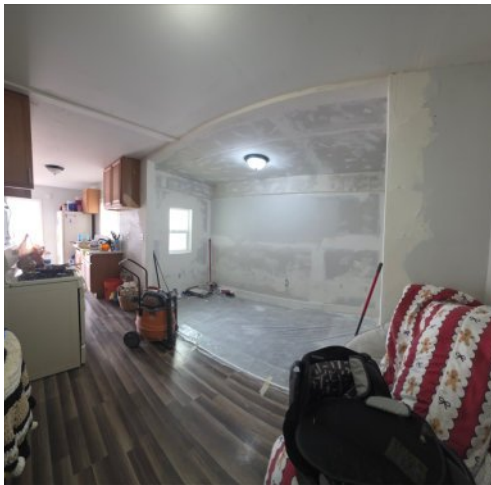
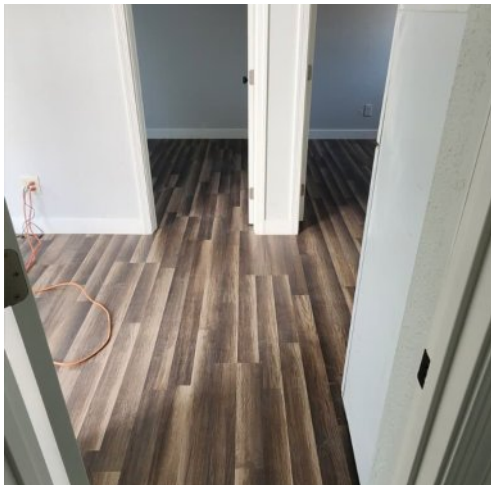
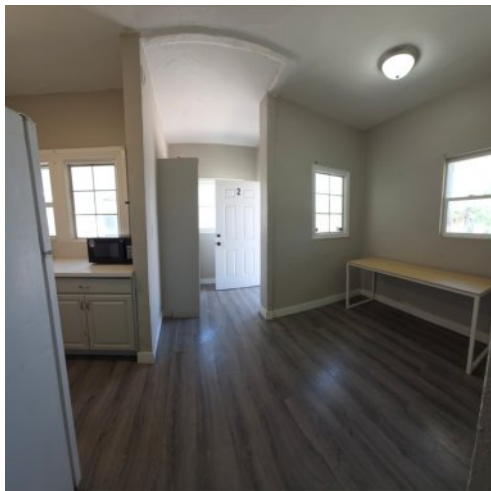
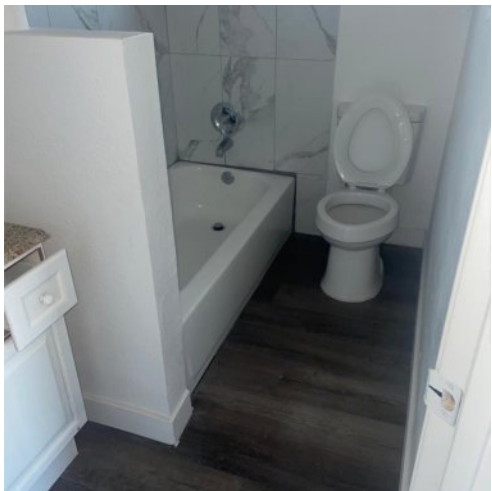
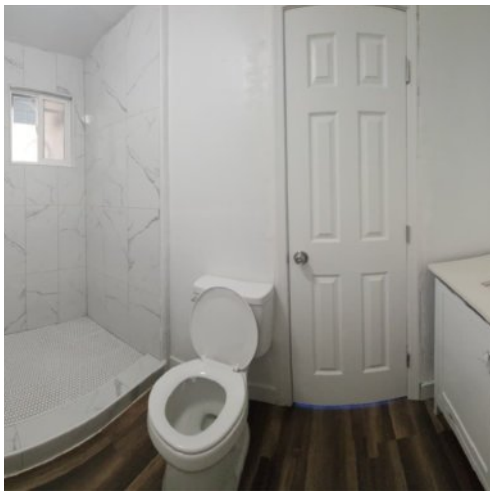


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# Property Highlights

- All tenants are month to month
- Near downtown Phoenix with strong employment hubs nearby
- 6 Units + non-conforming unit that could be converted into a 7th unit or washer/dryer room
- Strong in-place income - \$7,350/month



## Value-Add Opportunity in Prime Phoenix Location

This centrally located multifamily property consists of three buildings on a 7,000-square-foot lot. The mix includes two 1-Bed/1 Bath and two 2-Bed/1 Bath units, and two studios. The property generates an estimated annual gross income of \$88,200 with all tenants on month-to-month leases, offering flexibility for rent adjustments or repositioning. This property provides immediate income potential with room for growth. The property is situated near Jefferson Street and 20th Avenue, just minutes from Downtown Phoenix's major employment centers, entertainment, and transit, making it highly attractive to renters.

**2002 W JEFFERSON ST, Phoenix, AZ 85009**

| Unit # | Unit Mix  | Curent Rent | Security Deposit | Move-In Date | Lease Term    |
|--------|---|-------------|------------------|--------------|---------------|
| 1      | 1BD/1BA   | \$ 1,350.00 | \$ 1,350.00      |              | 12/1/2023 MTM |
| 2      | 2BD/1BA   | \$ 1,450.00 | \$ 500.00        |              | 10/1/2025 MTM |
| 3      | STUDIO  | \$ 1,000.00 | \$ -             |              | 3/1/2025 MTM  |
| 4      | 1BD/1BA   | \$ 1,100.00 | \$ 300.00        |              | 7/1/2025 MTM  |
| 5      | 2BD/1BA   | \$ 1,550.00 | \$ 1,000.00      |              | 12/1/2023 MTM |
| 6      | STUDIO  | \$ 900.00   | \$ 300.00        |              | 3/1/2025 MTM  |
| 7      | **Non-Conforming Unit - Need CofO or convert to laundry/office unit** |             |                  |              |               |
|        |   | \$ 7,350.00 | \$ 3,450.00      |              |               |



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