



# Gerchick Real Estate - I answer my PHONE

“Make the Market Work for YOU”™

Single Family House-Tenanted w/ Tenant Paying \$3,500 per mo

**\$560,000**

**1830 W Alta Vista  
Phoenix, AZ 85225**

**MLS# 6717285**

## HIGHLIGHTS



- 1. **\*\*Tenant Occupied:\*\*** Sit back and watch your investment grow effortlessly! This property is already generating substantial rental income, with tenants paying well above market rates. A stable income stream awaits you from day one.
- 2. **\*\*Prime Location:\*\*** Located in a desirable neighborhood, this property promises enduring value and high demand. Enjoy the convenience of proximity to schools, shopping centers, parks, and more, ensuring maximum tenant satisfaction and retention.
- 3. **\*\*Modern Upgrades:\*\*** Say hello to worry-free ownership! With a brand-new roof, washer, dryer, and appliances included, you can rest assured knowing that maintenance costs are minimized, and tenant satisfaction is maximized.
- 4. **\*\*Expansive Backyard:\*\*** Embrace the outdoors! The large backyard provides ample space for relaxation, recreation, and entertainment, making it an attractive feature for potential tenants seeking a lifestyle of comfort and leisure.
- 5. **\*\*New Paver Driveway:\*\*** Impress at first sight! The newly installed paver driveway enhances curb appeal and sets the stage for a warm welcome, leaving a lasting impression on both tenants and visitors.

## DETAILS:

**\*\*Investment Highlights:\*\***

- **Income Potential:** Benefit from immediate cash flow with tenants already in place, offering an attractive return on investment.
- **Low Maintenance:** With recent upgrades and meticulous upkeep, enjoy hassle-free ownership and minimal expenses.
- **Value Appreciation:** Capitalize on the potential for long-term appreciation in property value, fueled by the property's prime location and enduring appeal.



**Don't Miss Out!-5 Bedroom 3 Bath**

This tenant-occupied treasure presents an exceptional opportunity for savvy investors seeking steady returns and long-term wealth accumulation. Act now to secure your future in real estate!

\*Buyer to verify all facts and figures.\*

Contact us today to schedule a private viewing and take the first step towards realizing your investment dreams!

**CAP RATE: 6.34%**

## Numbers:

<b>Gross Potential Rent</b>	<b>\$42,000</b>
<b>General Vacancy</b>	<b>(\$1,260)</b>
<b>Effective Gross Income</b>	<b>\$40,740</b>
<b>Operating Expenses</b>	<b>\$5,225</b>
<b>Net Operating Income</b>	<b>\$35,515</b>

**Gerchick  
Real Estate**



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