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“Make the Market Work for YOU”™

**4 Bedroom 3 Bath Single Family
with a long time tenant**

\$535,000

**14230 W Calavar Rd,
Surprise, AZ 85379**

MLS#7003341

HIGHLIGHTS

- 4 Bedroom / 3 Bathroom single-family rental
- Built in 2006 by Standard Pacific Homes
- Approx. 1,818 SF on 6,836 SF lot
- Long-term tenant in place – immediate income
- Current rent: \$1,995 + \$110 pet rent (below market)
- Projected rent: ~\$2,200/month + pet rent
- In-place cap rate: 3.65% | Pro forma: 4.28%
- Low-maintenance construction – concrete tile roof & stucco exterior
- Desirable features: 2-car garage, covered patio, granite countertops
- Clear value-add opportunity through rental repositioning



DETAILS:

- This well-maintained 4-bedroom, 3-bathroom single-family investment property offers a compelling combination of stable income, quality construction, and future rental upside. Built in 2006 by Standard Pacific Homes, the home features durable materials and functional design appealing to long-term tenants.
- The property consists of approximately 1,818 square feet and sits on a 6,836 square foot lot (0.157 acres). Additional highlights include a 2-car garage, covered patio, and granite kitchen countertops, enhancing both tenant desirability and long-term value.
- Currently leased to a long-term tenant, the property provides immediate income while offering the opportunity to increase rents to market levels.
- **Property Highlights**
- 4 Bedrooms / 3 Bathrooms
- Approx. 1,818 SF
- Built in 2006
- Builder: Standard Pacific Homes
- Wood frame construction with painted stucco
- Concrete tile roof (low maintenance)
- Heat pump system
- Granite kitchen countertops
- Covered patio
- 2-car garage
- 6,836 SF lot (0.157 acres)



CAP RATE: 4.28%

Numbers:

Gross Potential Rent	\$28,169
Operating Expenses	\$4,992
Net Operating Income	\$22,883



Linda Gerchick, CCIM
Designated Broker
Cell: 602-688-9279
Linda@JustSoldIt.com



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