

# JEFFERSON STREET - 7 UNITS

2002 W JEFFERSON STREET, PHOENIX, AZ 85009



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# Property Highlights

## 2002 W Jefferson St:

- All tenants are month to month
- Great location for strong employment hubs in downtown Phoenix
- **7 Units:** Three - 2 Bed/1 Bath and four 1 Bed/1 Bath
- **9.2% Cap rate** with strong in-place income



### Value-Add 7 Unit Opportunity in Prime Phoenix Location

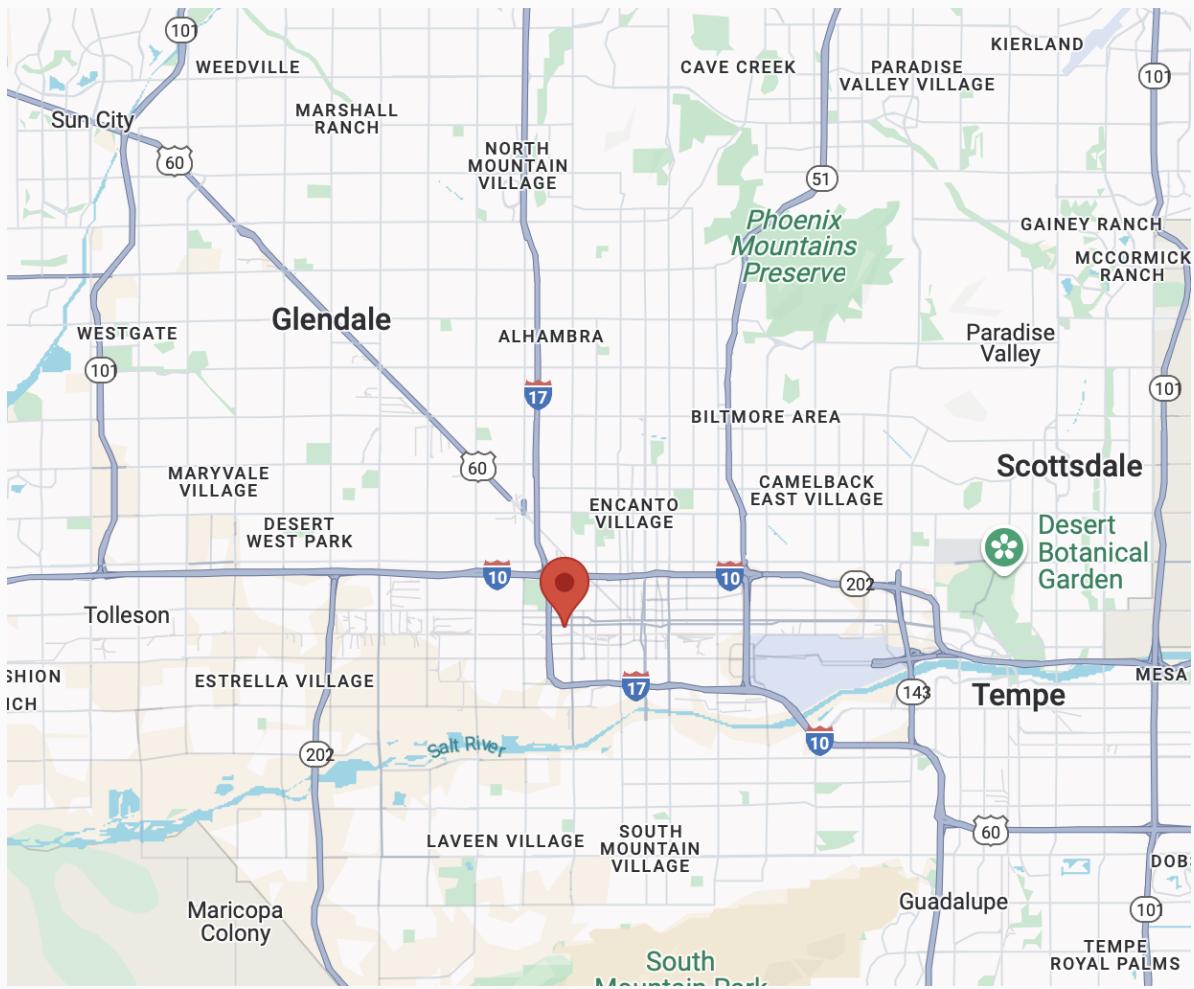
This centrally located multifamily property consists of seven rental units across three buildings on a 7,000-square-foot lot. The mix includes four 1-Bed/1 Bath and three 2-Bed/1 Bath units, with current monthly rents ranging from \$900 to \$1,550. The property generates an estimated annual gross income of \$99,600, with all tenants on month-to-month leases, offering flexibility for rent adjustments or repositioning. Offered at \$114,142 per door this investment delivers a 9.2% cap rate and 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 Street - 7 Units**

**Profit and Loss**

**October 1, 2024 - October 31, 2025**

| Distribution Account       | 2002 W Jefferson ST  | Total                |
|----------------------------|----------------------|----------------------|
| <b>Income</b>              |                      |                      |
| Rental Income:             | \$ 104,735.00        | \$ 104,735.00        |
| Late Fee:                  | \$ 2,250.00          | \$ 2,250.00          |
| <b>Total Income:</b>       | <b>\$ 106,985.00</b> | <b>\$ 106,985.00</b> |
|                            |                      | \$ -                 |
| <b>Expenses:</b>           |                      |                      |
| Repairs & Maintenance (3%) | \$ 3,209.55          | \$ 3,209.55          |
| Insurance Expenses         | \$ 5,800.00          | \$ 5,800.00          |
| Water Bill                 | \$ 4,260.74          | \$ 4,260.74          |
| Electric Bill              | \$ 2,866.41          | \$ 2,866.41          |
| Gas Bill                   | \$ 426.52            | \$ 426.52            |
| Property Tax (2024)        | \$ 853.00            | \$ 853.00            |
| Office                     | \$ -                 | \$ -                 |
| Depreciation               | \$ -                 | \$ -                 |
| <b>Total Expenses</b>      | <b>\$ 17,416.22</b>  | <b>\$ 17,416.22</b>  |
| <b>Net Income</b>          | <b>\$ 89,568.78</b>  | <b>\$ 89,568.78</b>  |





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Asking: \$799,000



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Buyer to verify all facts, figures, measurements, income and expense information, square footage, lot size, zoning, and all other information material to Buyer's decision to purchase the property. Broker and Seller make no representations or warranties, express or implied, as to the accuracy of any information contained herein. All information is deemed reliable but not guaranteed.

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