



Gerchick Real Estate - I answer my PHONE

"Make the Market Work for YOU"™

Opportunity to own a fourplex w/new Roof

\$975,000

**822 E Carol Ave
Phoenix, AZ 85020**



HIGHLIGHTS

- * Brand-New Roof with a transferable warranty, providing future owners with peace of mind and reduced capital expense.
- * Maintenance-Free Landscaping, upgraded with $\frac{1}{4}$ -inch crushed granite and the proper underlying weed-control membrane—dramatically reducing ongoing grounds maintenance.
- * Private Outdoor Space for Each Tenant, including individual fenced patios and rear yards, increasing tenant satisfaction, retention, and rental demand.
- * Desirable Slump Block Construction, known for its durability, thermal performance, and long-term stability—ideal for long-term investors.
- * One Unit Currently Vacant, already refreshed with new interior paint, 2-inch wood-look faux blinds, and additional cosmetic upgrades—perfect for achieving market rent quickly.
- * All Units Feature Ceramic Tile Flooring, ideal for durability, ease of maintenance, and lower turnover costs.
- * Significant Rental Upside, as existing rents are below current market levels for the area.

DETAILS:

- Why This Fourplex Performs Well as an Investment
- This asset checks all the boxes for a low-maintenance, high-demand rental investment:
- Turnkey exterior improvements already completed
- Individual outdoor spaces that support stronger rent premiums
- A refreshed vacant unit ready for lease or owner-occupancy
- Proven long-term construction type
- Strong local renter demand driven by proximity to transit corridors and employment



CAP RATE: 4.25%

Numbers:

Gross Potential Rent	\$52,800
RUBS & Pet RENT	\$2,400
General Vacancy	(\$1,656)
Effective Gross Income	\$85,552
Operating Expenses	\$11,258
Net Operating Income	\$42,286



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