

4515 N 14TH PLACE

Phoenix, AZ 85014

N 16th Street & E Campbell Avenue

CAMBRIDGE
PROPERTIES

CARTER
MOSIER GROUP
real agents.

Asset Type: Small Multifamily Tri-Plex

2 Buildings / 3 units

- Front Building: 4515 Unit A 1BR/1BA + 4515 Unit B 2BR/1BA
- Rear Free-Standing Home: 4513 Unit C 2BR/1BA

4515: New construction 2016

4513: Year Built 1971. Full Renovation Down To Studs 2016.

Parking: 7 Total Spaces On-Site On Concrete

Financials

- List Price: \$1,100,000
- 2025 Gross Income: \$56,372
- 2025 NOI: \$39,407.56
- Cap Rate @ List: ~3.58%
- 2026 Gross Income: \$61,500 for projected Cap Rate @ List: ~4.05%

Tenant Profile

- Strong tenant base, including long-term occupants
- One unit scheduled to vacate at year-end 2025
- Private gated yards for front units

Operating Expenses (2025)

- Taxes: \$3,514
- Insurance: \$2,914
- Water/Sewer: \$2,192
- Electric (vacancy periods): \$255
- Landscaping: \$2,450
- Repairs & Maintenance: ~\$4,866
- HOA: None

Capital Improvements

- Full Foam roof re-coated (2020)
- Full Exterior paint (2020), Interior repaint and door repairs (2025)
- Ongoing upkeep and system maintenance

Highlights

- Highly desirable Central Phoenix location
- Unique unit configuration with private outdoor space
- Appeals to long-term renters and owner-user/investor hybrids

Aaron Carter, 480-236-3103
Aaron@CarterMosierGroup.com