

# 2727 E MONTECITO AVE

Phoenix, AZ 85016

N 28th Street & E Indian School Road

CAMBRIDGE  
PROPERTIES

CARTER  
MOSIER GROUP  
real agents.

Asset Type: Boutique Mid-Century Tri-Plex  
Units: 3 Units / 1 Building  
• (1) 1BR/1BA + (2) 2BR/2BA  
Remodeled: 2017. Year Built 1959.  
Parking: Enclosed 3-Car Garages (1 Space Per Unit)

## Financials

- List Price: \$1,000,000
- 2025 Gross Income: \$54,600
- 2025 NOI: \$39,838.16
- Cap Rate @ List: ~3.98%

## Property Features

- Mid-century architecture with gated landscaped courtyard
- Shared laundry room on-site and dedicated storage rooms for each unit
- Front 2BR includes private yard

## Operating Expenses (2025)

- Taxes: \$2,389
- Insurance: \$2,747
- Water/Sewer: \$3,364
- Landscaping: \$2,295
- Repairs & Maintenance: ~\$719
- HOA: None

## Capital Improvements

- Full subterranean termite treatments (2023 & May 2025, transferable warranty)
- HVAC replacement (Apt 1, 2025)
- Extensive rodent mitigation and sealing completed in 2024
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## Highlights

- Architectural charm + strong tenant stability
- Adjacent property recently sold and undergoing major renovation
- Very clean expense profile and minimal deferred maintenance

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