

Provided as a courtesy of Brian Purcell 928-231-0498 Realty Executives AZ Territory 928-777-0257



County: Yavapai
 Rent/Lease: No
 Aprx Acres: 0.58
 Zoning: SF-9

Apr
 Sou
 Mea
 Year
 Lot
 Lot

Legal: LOTS 342 425 & 426 AMEND ED REPLAT LOT 342-A-R CONT .58AC SEC 32-14-2W M&P 56/49 TRACT AMEND IDYLWILD BOOK 56 PAGE 49

REO/Short Sale:	Not Applicable	GRM:		HOA Y/N:
Gross Vol/Yr \$:		Taxes:	1,096	HOA Dues
NOI \$:		Tax Year:	2021	HOA Freq
Cap %:		Assessments \$:		5+ Units:
CAM \$:		Asmts Freq:		
Lease \$:		Builder Name:		
Lease Expires:				

Unit ID	Bdrms	Baths	SqFt	Utils	Rent
A	2	1	613		
B	1	1	585		
C	1	1	448		

Utilities Installed: Cable TV; Electricity; Natural Gas; Water - City; WWT - City Sewer

Unit 1 Info: Fire/Smoke Detectors; Fireplace; Microwave; Range/Oven; Refrigerator

Unit 2 Info: Ceiling Fan(s); Fire/Smoke Detectors; Microwave; Porch/Patio; Range/Oven

Unit 3 Info: Microwave; Range/Oven; Refrigerator

Unit 4 Info:

Unit 5 Info:

Owner Pays: All; Other - See Remarks

External Amenities: Fence; Patio/Deck/Balcony; Separate Storage; Spa/Hot Tub

Cooling: Ceiling Fan(s); Evaporative; Other - See Remarks

Flooring: Laminate; Tile; Vinyl

Roof: Asphalt Shingle

Records Available: None

Construction: Block; Frame - Wood

Heating: Natural Gas; Wall Unit; Other

Water Heater: Electric; Natural Gas

Building Type: Triplex

Road Acc/Maint: Access-City; Access

Possession:

Directions: AZ-89 S - Continue onto E Gurley St - Slight right onto Idylwild Rd - Home on the Left

Remarks: Rare multi-unit investment property just 5 minutes from downtown! This is an investor's dream! Inviting Unit A is a beautiful 2 bedroom, 1 bathroom, brick home with a large backyard. Units B & C are cozy 1 bedroom, 1 bathrooms, w/ full kitchens & inviting living rooms to relax in after a day of sightseeing! Each unit has their own outdoor space (unit A) and is great to enjoy the Prescott wildlife. Hidden in the pines of Prescott, surrounded by mature trees & natural vegetation this gem is perfect for a weekend getaway. Property is currently used as an airbnb. 2021 airbnb gross was \$80,000. 2022 projections are above 100k. Come check out this amazing opportunity before it's gone! Information is deemed to be reliable, but is not guaranteed. © 2022 MLS and FBS. Prepared by Brian Purcell on Monday, June 20, 2022 3:00 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.