



# THE MONTECITO

822 E Montecito Ave, Phoenix, AZ 85014

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GRACE CRE®

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SECTION 1

# PROPERTY INFORMATION

**THE MONTECITO**

822 E Montecito Ave, Phoenix, AZ 85014

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Welcome to 822 East Montecito Avenue, Phoenix, AZ 85014! This beautifully maintained four-plex offers a fantastic investment opportunity with a mix of two spacious 2-bedroom, 1-bath units and two large 1-bedroom, 1-bath units. Each unit features large private backyards, perfect for outdoor relaxation or entertaining. Enjoy the convenience of full-sized laundry facilities in each unit, along with a host of modern upgrades and amenities designed to enhance comfort and style. Whether you're looking for a stable income property or a home for yourself, this four-plex delivers both charm and convenience in a prime Phoenix location. Don't miss out on this exceptional opportunity! Tenant occupied. Please do not disturb.

## OFFERING SUMMARY

Sale Price:	\$899,000
Number of Units:	4
Lot Size:	9,280 SF
Building Size:	3,374 SF
NOI:	\$50,457.19
Cap Rate:	5.61%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,037	2,591	11,674
Total Population	1,953	4,863	21,953
Average HH Income	\$72,097	\$83,711	\$85,937

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# ADDITIONAL PHOTOS



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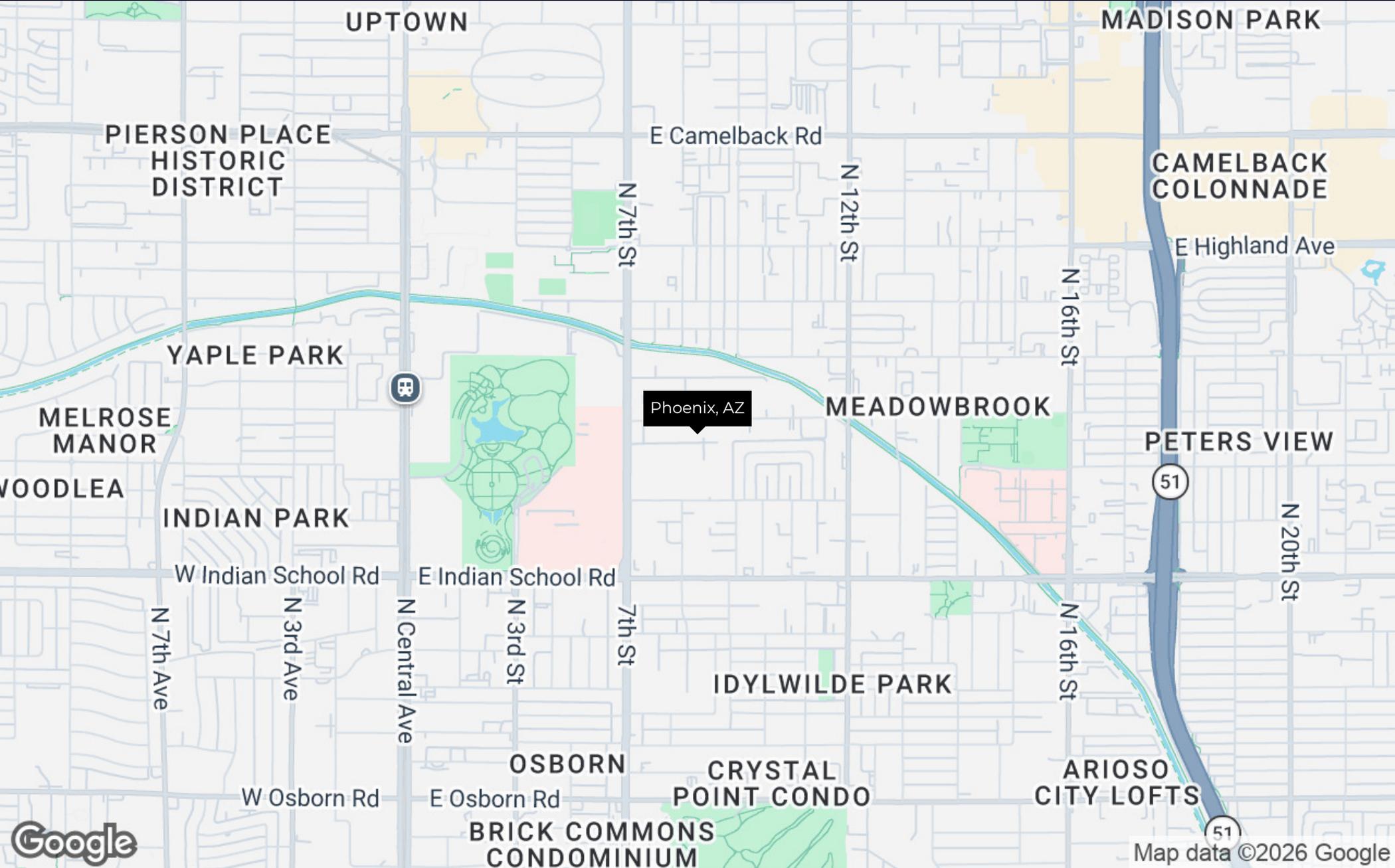
## SECTION 2

# LOCATION INFORMATION

### **THE MONTECITO**

822 E Montecito Ave, Phoenix, AZ 85014

# REGIONAL MAP



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SECTION 3

# FINANCIAL ANALYSIS

**THE MONTECITO**

822 E Montecito Ave, Phoenix, AZ 85014

# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

822 EAST MONTECITO AVENUE, PHOENIX, AZ 85014

Price	\$899,000
Price per SF	\$266
Price per Unit	\$224,750
CAP Rate	5.61%

## OPERATING DATA

822 EAST MONTECITO AVENUE, PHOENIX, AZ 85014

Total Scheduled Income	\$61,620
Vacancy Cost	\$31
Operating Expenses	\$11,132
<b>Net Operating Income</b>	<b>\$50,457</b>

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SECTION 4

# DEMOGRAPHICS

**THE MONTECITO**

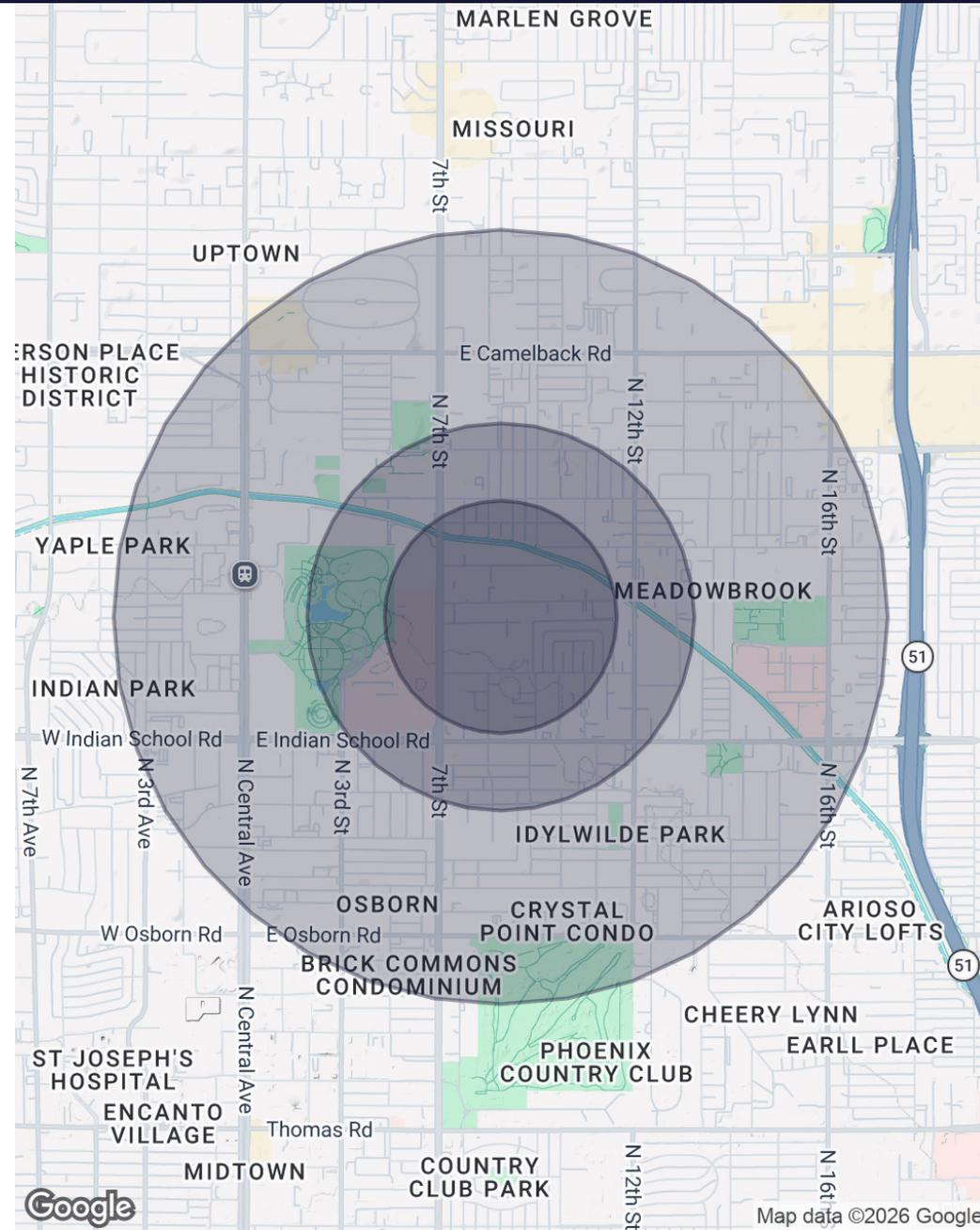
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# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,953	4,863	21,953
Average Age	39	38	38
Average Age (Male)	39	39	38
Average Age (Female)	38	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,037	2,591	11,674
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$72,097	\$83,711	\$85,937
Average House Value	\$466,633	\$499,741	\$523,282

Demographics data derived from AlphaMap



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SECTION 5

# ADVISOR BIOS

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# INVESTMENT SALES ADVISORY



## MIKE GORDON

Mike has been a successful Real Estate Investor since 2004, specializing in multi-unit properties. His clients gain from his extensive knowledge of every important aspect of this market. Mike currently holds Real Estate licenses in the states of California and Arizona. He has several years of strategic Sales Management, which continues to give him the positive edge in achieving the desired outcome. Mike has been investing in real estate since 2005. His in-depth knowledge and experience as an owner of single-family and multi-family properties translates to a greater understanding of the wants and needs of his clients. He is known as a driven and powerful negotiator, always pushing for the best outcome for his clients while keeping on track with the goal.

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