



# Gerchick Real Estate - I answer my PHONE

*"Make the Market Work for YOU"™*

**1927 E Crocus Dr, Phoenix, AZ 85022**

**This property is available on a NNN LEASE.  
Formally licensed as a GROUP HOME-Great for  
Transitional Housing or Group Home**

**\$5,500<sub>p</sub>/mo**

**MLS# 6917073**



### DETAILS

- This property features a 4-bedroom, 3-bathroom home with a pool
- Nearly \$40,000 in recent upgrades
- Set up to operate as transitional housing.
- The NNN lease is \$5,500/month for 5 years, with tenant responsibilities including prorated property taxes, insurance, pool maintenance, property upkeep, and utilities.
- There is NO HOA

### HIGHLIGHTS

- Turn-Key Property: 4-bedroom, 3-bathroom home with pool, ready for immediate use.
- Proven Use: Formerly operated as transitional housing with licensing history.
- Recent Upgrades: Nearly \$40,000 invested in improvements—modern and move-in ready.
- NNN Lease: \$5,500/month for 5 years.
- Tenant Responsibilities: Prorated property taxes, insurance, pool maintenance, property upkeep, and utilities.



### Lease Highlights:

**Lease Beginning: Immediately Occupancy**  
**Lease Amount per Month: \$5,500 Monthly**  
**Property Taxes: \$210.25 Monthly**  
**Insurance : \$230.50**  
**NNN Expenses: Utilities and Property Maintenance and Pool Maintenance**

**Gerchick  
Real Estate**



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