

# 3338 N 67TH STREET

## Scottsdale, AZ 85251

N 68th Street & E Osborn Road

Asset Type: Small Multifamily 4-Plex

Units: 4

- (3) 2BR/1BA + (1) 1BR/1BA

Remodeled: 2019. Year Built: 1971

Parking: 4 Covered (1 Per Unit) + 3 Uncovered Guest Parking On-Site on Asphalt/Gravel

**CAMBRIDGE**  
PROPERTIES

**CARTER** **GROUP**  
**MOSIER** real agents.

### Financials

- List Price: \$1,450,000
- 2025 Gross Income: \$67,592
- 2025 NOI: \$53,736.94
- Cap Rate @ List: ~3.71%

### Property Features

- Private locked storage for each unit
- Shared laundry room (professional vendor)
- Strong Scottsdale rental location

### Operating Expenses (2025)

- Taxes: \$1,545
- Insurance: \$2,708
- Water/Sewer: \$2,823
- Electric (laundry/common): \$1,071
- Landscaping: \$2,400
- Repairs & Maintenance: ~\$2,333
- HOA: None

### Capital Improvements

- Full sewer pipe relining project completed (2024, ~\$30,000+)
- Subterranean termite treatment (Nov 2025, transferable warranty)
- HVAC replacement (2024)

### Highlights

- Major infrastructure work completed
- Private gated yard with 6' wall at each unit
- Stable tenant base with long-term occupancy
- Turn-key Scottsdale asset with reduced near-term CapEx risk

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