

CONFIDENTIAL | OFF-MARKET INVESTMENT OPPORTUNITY

2122-2124 W AUGUSTA AVE

Seven Renovated Units | Two Adjacent Parcels | Phoenix, Arizona

\$1,800,000

7

PORTFOLIO UNITS

2

ADJACENT PARCELS

5.44%

CURRENT CAP RATE

6.45%

PRO FORMA CAP RATE

INVESTMENT OPPORTUNITY

A fully occupied, seven-unit portfolio across two adjacent parcels. The offering combines a fourplex and triplex with six one-bedroom residences and one studio. Extensive renovation work supports a turnkey profile with diversified income and two-parcel flexibility.

PORTFOLIO HIGHLIGHTS

- Seven occupied units: six one-bedrooms plus one studio
- Exact current rent roll totals \$9,741 monthly
- Two fee-simple parcels with separate APNs
- Quartz countertops, stainless appliances and modern flooring
- Full-size washer and dryer in every residence
- Recent roofs, hot-water heaters, doors and windows
- Updated electrical, plumbing, landscaping and exterior finishes
- RUBS programs and ancillary income support portfolio revenue
- Convenient access to I-17, light rail and central Phoenix employment

COMBINED FINANCIAL SNAPSHOT

Current Monthly Rent	\$9,741
Current Annual Rent	\$116,892
Current NOI	\$97,936
Pro Forma NOI	\$116,093
Price Per Unit	\$257,143

SEVEN-UNIT RENT ROLL

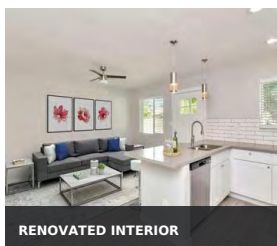
PROPERTY / UNIT	TYPE	RENT
2122 / 1	1 BR	\$1,577
2122 / 2	1 BR	\$1,425
2122 / 3	1 BR	\$1,399
2122 / 4	1 BR	\$1,450
2124 / 5	1 BR	\$1,450
2124 / 6	1 BR	\$1,425
2124 / 7	Studio	\$1,015
TOTAL - 7 UNITS		\$9,741

PORTFOLIO FACTS

Reported Building / Land	3,855 SF / 17,460 SF
Year Built / Renovated	1947-1985 / 2022-23
APNs	157-21-016-C and D



2122 FOURPLEX



RENOVATED INTERIOR



2124 TRIPLEX

LINDA GERCHICK, CCIM

Designated Broker | Gerchick Real Estate

602.688.9279 | linda@justsoldit.com | www.justsoldit.com

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