GERCHICK REAL ESTATE

I ANSWER MY PHONE | MAKE THE MARKET WORK FOR YOU

FOURPLEX

FOR SALE

NEW PRICE | ALL FOUR UNITS LEASED EFFECTIVE NOV. 10

822 E Carol Ave, Phoenix, AZ 85020

$699,000

East Sunnyslope | Near SR-51 | Three 1-bedroom units + one 2-bedroom unit

NEW ROOF + PRIVATE YARDS





ANNUALIZED SNAPSHOT

Net operating income	**$36,517**
Market pro forma NOI	**$45,459**
Price per unit	**$174,750**

RESIDENCES	LEASED EFFECTIVE 11/10	ANNUALIZED CAP RATE	MARKET PRO FORMA CAP
4	100%	5.22%	6.50%
3 one-bedroom + 1 two-bedroom	New lease: $1,095/month	3% economic vacancy modeled	Illustrative market rents

INCOME FROM THE NOVEMBER 10 RENT SCHEDULE

$3,865 monthly base rent + $200 existing utility fees = $4,065 scheduled monthly income. Annualized base rent is $46,380; total gross scheduled income is $48,780. Unit 2 is leased at $1,095 per month starting November 10, 2026.

PROPERTY HIGHLIGHTS

- New asphalt-shingle roof; transferable warranty
- Slump-block construction and ceramic-tile interiors
- Private fenced patios or yards
- 1,776 building SF | 6,970 land SF | R-4 zoning
- $174,750 per unit | $393.58 per building SF
- Market-rent model: $4,700 monthly base rent

Financial basis: annualized from November 10, not trailing collections. Both models retain 3% economic vacancy, 8% management and prior normalized fixed expenses. No new Unit 2 utility fee is assumed. Market rents and future results are estimates. Buyer to verify all information.

PROPERTY DETAILS, VIRTUAL TOUR + DUE DILIGENCE JUSTSOLDIT.COM

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