



FULLY OCCUPIED FOURPLEX WITH RENTAL UPSIDE

822 E Carol Ave, Phoenix, AZ 85020

\$749,000

East Sunnyslope infill | Central Phoenix access | Near the SR-51 corridor

FULLY OCCUPIED FOURPLEX



INTERIOR



INVESTMENT SNAPSHOT

Current NOI	\$33,573
Market pro forma NOI	\$45,727
Price per unit	\$187,250

UNITS

4

OCCUPANCY

100%

CURRENT CAP

4.48%

PRO FORMA CAP

6.11%

PROPERTY OVERVIEW

822 E Carol Avenue is a fully occupied fourplex with slump-block construction, a new roof with transferable warranty, durable tile interiors, and private fenced patios or yards. Current monthly collections total **\$3,790**, while below-market rents create a defined path to stronger income as leases renew.

KEY HIGHLIGHTS

- 100% physically occupied - four active tenancies
- Three 1-bedroom units plus one 2-bedroom unit
- \$42,780 annual base rent plus \$2,700 utility reimbursements
- New asphalt-shingle roof with transferable warranty
- Current average base rent of approximately \$891 per unit
- Market-rent assumption averages \$1,175 per unit
- Slump-block construction, tile floors, and private yards
- R-4 zoning with access to SR-51 and Central Phoenix jobs

FULL OFFERING MEMORANDUM + DUE DILIGENCE

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Information is believed reliable but is not guaranteed. Buyer must independently verify leases, rents, reimbursements, expenses, physical condition, zoning, market assumptions, and all facts and figures.

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Property details, documents and maps