



OCCUPIED DUPLEX + SEPARATE FOURPLEX DEVELOPMENT PARCEL

8916 & 8918 N 11th St, Phoenix, AZ 85020

\$525,000

Sunnyslope | Current duplex income with a separate rear development parcel

EXISTING DUPLEX



FOURPLEX CONCEPT



REAR PARCEL SNAPSHOT

Address: 8918 N 11th Street

APN: 160-02-068 per plans

R-4 | Concept: 4 units | Approx. 3,710 SF

PLANS MARKED NOT FOR CONSTRUCTION

100%

DUPLEX OCCUPANCY

\$28,800

ANNUAL SCHEDULED RENT

\$20,874

CURRENT NOI

3.98%

CURRENT CAP RATE

PROPERTY OVERVIEW

A 100% occupied duplex at 8916 N 11th Street is offered with a separate rear parcel addressed as 8918 N 11th Street. The duplex generates \$2,400 per month while a buyer evaluates a substantial fourplex planning package. Proposed fourplex income, costs, permits, and development profit are excluded.

CURRENT RENT ROLL

UNIT	UNIT TYPE	SF	MONTHLY RENT	STATUS
A	2 BR / 1.5 BA	1,066	\$1,200	Occupied
B	1 BR / 1 BA	799	\$1,200	Occupied
TOTAL	2 Units	1,865	\$2,400	100%

TENANT PAID

Electricity

Cable

LEASE DATES: VERIFY

KEY HIGHLIGHTS

- Two occupied units at \$1,200 per month each
- Tenants pay separately metered electricity and cable
- Separate rear address and parcel referenced in the plans
- Site plan and 15-page architectural set included
- Concept: 2 two-bedroom and 2 three-bedroom units
- Approximately 3,710 SF proposed building area
- Landscape, geotechnical, utility, and legal materials included
- Not permit-ready; buyer must verify all approvals and costs

PROPERTY WEBSITE + DUE DILIGENCE

[JUSTSOLDIT.COM](https://justsoldit.com)

Information is believed reliable but not guaranteed. Buyer must independently verify leases, expenses, title, zoning, variances, plans, permits, utilities, costs, and feasibility.