



BACK ON MARKET | ACTIVE | ABSOLUTE NNN MULTIFAMILY INVESTMENT

8939 N 8th St, Phoenix, AZ 85020

\$1,625,000



YEAR 2 CAP - 9/1/26

7.83%

RESIDENTIAL UNITS

8

OCCUPANCY

100%

LEASE THROUGH

8/31/30

INVESTMENT HIGHLIGHTS

- Year 2 base rent: \$10,600/month (\$127,200 annually)
- September 1, 2026 payment received
- Year 2 cap rate increases to 7.83% effective 9/1/26
- \$100 monthly rent increase at the start of each lease year
- Approximately four years remain on the initial lease term
- Two additional five-year renewal options
- Personal guarantee and first right of refusal
- Recent appraisal supports the asking price
- Seller financing is not available



PROPERTY DETAILS

- Eight residential units
- Six one-bedroom and two two-bedroom units
- Dedicated on-site laundry room
- Three separate storage rooms
- Extensive interior renovations completed in 2024
- Gated access, privacy wall and paver patio
- Tenant responsible for taxes, insurance, utilities, maintenance and operations

LINDA GERCHICK, CCIM

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PROPERTY DETAILS

+ VIRTUAL TOUR

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