



RENOVATED TRIPLEX | 100% OCCUPIED | 5.01% CAP

316 E Vogel Ave, Phoenix, AZ

\$845,000



CURRENT CAP

5.01%

CURRENT NOI

\$42,339

OCCUPANCY

100%

RECENT CAPEX

\$19,219

INVESTMENT OVERVIEW

Fully occupied Phoenix triplex with two 3-bedroom units and one casita, \$4,995 in scheduled monthly income, and substantial electrical and interior improvements.

INCOME & LEASE SNAPSHOT

SCHEDULED BASE RENT

\$4,745 / month

UTILITY + PET FEES

\$250 / month

EFFECTIVE GROSS INCOME

\$4,995/mo | \$59,940/yr

OPERATING EXPENSES

\$17,601 / year

NET OPERATING INCOME

\$42,339 / year

LEASE EXPIRATIONS

January / May 2027

PROPERTY & IMPROVEMENTS



- Two 3-bedroom units plus one casita
- 3 units | 3,691 SF | R-3 zoning
- \$19,219.29 in seller-reported improvements
- New 125-amp electrical panel and service upgrades
- Interior, kitchen, bath, lighting and safety upgrades

LINDA GERCHICK, CCIM

Designated Broker | Gerchick Real Estate

602-688-9279

linda@justsoldit.com

JustSoldIt.com

Property details + virtual tour

Buyer to independently verify the rent roll, leases, improvements, permits, property condition and all financial information.