

Patrick W O'Sullivan, PLLC  
 Team Gerchick  
 Wholesale Inventory  
 4-22-11

MLS Status	ADDRESS	CITY	ZIP	RETAIL	OCCUPANCY / UTIL	Current/Est Rent	BEDS / BATH	SQ FT	LOT SIZE	YEAR BUILT	Est. Rehab
4322660	1142 E Taylor St	Phoenix	85006	\$13,000	vacant	\$645	2 bed / 1 bath	1,049	6,119	1920	
4523964	3646 N 69th Ave #10	Phoenix	85033	\$15,900	vacant	\$545	2 bed / 1 bath	700	1,821	1982	
	3845 W Portland St	Phoenix	85009	\$29,900	vacant	\$625	3 bed / 1 bath	1,248	6,386	1978	
	334 N 20th Dr	Phoenix	85009	\$29,900	vacant	\$800	2 units, 1 bed / 1 bath	1,148	6,010	1926	
4556208	1518 W Sherman St	Phoenix	85007	\$32,900	occupied	\$550	3 bed / 1 bath	1,120	7,080	1947	\$2.5k
4567526	4136 E Chambers St	Phoenix	85040	\$63,000	vacant / REO	\$650	2 bed / 2 bath	993	0	2004	
4560487	2540 N 15th St	Phoenix	85006	\$63,000	vacant / REO	\$750	3 bed / 2.75 bath	1,413	0	1930	
4523956	14419 North 39th Way	Phoenix	85032	\$81,498		\$900	3 bed / 2 bath	1,691	8,753	1974	\$18k
	1338 E Purdue Ave	Phoenix	85020	\$81,900		\$800	7 bed / 3 bath	2,536	14,336	1934	
4571981	2015 W BLUEFIELD AVE	PHOENIX	85023	\$81,900	vacant	\$1,075	4 bed / 3 bath	1,990	0	1972	
4571968	409 W HORSESHOE AVE	GILBERT	85233	\$81,900	vacant	\$895	3 bad / 2 bath	1,311	0	1976	
4571975	1619 W FREMONT RD	PHOENIX	85041	\$83,160	vacant	\$1,000	3 bad / 3 bath	2,425	0	2002	
4571998	12501 West Whyman Street	Avondale	85323	\$84,000	vacant	\$1,225	4 bed / 2 bath	2,123	0	2007	
4571246	517 South Sunrise Drive	Gilbert	85233	\$84,420	vacant	\$1,000	3 bad / 3 bath	1,346	0	1994	
4571951	15228 N 51ST DR	GLENDALE	85306	\$85,050	vacant	\$950	3 bad / 2 bath	1,839	0	1973	
4571989	2301 W MORNINGSIDE DR	PHOENIX	85023	\$85,050	vacant	\$925	3 bad / 2 bath	1,642	0	1963	
4571992	19420 North 76th Avenue	Glendale	85308	\$86,940	vacant	\$900	3 bad / 2 bath	1,435	0	1985	
4572004	12215 North 28th Street	Phoenix	85032	\$88,200	vacant	\$850	2 bed / 2 bath	1,242	0	1974	
4572008	13260 N 79TH AVE	PEORIA	85381	\$88,200	vacant	\$950	4 bed / 2 bath	1,982	0	1986	
4523979	3719 E Inverness Ave #15	Mesa	85206	\$89,900	vacant / REO	\$1,195	3 bed / 2.5 bath	1,743	3,724	1998	\$5k
4564421	716 North Oracle	Mesa	85203	\$90,720	vacant / REO	\$1,000	3 bed / 1.75 bath	1,780	0	1981	
4565331	4216 N 27th St #101	Phoenix	85016	\$98,910	vacant / REO	\$775	3 bed / 2.5 bath	1,715	0	2005	
4553646	3318 E Flossmoor Ave	Mesa	85204	\$99,115	vacant / REO	\$875	3 bed / 2 bath	1,417	0	1976	
4564605	18024 N 13th St	Phoenix	85022	\$107,100	vacant / REO	\$750	3 bed / 2 bath	1,437	0	1992	
4567053	8728 E Portland St	Scottsdale	85257	\$111,264	vacant / REO	\$1,000	2 bed / 2 bath	1,314	0	1983	
4554229	5610 W Cindy St	Chandler	85226	\$112,140	vacant / REO	\$1,000	3 bed / 1.75 bath	1,778	0	1981	
4565806	2562 W Knowles Ave	Mesa	85202	\$113,400	vacant / REO	\$1,100	4 bed / 2 bath	2,042	0	1979	
4567450	10517 W MAGNOLIA ST	TOLLESON	85353	\$116,500	vacant	\$1,150	4 bed / 3 bath	3,110	6,700	2003	
4565105	2916 E Dover St	Mesa	85213	\$117,180	vacant / REO	\$1,000	3 bed / 2 bath	2,122	0	1982	
4554207	7042 S 73rd Ave	Laveen	85339	\$132,300	vacant / REO	\$800	4 bed / 3 bath	3,262	0	2007	
4552403	17224 N 40th Pl	Phoenix	85032	\$140,679	vacant / REO	\$750	3 bed / 2.5 bath	1,596	0	1994	
4565751	1405 E Cathedral Rock Dr	Phoenix	85048	\$146,160	vacant / REO	\$750	3 bed / 2 bath	1,740	0	1995	
4561410	4409 E GRANDVIEW RD	PHOENIX	85032	\$201,600		\$1,500	4 bed / 2 bath	2,080	0.25 acre	1981	
4523947	8638 E El Charro Ln	Scottsdale	85250	\$204,900	vacant	\$1,500	5 bed / 3 bath	2,728	6,956	1962	
4564901	12361 W Running Deer Court	Peoria	85383	\$205,380	vacant / REO	\$1,175	2 bed / 2 bath	1,654	0	2004	
4558405	4105 E Sahuaro Dr	Phoenix	85028	\$229,950	vacant / REO	\$950	3 bed / 3 bath	2,342	0	1987	
	43 N Harris St	Mesa	85202	\$670,000	need to confirm occu	\$350	30 studios + 18 1/1	17,730	1	1987	
	8 Biltmore Estates # 208	Phoenix	85016	\$695,000	vacant	\$2,750	2 bed + office / 2.5 bath	2,748	2,796	2007	
AVAILABLE	3025 N 32nd St	Phoenix	85018	\$995,000	14.75% Occupied	\$30,075	61 units	25,536	44,656	1968	\$20 - 30k