

OFFERING MEMORANDUM



SELLER CARRYBACK FINANCING POSSIBLE

9 Units in Arcadia Lite | 3636 E Verde Ln, Phoenix, AZ, 85018



9 Units in Arcadia Lite

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01

Executive Summary

Investment Summary

Unit Mix Summary

Location Summary

OFFERING SUMMARY

ADDRESS	3636 E Verde Ln Phoenix AZ 85018
COUNTY	Maricopa
MARKET	Arcadia Lite
BUILDING SF	3,664 SF
LAND SF	15,955 SF
LAND ACRES	0.366
NUMBER OF UNITS	9
YEAR BUILT	1955
YEAR RENOVATED	2022
APN	127-22-072-A
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$2,195,000
PRICE PSF	\$599.07
PRICE PER UNIT	\$243,889
OCCUPANCY	97.00 %
NOI (CURRENT)	\$131,558
NOI (Pro Forma)	\$136,427
CAP RATE (CURRENT)	5.99 %
CAP RATE (Pro Forma)	6.22 %
CASH ON CASH (CURRENT)	1.91 %
CASH ON CASH (Pro Forma)	3.01 %
GRM (CURRENT)	13.76
GRM (Pro Forma)	13.31

PROPOSED FINANCING

Seller Carryback Financing	
LOAN TYPE	Amortized
DOWN PAYMENT	\$439,000
LOAN AMOUNT	\$1,756,000
INTEREST RATE	5.00 %
LOAN TERMS	5 years
ANNUAL DEBT SERVICE	\$123,193
LOAN TO VALUE	80 %
AMORTIZATION PERIOD	25 Years

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Population	21,342	146,702	294,422
2022 Median HH Income	\$63,719	\$63,887	\$68,990
2022 Average HH Income	\$97,340	\$103,762	\$109,419



The Property

- 3636 E Verde Phoenix is a charming and well-maintained 9-unit apartment building located in the sought-after neighborhood of Arcadia Lite in Phoenix, Arizona. This property offers a fantastic opportunity for both investors and tenants alike with its recent renovations and appealing amenities.

One of the most significant updates to the property is the installation of new pipes, which ensures a reliable plumbing system for all the units. Additionally, a newer roof has been put in place, providing enhanced protection against the elements and reducing maintenance costs for the foreseeable future.

- The building's appeal is further enhanced by the inclusion of dual-pane windows in each unit. These windows not only improve energy efficiency but also minimize noise pollution, allowing tenants to enjoy a peaceful and comfortable living experience.

Moreover, with the electric masts being raised, residents can benefit from a more reliable electrical supply, ensuring uninterrupted power to all units.

The exterior of the property has not been overlooked in the renovations. New landscaping has been added, creating an inviting and visually appealing environment for the residents. Tenants can take advantage of well-maintained space to relax, socialize, or simply enjoy the outdoors.

- All nine units are currently fully occupied, indicating a strong demand for housing in this desirable location. This presents an excellent opportunity for the property owner to increase rental rates gradually, contributing to enhanced profitability and return on investment.

For the convenience of the residents, the property boasts an on-site laundry room, making laundry chores a breeze. This amenity is highly valued by tenants, making it an attractive feature for prospective renters as well.

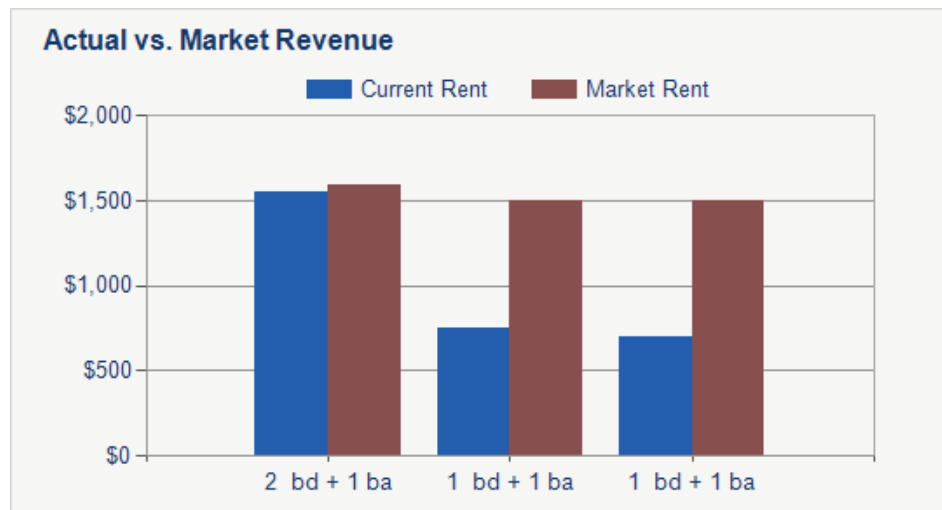
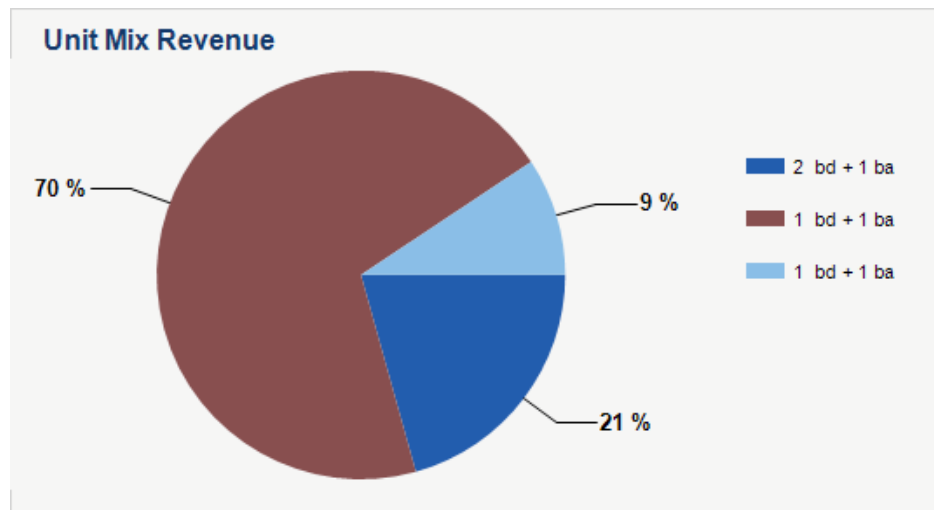
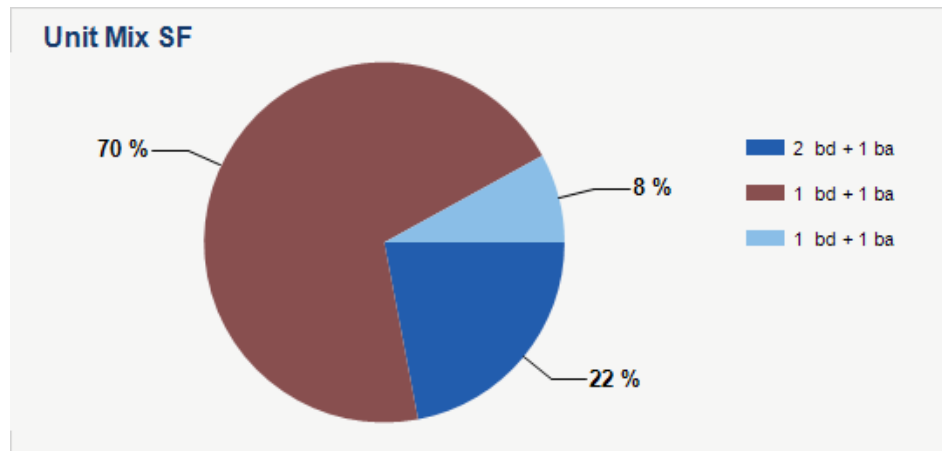
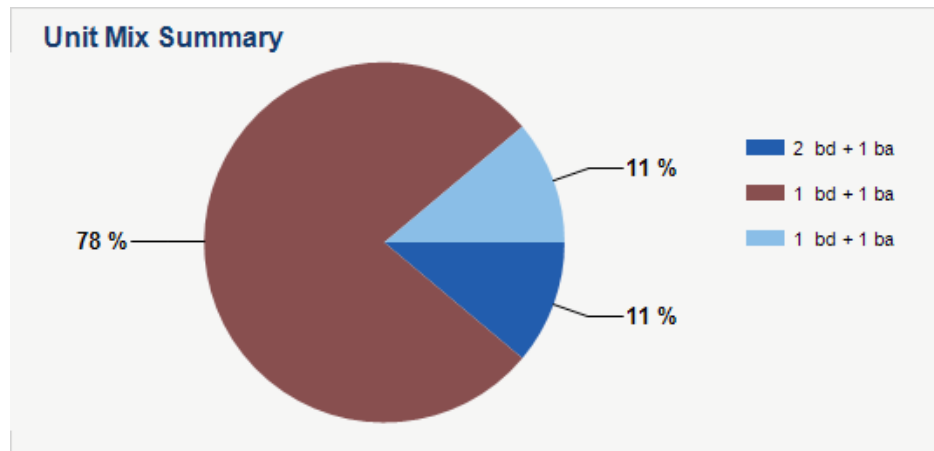
Moreover, for additional income potential, the property offers a garage rental option. Tenants have the option to rent garages for extra storage space or to park their vehicles securely, providing an added incentive to choose this property as their home.

- Arcadia Lite is a popular neighborhood known for its unique blend of urban convenience and suburban charm. Residents of this area enjoy easy access to a variety of dining, shopping, and entertainment options, making it an enticing location for potential tenants.

In conclusion, 3636 E Verde Phoenix is a well-maintained, fully occupied 9-unit apartment building with numerous attractive features, including new pipes, a newer roof, dual-pane windows, raised electric masts, new landscaping, on-site laundry facilities, and the option for garage rentals. Situated in the desirable Arcadia Lite neighborhood, this property offers excellent potential for rental income growth, making it an appealing investment opportunity in the Phoenix real estate market.

Buyer to verify all facts and figures.

Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
2 bd + 1 ba	1	864	\$1,550	\$1.79	\$1,550	\$1,595	\$1.85	\$1,595
1 bd + 1 ba	7	400	\$750	\$1.88	\$5,250	\$1,500	\$3.75	\$10,500
1 bd + 1 ba	1	318	\$700	\$2.20	\$700	\$1,500	\$4.72	\$1,500
Totals/Averages	9	442	\$833	\$1.90	\$7,500	\$1,511	\$3.65	\$13,595



Location

- Welcome to Arcadia Lite, a vibrant and delightful neighborhood nestled in the heart of Phoenix, Arizona. Known for its unique blend of urban sophistication and suburban charm, Arcadia Lite offers residents and visitors alike an inviting atmosphere and a wealth of attractions to enjoy.

Location and Accessibility:

Arcadia Lite is conveniently located just minutes away from downtown Phoenix, making it easily accessible from major highways and roads. Its central location allows for quick access to other popular areas, including Scottsdale and Tempe. The neighborhood is bordered by 44th Street to the west, 68th Street to the east, Thomas Road to the south, and Indian School Road to the north.

- ****Character and Atmosphere:****

Arcadia Lite exudes a distinct character characterized by tree-lined streets, cozy mid-century ranch-style homes, and lush greenery. The neighborhood maintains a unique blend of older charm and modern amenities, attracting a diverse mix of residents, from young professionals to families and retirees. Unlike its upscale counterpart, Arcadia, Arcadia Lite offers a more affordable living option while still capturing the essence of the area's desirable lifestyle.

- ****Dining and Entertainment:****

One of Arcadia Lite's most alluring features is its vibrant dining and entertainment scene. Along Indian School Road and 44th Street, you'll find a wide array of restaurants, cafes, and eateries offering a delectable mix of cuisines. From trendy gastropubs to cozy brunch spots and upscale dining experiences, there's something to satisfy every palate.

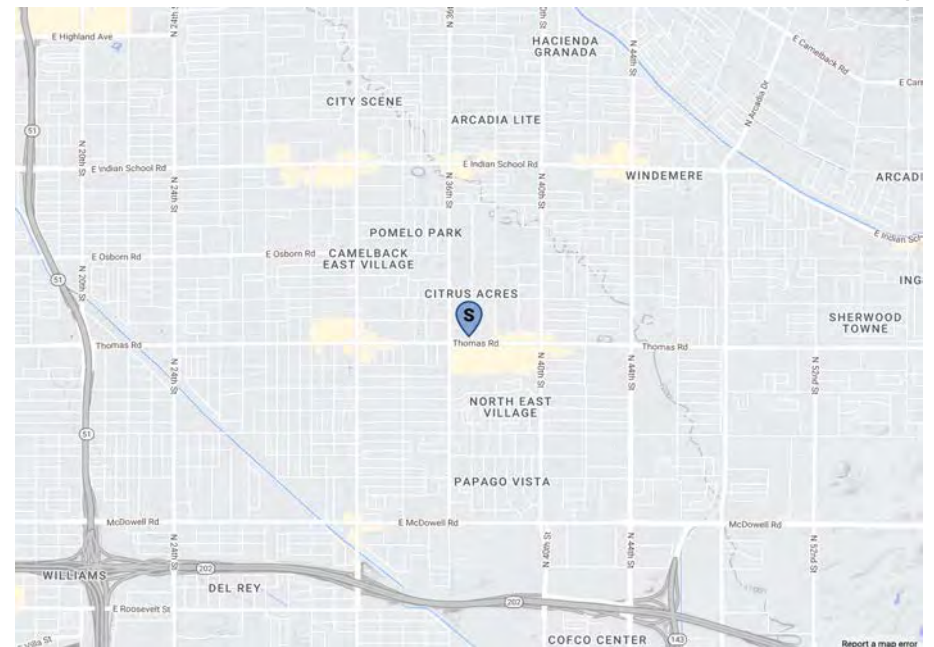
- ****Shopping:****

Arcadia Lite boasts an eclectic mix of boutiques, specialty stores, and shopping centers. The Biltmore Fashion Park, a premier upscale shopping destination, is nearby, offering an array of high-end retailers and dining options for a more luxurious shopping experience.

Regional Map



Locator Map



- ****Outdoor Activities:****

For those who enjoy outdoor activities, Arcadia Lite has plenty to offer. The Arizona Canal Trail, a popular biking and walking path, meanders through the neighborhood, providing a scenic route for exercise and leisure. The nearby Papago Park, with its picturesque red sandstone formations and hiking trails, is an ideal spot for nature enthusiasts and offers stunning views of the city and beyond.

- ****Arts and Culture:****

While Arcadia Lite is primarily residential, it is conveniently located near several cultural landmarks and art galleries. The Phoenix Art Museum and the Heard Museum are just a short drive away, providing an opportunity to explore diverse art collections and learn about Arizona's rich Native American heritage.

- ****Community Events:****

Arcadia Lite is known for its tight-knit community and often hosts various events and gatherings. From farmers' markets to neighborhood festivals and holiday celebrations, there's always something happening to bring residents together and foster a sense of belonging.

- ****Education:****

Families with children will appreciate the proximity to quality educational institutions. The neighborhood falls within the boundaries of the Phoenix Union High School District, which includes several well-regarded public schools. Additionally, there are private school options and nearby colleges for higher education opportunities.

- ****Conclusion:****

In summary, Arcadia Lite is a charming and inviting neighborhood in Phoenix, Arizona, that offers a delightful mix of urban living and suburban charm. With its central location, diverse dining options, outdoor activities, and a strong sense of community, Arcadia Lite has something to offer for everyone seeking an authentic and enjoyable Phoenix experience. Whether you're a resident or a visitor, exploring Arcadia Lite is sure to leave you with a lasting impression of this thriving area.





02

Property Description

Property Features

Aerial Map

Common Amenities

Unit Amenities

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	9
BUILDING SF	3,664
LAND SF	15,955
LAND ACRES	0.366
YEAR BUILT	1955
YEAR RENOVATED	2022
# OF PARCELS	1
ZONING TYPE	R-3
BUILDING CLASS	C
TOPOGRAPHY	Flat
LOCATION CLASS	A-
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	3
LOT DIMENSION	Irregular
NUMBER OF PARKING SPACES	12
POOL / JACUZZI	No
FIRE PLACE IN UNIT	No
WASHER/DRYER	On-site Laundry Room

MECHANICAL

HVAC	Individual, Heat Pump
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UTILITIES

WATER	Landlord Pays
TRASH	Landlord Pays
GAS	Landlord Pays
ELECTRIC	Tenant Pays

CONSTRUCTION

FOUNDATION	Block
FRAMING	Masonry
EXTERIOR	Painted
PARKING SURFACE	Gravel
ROOF	Composite Shingle
STYLE	Garden
LANDSCAPING	Desert





[Report a map error](#)



Common Amenities

- Garage Rentals
- New Landscaping
- New Pipes
- Newer Roof
- Ample Parking
- On-Site Laundry Room
- Raised Electric Masts



Unit Amenities

- New Appliances (Stainless Steel in select units)
- Dual Pane Windows
- Ceramic Tile / Carpet Flooring
- Gas Stoves
- Ceiling Fans
- Recently Renovated Bathrooms







03

Rent Roll

Rent Roll

Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent	Move-in Date
1	2 bd + 1 ba	864	\$1.79	\$1,550.00	\$1,595.00	07/01/2022
2	1 bd + 1 ba	400	\$1.88	\$750.00	\$1,500.00	03/31/2012
3	1 bd + 1 ba	400	\$1.88	\$750.00	\$1,500.00	04/01/2021
4	1 bd + 1 ba	400	\$1.88	\$750.00	\$1,500.00	01/03/2015
5	1 bd + 1 ba	400	\$1.88	\$750.00	\$1,500.00	07/10/2020
6	1 bd + 1 ba	400	\$1.88	\$750.00	\$1,500.00	01/01/2024
7	1 bd + 1 ba	400	\$1.88	\$750.00	\$1,500.00	02/17/2023
8	1 bd + 1 ba	400	\$1.88	\$750.00	\$1,500.00	07/15/2022
9	1 bd + 1 ba	400	\$1.88	\$750.00	\$1,500.00	02/01/2024
Totals/Averages		4,064	\$1.87	\$7,550.00	\$13,595.00	





04

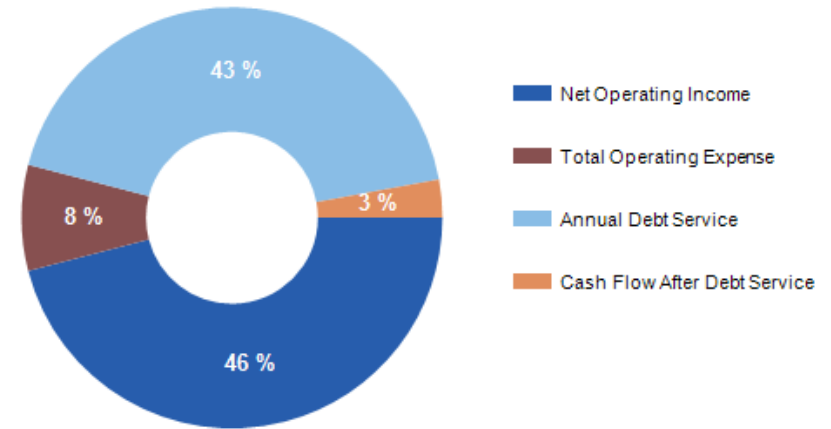
Financial Analysis

- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis
- Financial Metrics
- Disposition Sensitivity Analysis

REVENUE ALLOCATION

CURRENT

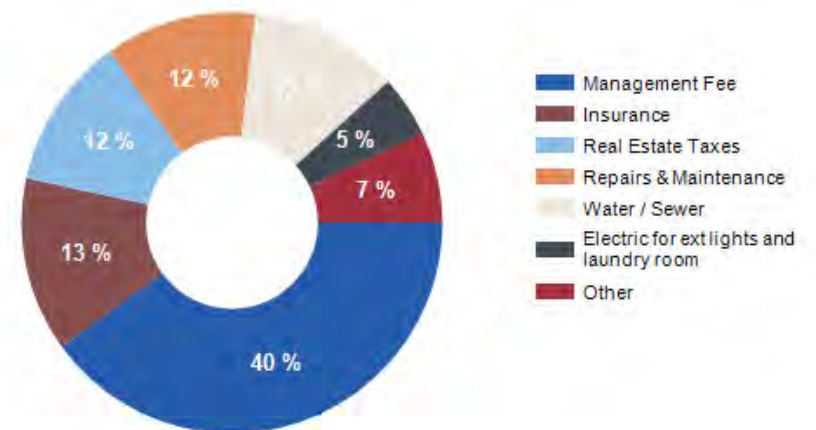
INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$157,800	98.9 %	\$163,140	99.0 %
Garage Space Rental	\$1,200	0.8 %	\$1,200	0.7 %
Laundry Room Income	\$530	0.3 %	\$530	0.3 %
Gross Potential Income	\$159,530		\$164,870	
General Vacancy	-\$4,734	3.0 %	-\$4,894	3.0 %
Effective Gross Income	\$154,796		\$159,976	
Less Expenses	\$23,238	15.01 %	\$23,549	14.72 %
Net Operating Income	\$131,558		\$136,427	
Annual Debt Service	\$123,193		\$123,193	
Cash flow	\$8,365		\$13,234	
Debt Coverage Ratio	1.07		1.11	



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$2,729	\$303	\$2,729	\$303
Insurance	\$3,124	\$347	\$3,124	\$347
Management Fee	\$9,288	\$1,032	\$9,599	\$1,067
Repairs & Maintenance	\$2,700	\$300	\$2,700	\$300
Water / Sewer	\$2,680	\$298	\$2,680	\$298
Landscaping	\$600	\$67	\$600	\$67
Gas	\$425	\$47	\$425	\$47
Electric for ext lights and laundry room	\$1,092	\$121	\$1,092	\$121
Pest Control Etc	\$600	\$67	\$600	\$67
Total Operating Expense	\$23,238	\$2,582	\$23,549	\$2,617
Annual Debt Service	\$123,193		\$123,193	
Expense / SF	\$6.34		\$6.43	
% of EGI	15.01 %		14.72 %	

DISTRIBUTION OF EXPENSES

CURRENT



GLOBAL

Price	\$2,195,000
Analysis Period	5 year(s)
Exit Cap Rate	5.85 %

INCOME - Growth Rates

Gross Scheduled Rent	3.50 %
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EXPENSES - Growth Rates

Real Estate Taxes	0.50 %
Insurance	0.50 %
Repairs & Maintenance	0.50 %
Water / Sewer	0.50 %
Landscaping	0.50 %
Pest Control Etc	0.50 %

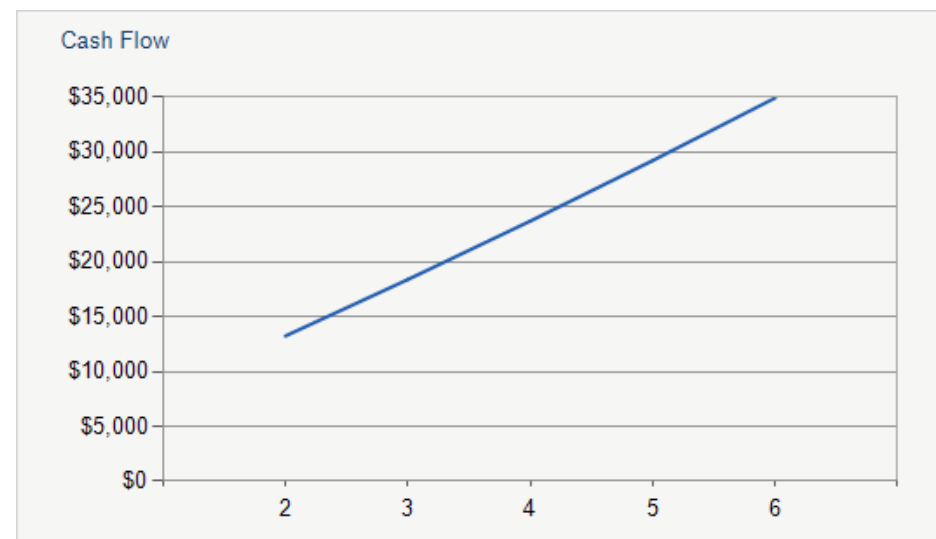
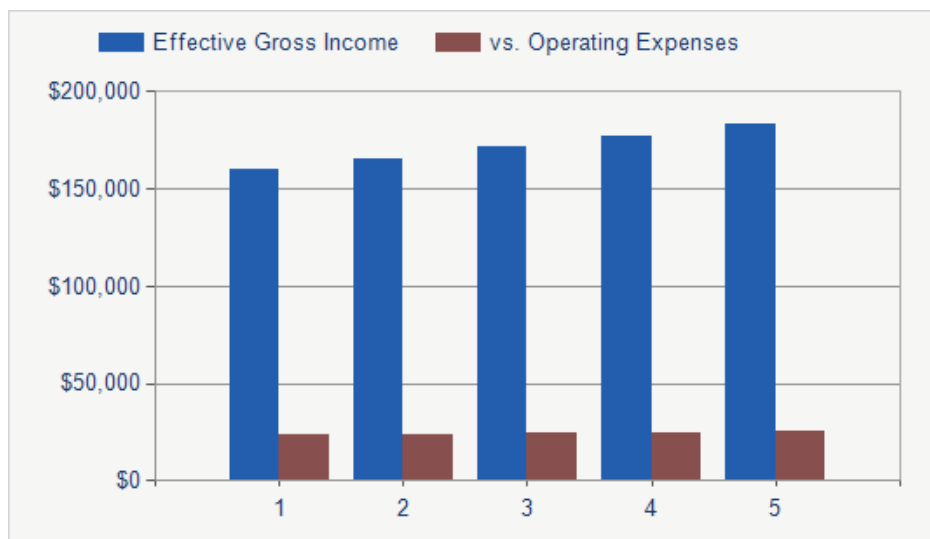
PROPOSED FINANCING

Seller Carryback Financing

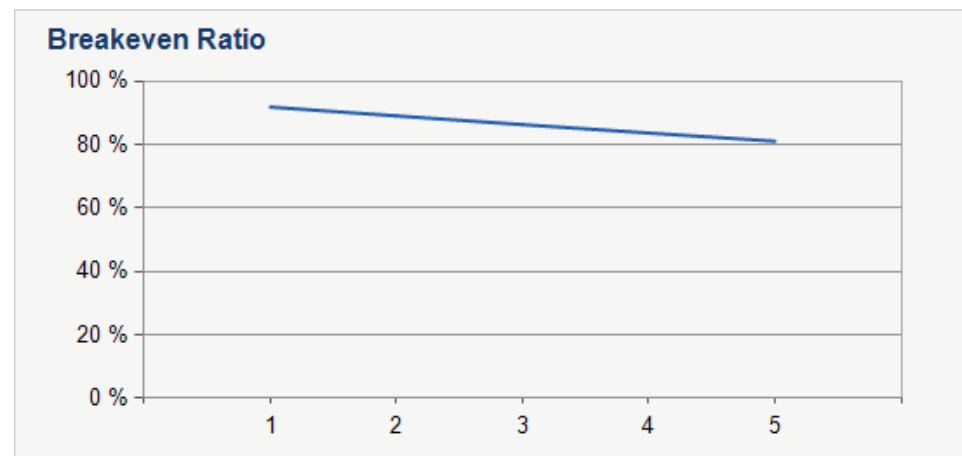
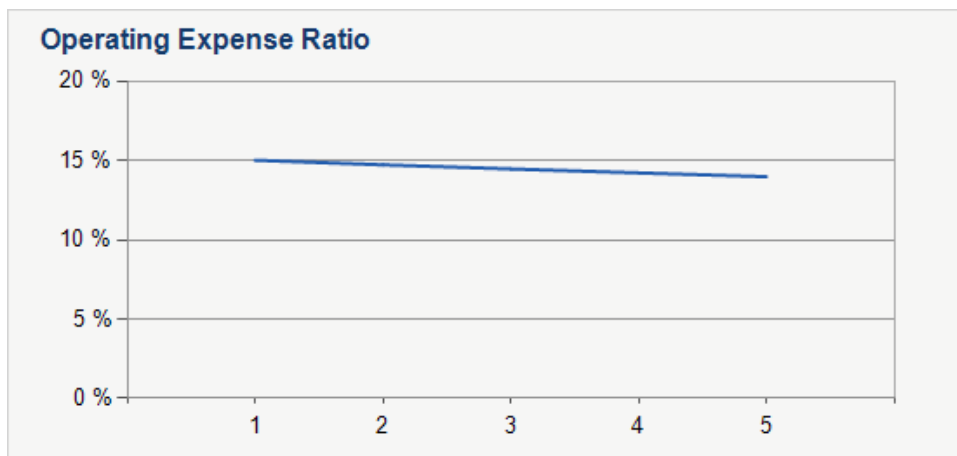
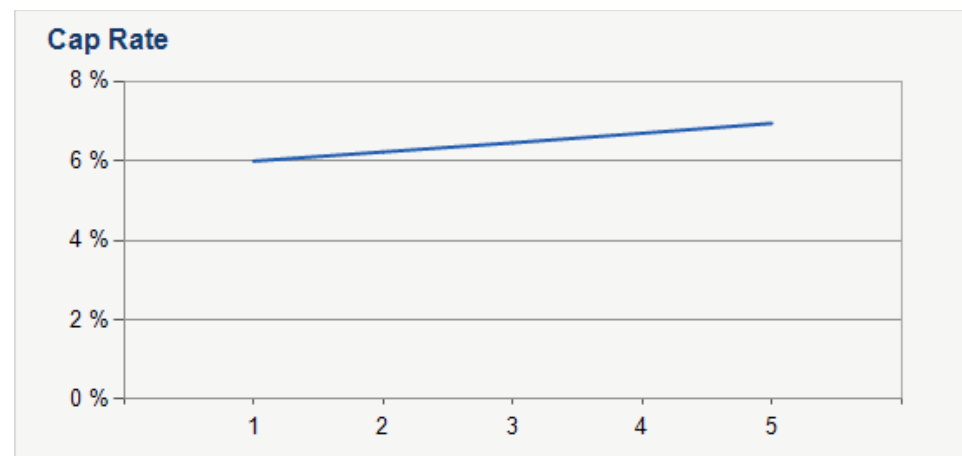
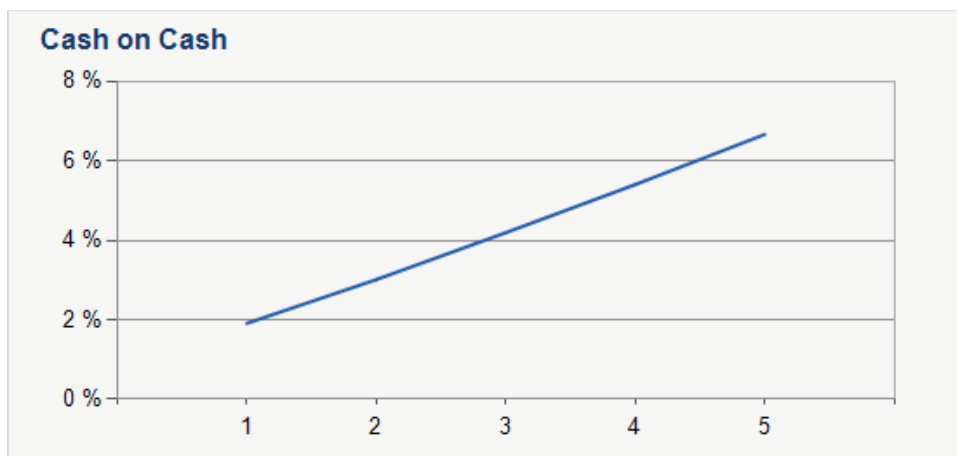
Loan Type	Amortized
Down Payment	\$439,000
Loan Amount	\$1,756,000
Interest Rate	5.00 %
Loan Terms	5 years
Annual Debt Service	\$123,193
Loan to Value	80 %
Amortization Period	25 Years



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6
Gross Revenue						
Gross Scheduled Rent	\$157,800	\$163,140	\$168,850	\$174,760	\$180,876	\$187,207
Garage Space Rental	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Laundry Room Income	\$530	\$530	\$530	\$530	\$530	\$530
Gross Potential Income	\$159,530	\$164,870	\$170,580	\$176,490	\$182,606	\$188,937
Occupancy %	97.00 %	97.00 %	97.00 %	97.00 %	97.00 %	97.00 %
Effective Gross Income	\$154,796	\$159,976	\$165,514	\$171,247	\$177,180	\$183,321
Operating Expenses						
Real Estate Taxes	\$2,729	\$2,729	\$2,743	\$2,756	\$2,770	\$2,784
Insurance	\$3,124	\$3,124	\$3,140	\$3,155	\$3,171	\$3,187
Management Fee	\$9,288	\$9,599	\$9,931	\$10,275	\$10,631	\$10,999
Repairs & Maintenance	\$2,700	\$2,700	\$2,714	\$2,727	\$2,741	\$2,754
Water / Sewer	\$2,680	\$2,680	\$2,693	\$2,707	\$2,720	\$2,734
Landscaping	\$600	\$600	\$603	\$606	\$609	\$612
Gas	\$425	\$425	\$425	\$425	\$425	\$425
Electric for ext lights and laundry room	\$1,092	\$1,092	\$1,092	\$1,092	\$1,092	\$1,092
Pest Control Etc	\$600	\$600	\$603	\$606	\$609	\$612
Total Operating Expense	\$23,238	\$23,549	\$23,943	\$24,349	\$24,768	\$25,200
Net Operating Income	\$131,558	\$136,427	\$141,571	\$146,897	\$152,412	\$158,121
Annual Debt Service	\$123,193	\$123,193	\$123,193	\$123,193	\$123,193	\$123,193
Cash Flow	\$8,365	\$13,234	\$18,378	\$23,704	\$29,218	\$34,927



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6
Cash on Cash Return b/t	1.91 %	3.01 %	4.19 %	5.40 %	6.66 %	7.96 %
CAP Rate	5.99 %	6.22 %	6.45 %	6.69 %	6.94 %	7.20 %
Debt Coverage Ratio	1.07	1.11	1.15	1.19	1.24	1.28
Operating Expense Ratio	15.01 %	14.72 %	14.46 %	14.21 %	13.97 %	13.74 %
Gross Multiplier (GRM)	13.76	13.31	12.87	12.44	12.02	11.62
Loan to Value	79.95 %	78.42 %	76.64 %	74.80 %	72.88 %	70.87 %
Breakeven Ratio	91.79 %	89.00 %	86.26 %	83.60 %	81.03 %	78.54 %
Price / SF	\$599.07	\$599.07	\$599.07	\$599.07	\$599.07	\$599.07
Price / Unit	\$243,889	\$243,889	\$243,889	\$243,889	\$243,889	\$243,889
Income / SF	\$42.24	\$43.66	\$45.17	\$46.73	\$48.35	\$50.03
Expense / SF	\$6.34	\$6.42	\$6.53	\$6.64	\$6.75	\$6.87



5 YEAR SENSITIVITY ANALYSIS

EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE/UNIT	SALES PRICE PSF	PROCEEDS AFTER LOAN PAYOFF	LEVERED IRR
4.85%	\$3,260,225	\$362,247	\$890	\$1,704,348	27.86%
5.10%	\$3,100,410	\$344,490	\$846	\$1,544,533	25.92%
5.35%	\$2,955,531	\$328,392	\$807	\$1,399,654	24.03%
5.60%	\$2,823,588	\$313,732	\$771	\$1,267,711	22.17%
5.85%	\$2,702,922	\$300,325	\$738	\$1,147,045	20.33%
6.10%	\$2,592,146	\$288,016	\$707	\$1,036,269	18.50%
6.35%	\$2,490,093	\$276,677	\$680	\$934,216	16.67%
6.60%	\$2,395,772	\$266,197	\$654	\$839,895	14.84%
6.85%	\$2,308,335	\$256,482	\$630	\$752,458	13.00%



05

Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,307	145,723	274,720
2010 Population	20,989	136,126	255,894
2022 Population	21,342	146,702	294,422
2027 Population	21,421	148,246	312,435
2022 African American	1,258	12,307	21,414
2022 American Indian	713	4,817	9,251
2022 Asian	442	3,886	10,084
2022 Hispanic	9,422	59,959	96,958
2022 Other Race	4,430	29,135	43,711
2022 White	10,652	72,336	166,005
2022 Multiracial	3,773	23,805	43,274
2022-2027: Population: Growth Rate	0.35 %	1.05 %	5.95 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	965	5,613	13,137
\$15,000-\$24,999	643	4,254	9,692
\$25,000-\$34,999	771	5,453	10,453
\$35,000-\$49,999	1,141	8,533	17,129
\$50,000-\$74,999	1,411	10,959	22,992
\$75,000-\$99,999	984	7,526	17,768
\$100,000-\$149,999	1,444	8,761	21,123
\$150,000-\$199,999	675	4,057	9,774
\$200,000 or greater	797	6,678	16,369
Median HH Income	\$63,719	\$63,887	\$68,990
Average HH Income	\$97,340	\$103,762	\$109,419

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	9,074	58,938	122,212
2010 Total Households	8,010	54,229	110,309
2022 Total Households	8,832	61,836	138,447
2027 Total Households	8,958	63,184	150,675
2022 Average Household Size	2.40	2.33	2.08
2000 Owner Occupied Housing	4,085	24,960	50,936
2000 Renter Occupied Housing	4,577	30,318	60,303
2022 Owner Occupied Housing	3,947	25,155	54,099
2022 Renter Occupied Housing	4,885	36,681	84,348
2022 Vacant Housing	809	6,007	18,573
2022 Total Housing	9,641	67,843	157,020
2027 Owner Occupied Housing	4,191	26,510	56,874
2027 Renter Occupied Housing	4,768	36,674	93,801
2027 Vacant Housing	786	5,823	16,899
2027 Total Housing	9,744	69,007	167,574
2022-2027: Households: Growth Rate	1.40 %	2.15 %	8.55 %



Source: esri

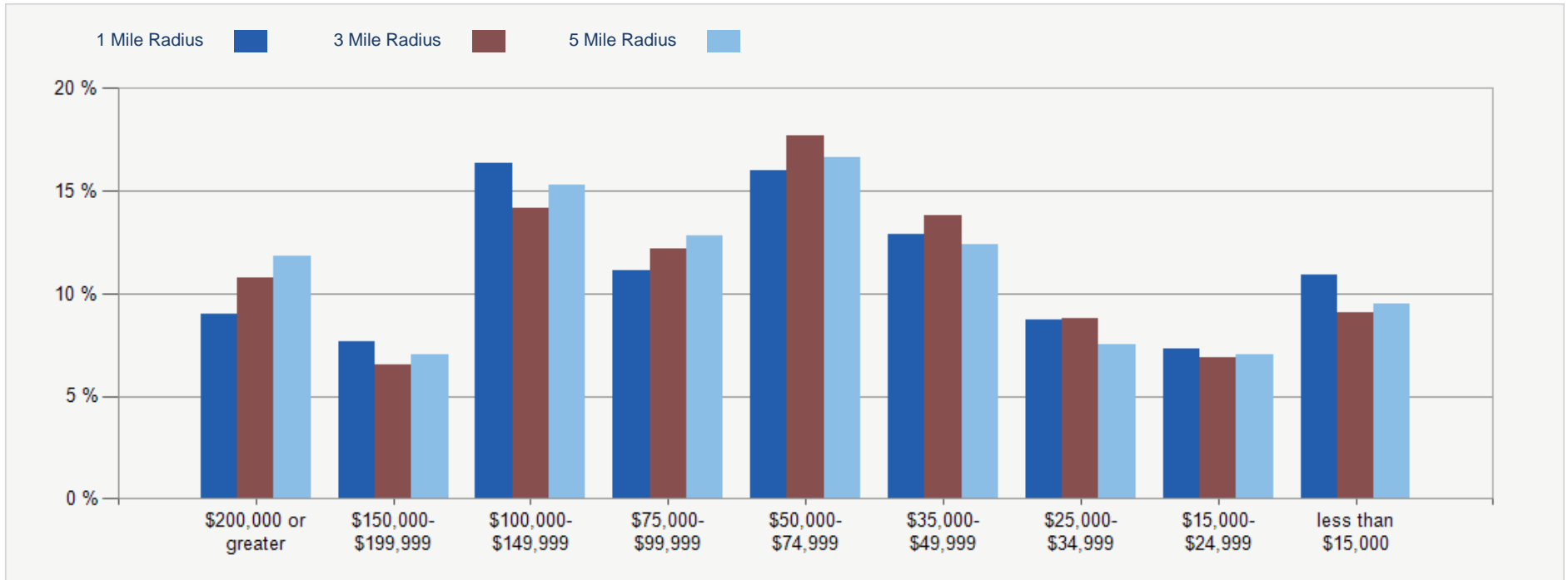
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	1,556	11,492	24,126
2022 Population Age 35-39	1,511	10,614	21,549
2022 Population Age 40-44	1,451	9,685	19,081
2022 Population Age 45-49	1,248	8,362	16,638
2022 Population Age 50-54	1,302	8,353	17,052
2022 Population Age 55-59	1,252	7,993	16,526
2022 Population Age 60-64	1,149	7,769	16,536
2022 Population Age 65-69	928	6,553	14,726
2022 Population Age 70-74	770	5,284	12,079
2022 Population Age 75-79	465	3,565	8,372
2022 Population Age 80-84	333	2,237	5,500
2022 Population Age 85+	343	2,363	6,050
2022 Population Age 18+	16,036	111,232	234,560
2022 Median Age	35	35	37

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$67,210	\$62,335	\$66,367
Average Household Income 25-34	\$94,934	\$88,140	\$92,745
Median Household Income 35-44	\$87,955	\$72,994	\$80,056
Average Household Income 35-44	\$122,738	\$113,391	\$120,386
Median Household Income 45-54	\$82,709	\$77,022	\$84,142
Average Household Income 45-54	\$116,373	\$122,690	\$129,735
Median Household Income 55-64	\$66,830	\$72,714	\$79,581
Average Household Income 55-64	\$100,388	\$120,222	\$128,182
Median Household Income 65-74	\$50,134	\$60,372	\$65,817
Average Household Income 65-74	\$76,961	\$103,187	\$111,782
Average Household Income 75+	\$63,134	\$86,509	\$93,176

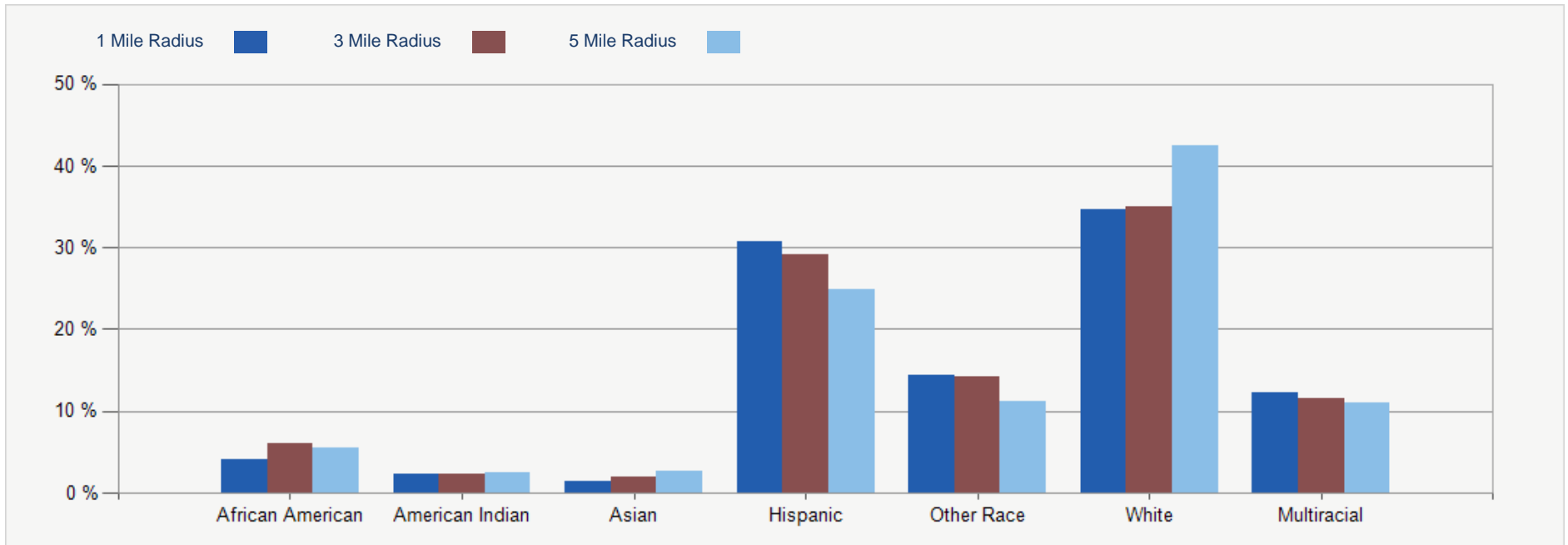
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	1,515	10,732	23,207
2027 Population Age 35-39	1,434	10,076	21,645
2027 Population Age 40-44	1,403	9,699	20,229
2027 Population Age 45-49	1,343	8,951	18,675
2027 Population Age 50-54	1,182	7,810	16,462
2027 Population Age 55-59	1,174	7,656	16,657
2027 Population Age 60-64	1,082	7,086	15,989
2027 Population Age 65-69	1,011	6,930	16,122
2027 Population Age 70-74	807	5,671	13,980
2027 Population Age 75-79	603	4,410	11,009
2027 Population Age 80-84	420	2,915	7,447
2027 Population Age 85+	363	2,569	7,297
2027 Population Age 18+	16,102	113,190	251,300
2027 Median Age	35	35	37

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$80,626	\$74,237	\$77,694
Average Household Income 25-34	\$113,010	\$104,586	\$108,674
Median Household Income 35-44	\$105,280	\$84,472	\$92,854
Average Household Income 35-44	\$143,555	\$129,817	\$138,157
Median Household Income 45-54	\$101,995	\$90,275	\$98,776
Average Household Income 45-54	\$141,121	\$140,392	\$147,106
Median Household Income 55-64	\$82,840	\$86,555	\$93,830
Average Household Income 55-64	\$122,290	\$138,888	\$144,995
Median Household Income 65-74	\$63,452	\$75,405	\$80,087
Average Household Income 65-74	\$96,002	\$123,228	\$130,401
Average Household Income 75+	\$81,479	\$108,560	\$111,676

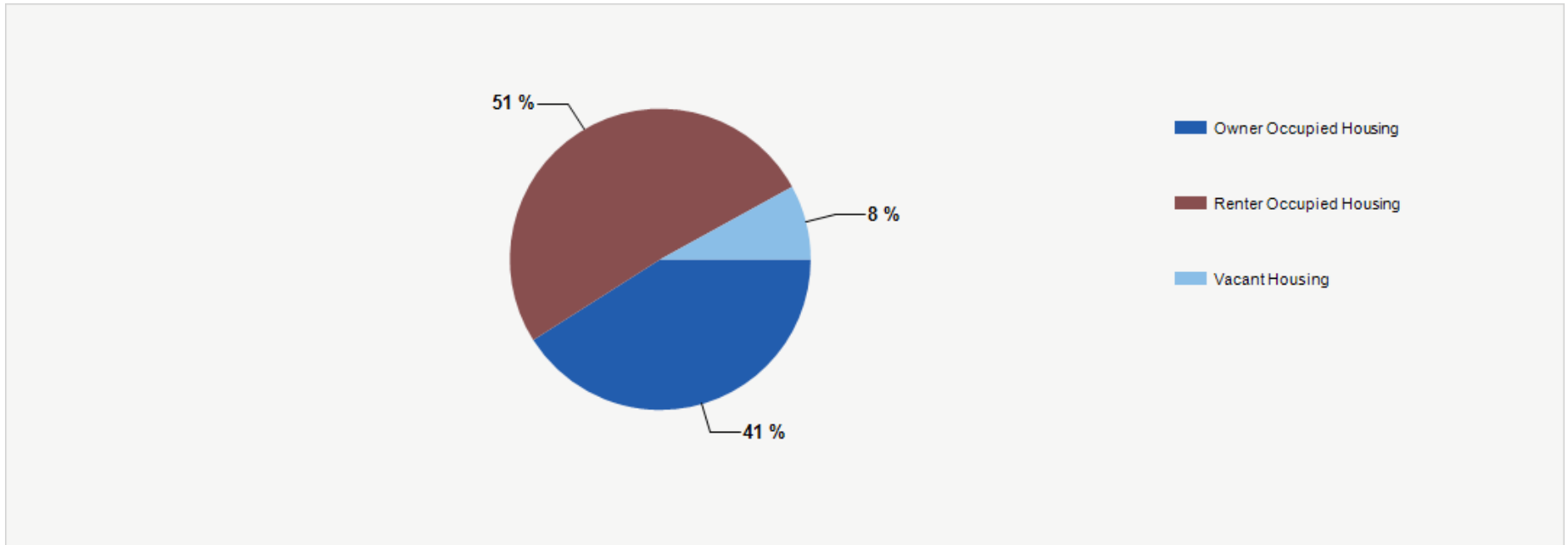
2022 Household Income



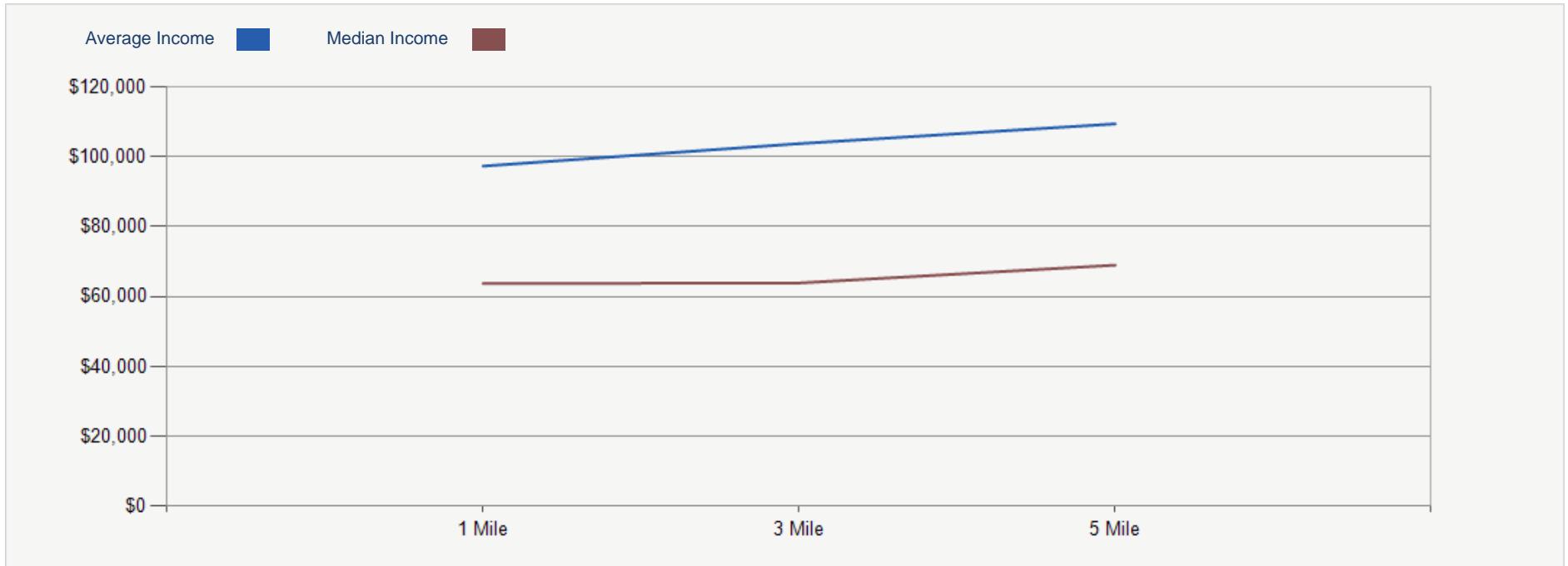
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median





06

Company Profile

Company Bio

Advisor Profile

9 UNITS IN ARCADIA LITE

At Gerchick Real Estate, we pride ourselves on having the experience and know-how to handle any number of Real Estate Investment products and transactions. Whether you're looking for your first-time Investment or are ready to increase your Portfolio-Gerchick Real Estate's seasoned Advisors will guide you through the decision-making process and ensure your transaction closes quickly and efficiently.

- Investment Planning

As with all successes-it takes considerable planning. Your Goals, Your NEEDS and Your Wants are all elements to success.

- Market Analysis

It is important to understand not only where the Market has been; but where it is going. This takes time and the ability to be connected. We are your feet on the ground.

- Type of Properties

There are many Asset Classes in Real Estate. We are adept at helping you define which type of Investment is right for your needs.

- Portfolio Management

First, we need a clear understanding of your Goals. We will review your entire Portfolio with you to achieve success.

- Repositioning Assets

We are experts in sourcing Value Add Opportunities. We stay in the game – from the acquisition to the rehab. Our role is to assist you in achieving your Goals.



Linda Gerchick
CCIM

Linda is a Broker and a CCIM. A good combination. This would be comparable to a Real Estate Ph.D! And it shows up in everything she does. “Professional and “highly qualified” are two things you will always hear about Linda from those who have worked with her.

And following right behind are the words “Truly dedicated.” This is what everyone declares when they meet Linda. The next thing that is clear and has been said throughout her more than 25 years of experience is that they want to be on Linda’s side of the table, not across from her when she negotiates.

In addition, she is an acclaimed author. Her seminars draw hundreds of attendees. She has spent countless hours preparing a Video Seminar Series for you as an investor!

Her clients become Raving Fans. This happens over and over again because she cares and will work tirelessly to achieve your goals.

And on top of all of this, Linda is a loving Mother, dedicated Partner and a good Friend. We should also mention, she’s now a Grandmother of 2 boys—Will and Dre.

Take a moment and give her a call. As dedicated and busy as she is, she really does answer her phone! And she will call you back, a rare thing in today’s world.

9 Units in Arcadia Lite



Exclusively Marketed by:

Linda Gerchick
Gerchick Real Estate
CCIM
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