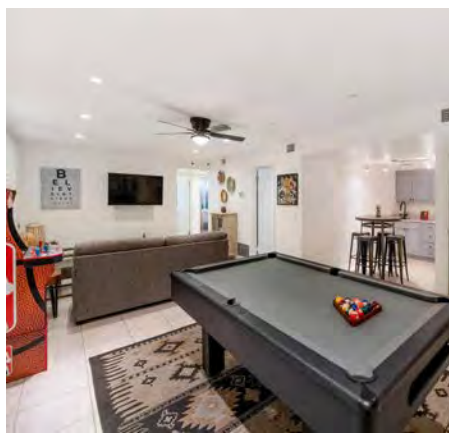


Successful Short Term Rental in North Scottsdale



OFFERING MEMORANDUM | FULLY FURNISHED WITH FUTURE BOOKINGS

5714 E Claire Dr
Scottsdale, AZ 85254



Successful Short Term Rental in North Scottsdale

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Exclusively Marketed by:

Linda Gerchick
Gerchick Real Estate
CCIM
(602) 688-9279
linda@justsoldit.com
Lic: BR114848000



www.justsoldit.com



01

Executive Summary

Investment Summary

Unit Mix Summary

Location Summary

OFFERING SUMMARY

ADDRESS	5714 E Claire Dr Scottsdale AZ 85254
COUNTY	Maricopa
MARKET	Scottsdale
SUBMARKET	North Scottsdale
BUILDING SF	3,979 SF
LAND SF	8,206 SF
LAND ACRES	0.188
NUMBER OF UNITS	1
YEAR BUILT	1988
YEAR RENOVATED	2022
APN	215-63-247
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$1,375,000
PRICE PSF	\$345.56
PRICE PER UNIT	\$1,375,000
OCCUPANCY	97.00 %
NOI (CURRENT)	\$184,300
NOI (Pro Forma)	\$194,000
CAP RATE (CURRENT)	13.40 %
CAP RATE (Pro Forma)	14.11 %
CASH ON CASH (CURRENT)	31.96 %
CASH ON CASH (Pro Forma)	34.79 %
GRM (CURRENT)	7.24
GRM (Pro Forma)	6.88

PROPOSED FINANCING

Residential Financing	
LOAN TYPE	Amortized
DOWN PAYMENT	\$418,750
LOAN AMOUNT	\$956,250
INTEREST RATE	6.75 %
LOAN TERMS	30
ANNUAL DEBT SERVICE	\$74,423
LOAN TO VALUE	70 %
AMORTIZATION PERIOD	30 Years

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	11,374	96,774	238,554
2023 Median HH Income	\$116,986	\$100,789	\$96,418
2023 Average HH Income	\$159,469	\$140,943	\$140,409



Short Rental Opportunity-Furnished and Bookings in Place

- **Discover the epitome of luxury in the heart of Scottsdale.** This two-level haven boasts seven bedrooms, three bathrooms, and a backyard oasis designed for entertainment. Surrounded by world-class golf courses and 5-star restaurants, this property offers easy access to the best of Scottsdale. Centrally located, you're minutes from Kierland Commons, Scottsdale Quarter, TPC Scottsdale, and cultural attractions like the Musical Instrument Museum. The main level features a cozy living room with designer furnishings and a Smart TV, perfect for relaxing after a day of exploration.

Key Features:

- Seven bedrooms, three bathrooms
- Backyard oasis for entertainment
- Designer furnishings
- Smart TV
- Close proximity to attractions like Kierland Commons, Scottsdale Quarter, TPC Scottsdale, and the Musical Instrument Museum

- **Business Offerings:**
 - **Property Acquisition:** We acquire prime luxury properties in desirable locations, such as the Modern Medieval, ensuring exceptional rental opportunities.
 - **Property Management:** The team handles all aspects of property management, including maintenance, cleaning, and guest services, to ensure a seamless experience for both owners and guests.
 - **Furnishings:** The business includes all furnishings in the Modern Medieval property, ensuring that guests enjoy a luxurious and comfortable stay.
 - **Future Bookings:** Any future bookings using the current management company are included in the sale, providing immediate revenue for the buyer.
 - **Financial Verification:** Buyers are encouraged to verify all books and records to ensure transparency and confidence in the investment.

Unique Selling Proposition (USP):

Scottsdale Luxury Rentals distinguishes itself by offering meticulously curated luxury properties in highly desirable locations, coupled with exceptional service and attention to detail. The inclusion of furnishings and future bookings provides added value and convenience for potential buyers, making it an attractive investment opportunity in the lucrative short-term rental market of North Scottsdale.

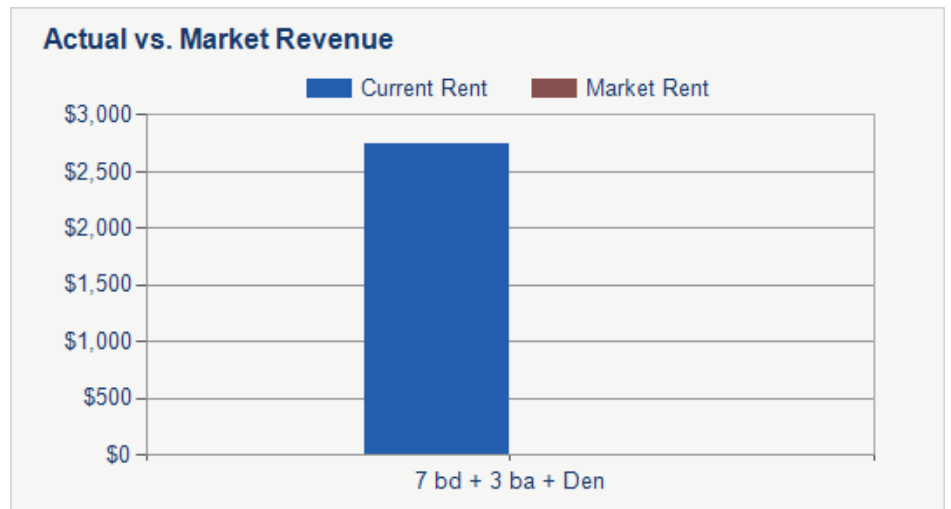
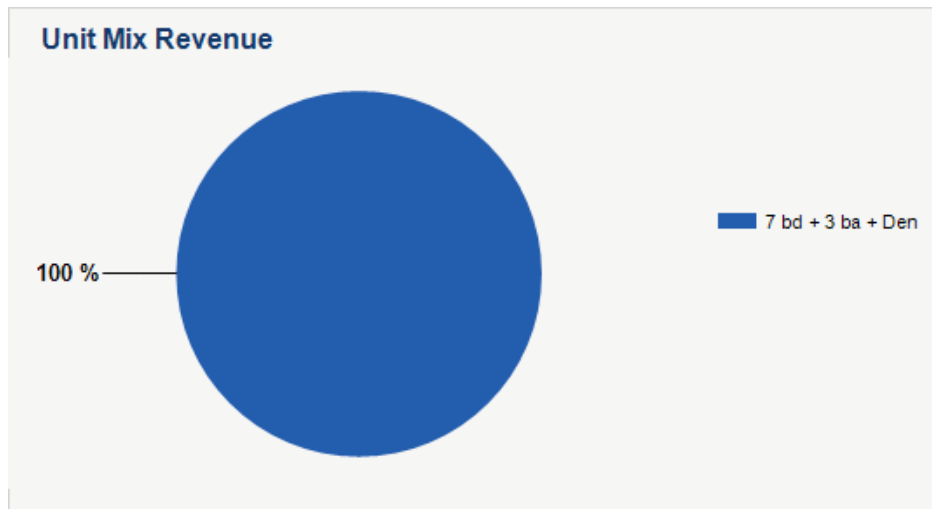
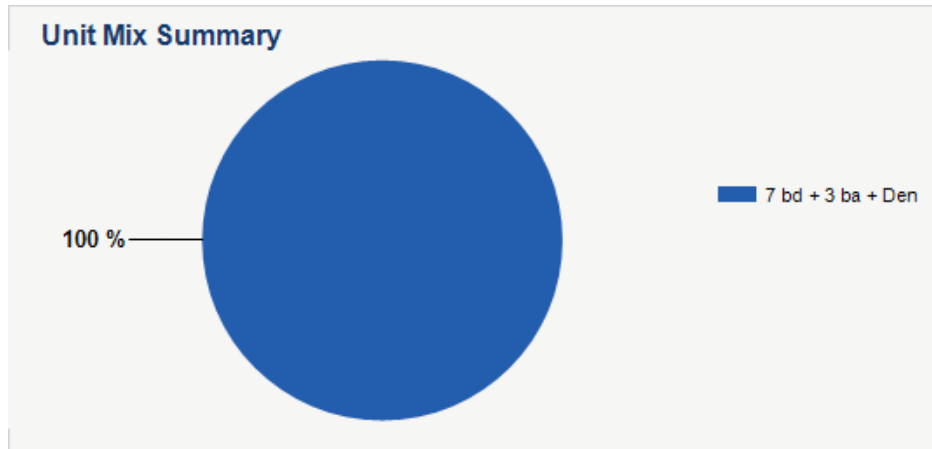
- **Target Market:**

Discerning travelers seeking upscale accommodations in North Scottsdale, including vacationers, business travelers, and individuals attending events such as the WM PHX Open or exploring the cultural and outdoor attractions of the area.

Conclusion:

Scottsdale Luxury Rentals offers investors a lucrative opportunity to enter the thriving short-term rental market in North Scottsdale, with the Modern Medieval property serving as a prime example of the luxury and convenience that the business provides. With a focus on exceptional properties, superior service, and transparent financials, Scottsdale Luxury Rentals is poised to deliver outstanding returns for investors while offering guests unforgettable experiences in the heart of Scottsdale.

Unit Mix	# Units	Square Feet	Current Rent	Rent PSF	Monthly Income
7 bd + 3 ba + Den	1	3,979	\$500 - \$5,000	\$0.69	\$2,750
Totals/Averages	1	3,979	\$2,750	\$0.69	\$2,750



Who doesn't know Scottsdale

Regional Map



- Discover North Scottsdale: Where Luxury and Natural Beauty Converge

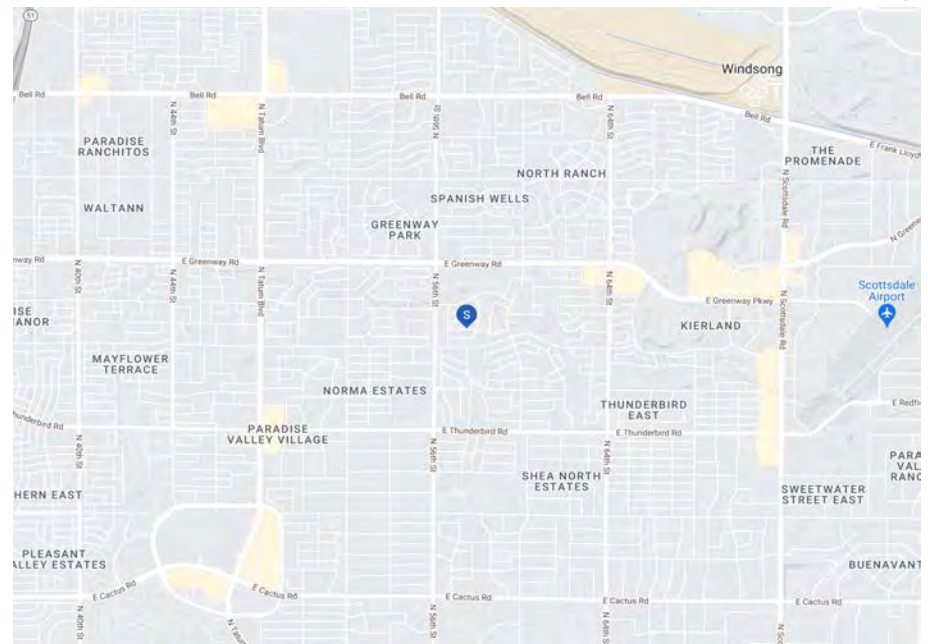
Welcome to North Scottsdale, Arizona, where the vibrant pulse of urban living meets the serene embrace of the Sonoran Desert. Nestled against the backdrop of the majestic McDowell Mountains, North Scottsdale offers a lifestyle that seamlessly blends opulence, culture, and outdoor adventure.

Luxurious Living: In North Scottsdale, luxury is not just a lifestyle, it's a standard. Immerse yourself in the sophistication of upscale neighborhoods boasting stunning custom-built homes, lavish estates, and exclusive gated communities. From contemporary architectural marvels to Mediterranean-inspired villas, North Scottsdale offers an array of housing options tailored to the most discerning tastes.

- **Culinary Delights:** Indulge your palate in North Scottsdale's thriving culinary scene, where world-class restaurants, trendy cafes, and chic bistros await. From fine dining establishments serving gourmet cuisine to cozy eateries offering farm-to-table fare, there's something to satisfy every craving. Experience culinary bliss as you savor delectable dishes crafted by renowned chefs amidst the breathtaking desert landscape.

Shopping Extravaganza: Shopaholics rejoice in North Scottsdale's shopping paradise, where upscale boutiques, designer stores, and luxury malls beckon with the latest fashion trends and must-have accessories. Explore the exclusive shops at Scottsdale Fashion Square or stroll through charming outdoor plazas featuring a curated selection of high-end brands. With endless shopping opportunities, North Scottsdale ensures that retail therapy is always within reach.

Locator Map



- **Outdoor Oasis:** Escape the hustle and bustle of city life and immerse yourself in North Scottsdale's natural splendor. Embark on outdoor adventures amidst the rugged beauty of the Sonoran Desert, where hiking trails, scenic vistas, and desert flora and fauna await exploration. Tee off at world-class golf courses surrounded by stunning mountain panoramas or unwind in picturesque parks offering tranquil retreats for relaxation and rejuvenation.

Cultural Enrichment: North Scottsdale is a haven for art enthusiasts, boasting a vibrant arts and culture scene that celebrates creativity and innovation. Discover galleries showcasing eclectic works of contemporary art, attend live performances at state-of-the-art theaters, or explore museums offering captivating insights into the region's rich history and heritage. From art walks to cultural festivals, North Scottsdale invites you to experience the dynamic fusion of artistic expression and community spirit.

- **Unrivaled Amenities:** With top-rated schools, premier healthcare facilities, and an abundance of recreational amenities, North Scottsdale provides residents with unparalleled quality of life. Whether you're seeking educational opportunities for your family, access to world-class healthcare services, or recreational pursuits to nourish mind, body, and soul, North Scottsdale delivers on every front.

Experience North Scottsdale: Elevate your lifestyle and embrace the essence of luxury living in North Scottsdale, where every moment is an opportunity to create lasting memories amidst breathtaking surroundings. Whether you're seeking upscale living, outdoor adventure, cultural enrichment, or simply a place to call home, North Scottsdale offers the perfect blend of sophistication and natural beauty. Come discover North Scottsdale – where luxury knows no bounds.





02

Property Description

Property Features

Aerial Map

Common Amenities

Unit Amenities

Property Images



PROPERTY FEATURES

NUMBER OF UNITS	1
BUILDING SF	3,979
LAND SF	8,206
LAND ACRES	0.188
YEAR BUILT	1988
YEAR RENOVATED	2022
# OF PARCELS	1
ZONING TYPE	R-1-8
BUILDING CLASS	A
TOPOGRAPHY	Flat
LOCATION CLASS	A
NUMBER OF STORIES	2 with Basement
NUMBER OF BUILDINGS	1
LOT DIMENSION	Retagular
NUMBER OF PARKING SPACES	4
BBQ	Amazing BBQ
POOL / JACUZZI	Both
FIRE PIT	In Backyard
WASHER/DRYER	Included
GAME ROOM	With Pool Table
PUTTING GREEN	Professionally Done

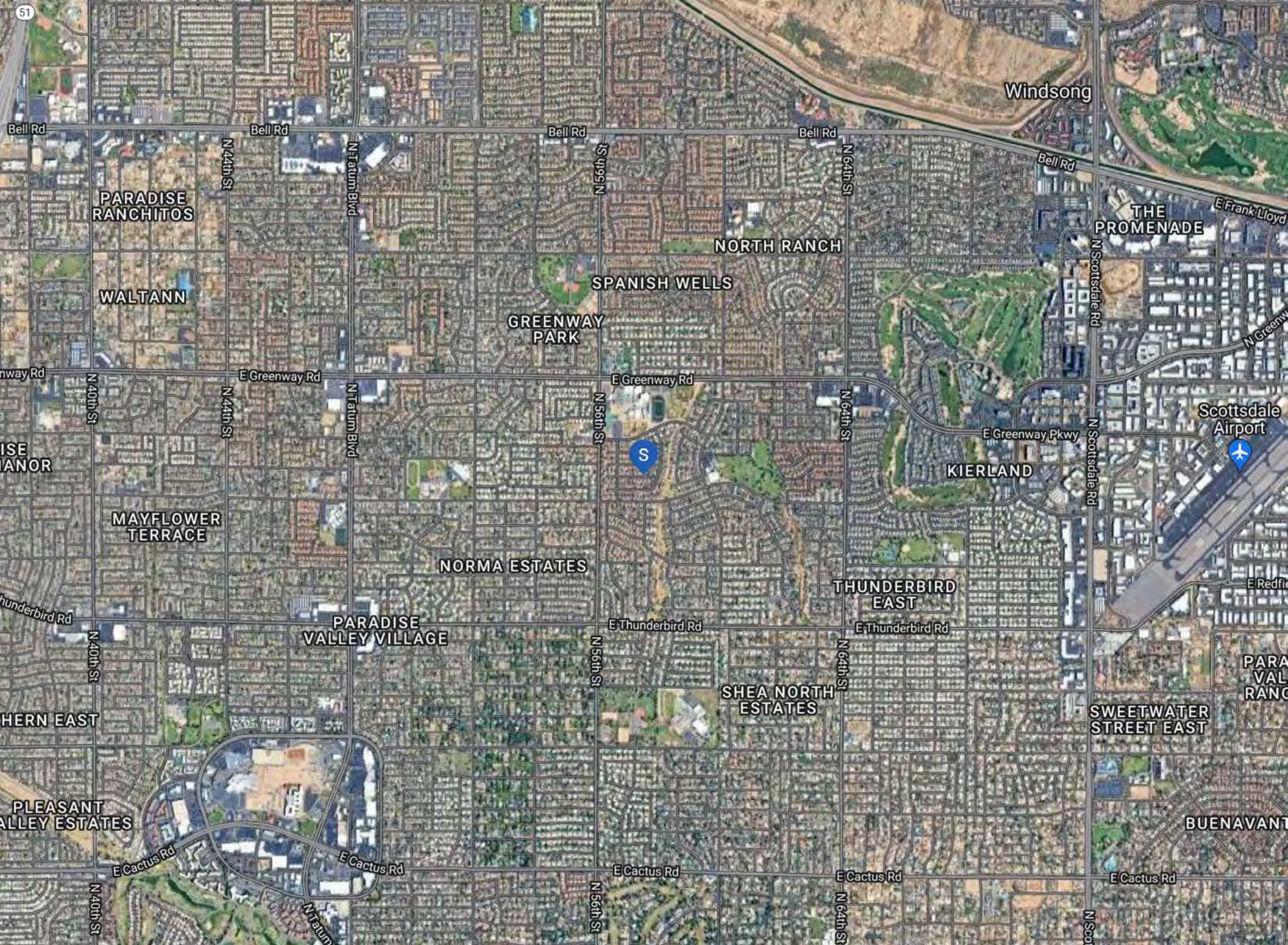
MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	Yes

UTILITIES

WATER	City
TRASH	City
GAS	Southwest Gas
ELECTRIC	APS







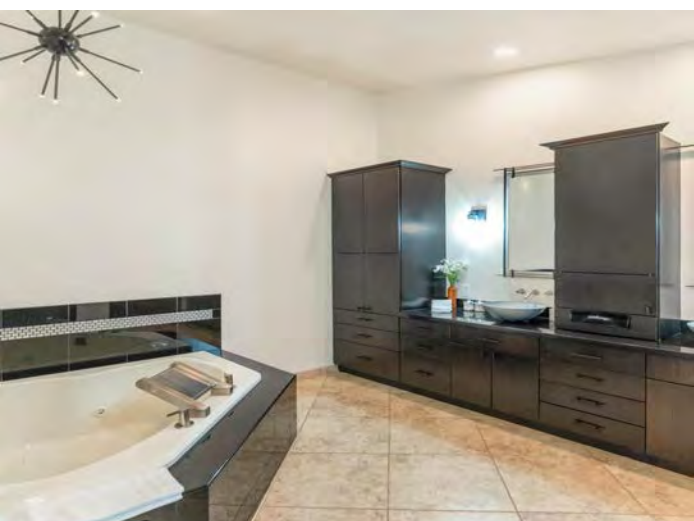
Common Amenities

- Solar for Electric
- Pool
- Putting Green
- Beautiful BBQ



Unit Amenities

- Game Room w/pool table and video machine
- 7 bedrooms and 3 bath rooms
- Wolfe Appliances and Chef's Dream Kitchen
- Gracefully furnished





03

Rent Roll

Bookings for all three properties that are available



3 SFR Property Portfolio Revenue									
5720 E Claire Drive			5714 E Claire Drive			8502 Catalina			
Jul-21	\$2,569.46	Ramp Up	Dec-22	\$4,828.00	Ramp Up	Feb-23	\$3,501.00	Ramp-up	
Aug-21	\$6,219.54		Jan-23	\$5,043.00		Mar-23	\$9,954.00		
Sep-21	\$8,882.41		Feb-23	\$9,704.00		Apr-23	\$4,821.00		
Oct-21	\$11,338.03		Mar-23	\$16,435.00		May-23	\$7,535.00		
Nov-21	\$11,166.87		Apr-23	\$7,713.00		Jun-23	\$3,377.00		
Dec-21	\$7,334.90		May-23	\$7,949.00		Jul-23	\$2,476.00		
Jan-22	\$8,536.33		Jun-23	\$4,031.00		August-23	\$3,748.00		
Feb-22	\$16,711.61		Jul-23	\$4,128.00		Sep-23	\$4,073.00		
Mar-22	\$18,293.62		Aug-23	\$3,952.00		Oct-23	\$6,088.00		
Apr-22	\$13,937.23		Sep-23	\$6,976.00		Nov-23	\$4,997.00	Property Manager Conversion	
May-22	\$10,532.52		Oct-23	\$4,828.00		Dec-23	\$3,933.00	Ramp-up	
Jun-22	\$5,877.12		Nov-23	\$7,270.00		Jan-24	\$3,430.00		
Jul-22	\$0.00	Property Manager Conversion	Dec-23	\$5,081.00	Property Manager Conversion/Ramp-up	Feb-24	\$11,300.00		
Aug-22	\$0.00	Modernization	Jan-24	\$6,296.50	Includes 50% of Combo Listing Revenue	Mar-24	\$16,485.25		
Sep-22	\$1,700.00	Modernization/Ramp-Up	Feb-24	\$7,305.50	Includes 50% of Combo Listing Revenue	Apr-24	\$0.00		
Oct-22	\$8,950.63		Mar-24	\$16,298.07	Includes 50% of Combo Listing Revenue	May-24	\$0.00		
Nov-22	\$8,756.36		Apr-24	\$0.00		Jun-24	\$0.00		
Dec-22	\$1,842.75		May-24	\$0.00		Jul-24	\$0.00		
Jan-23	\$5,911.00		Jun-24	\$0.00		August-24	\$0.00		
Feb-23	\$6,991.00		Jul-24	\$0.00		Sep-24	\$0.00		
Mar-23	\$13,281.67		Aug-24	\$0.00		Oct-24	\$0.00		
Apr-23	\$5,359.33		Sep-24	\$0.00		Nov-24	\$0.00		
May-23	\$6,718.00		Oct-24	\$0.00		Dec-24	\$0.00		
Jun-23	\$3,876.00		Nov-24	\$0.00		Jan-25	\$0.00		
Jul-23	\$3,808.00								
Aug-23	\$3,258.00								
Sep-23	\$6,153.25								
Oct-23	\$4,861.00								
Nov-23	\$5,685.00	Property Manager Conversion							
Dec-23	\$2,973.00	Ramp-up							
Jan-24	\$5,015.50	Includes 50% of Combo Listing Revenue							
Feb-24	\$9,205.50	Includes 50% of Combo Listing Revenue							
Mar-24	\$16,779.37	Includes 50% of Combo Listing Revenue							
Apr-24									
May-24									
Jun-24									
TOTAL	\$242,525.00		TOTAL	\$117,838.07		TOTAL	\$85,718.25		
Avg Monthly Rev	\$7,823.39		Avg Monthly Rev	\$7,364.88		Avg Monthly Rev	\$6,122.73		
Booked Projected Revenue of Confirmed Future Bookings									
	5720	5714	Combo Listing	8502	Total				
Apr-24	\$1,162.08	\$5,003.87	\$13,645.92	\$5,139.42	\$24,951.29				
May-24	\$2,670.73	\$4,216.74	\$2,990.00	\$6,510.20	\$16,387.67				
June-24		\$1,401.00	\$4,117.01	\$603.30	\$6,121.31				
Total	\$3,832.81	\$10,621.61	\$20,752.93	\$12,252.92	\$47,460.27				



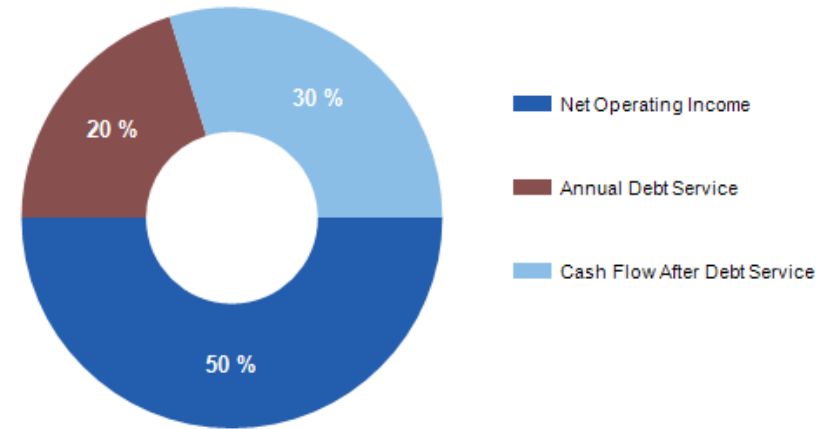
04

Financial Analysis

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

REVENUE ALLOCATION

CURRENT



INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$190,000		\$200,000	
Gross Potential Income	\$190,000		\$200,000	
General Vacancy	-\$5,700	3.0 %	-\$6,000	3.0 %
Effective Gross Income	\$184,300		\$194,000	
Net Operating Income	\$184,300		\$194,000	
Annual Debt Service	\$74,423		\$74,423	
Cash flow	\$109,877		\$119,577	
Debt Coverage Ratio	2.48		2.61	

EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Annual Debt Service	\$74,423		\$74,423	

DISTRIBUTION OF EXPENSES

CURRENT

GLOBAL

Price	\$1,375,000
Analysis Period	5 year(s)

INCOME - Growth Rates

Gross Scheduled Rent	5.00 %
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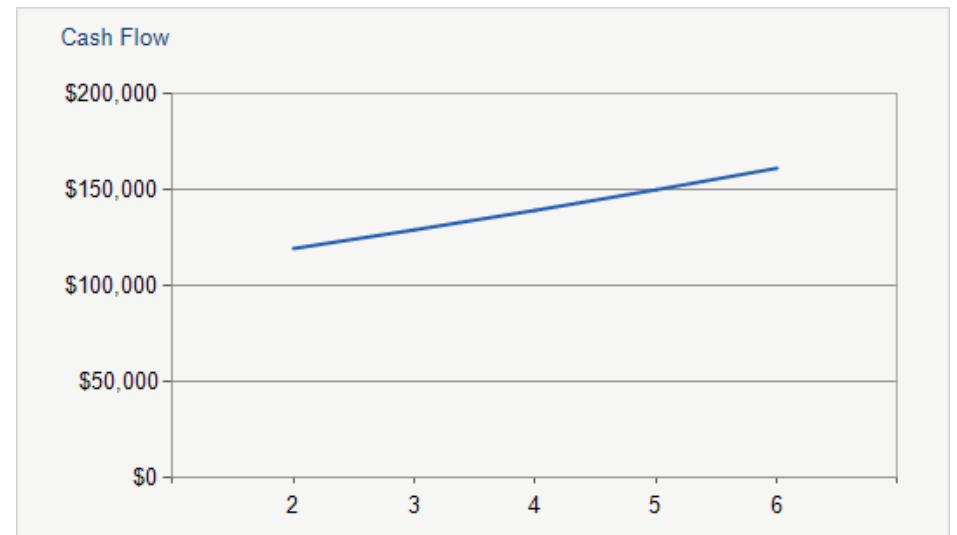
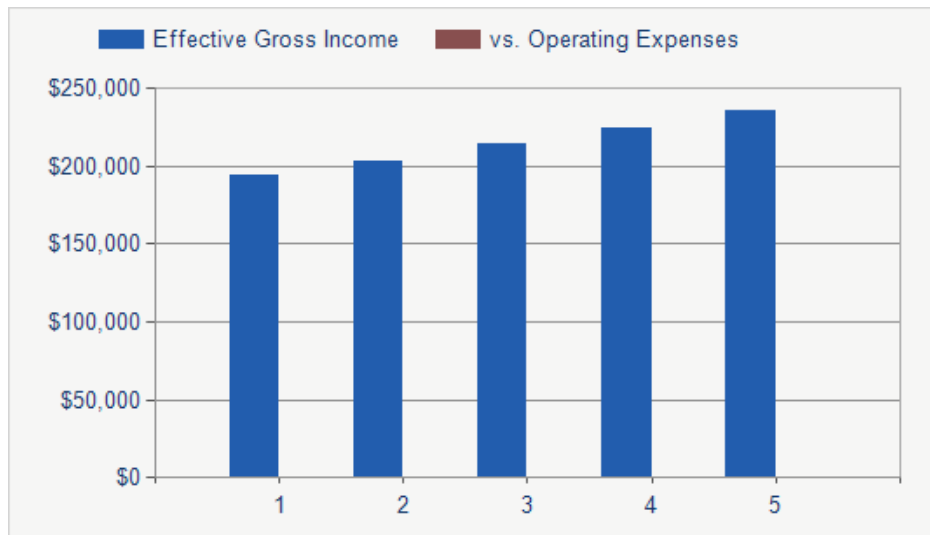
PROPOSED FINANCING

Residential Financing

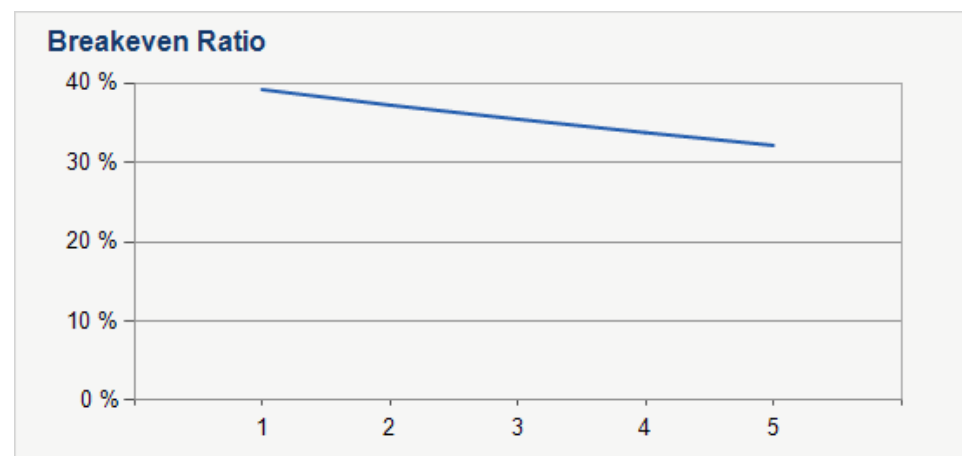
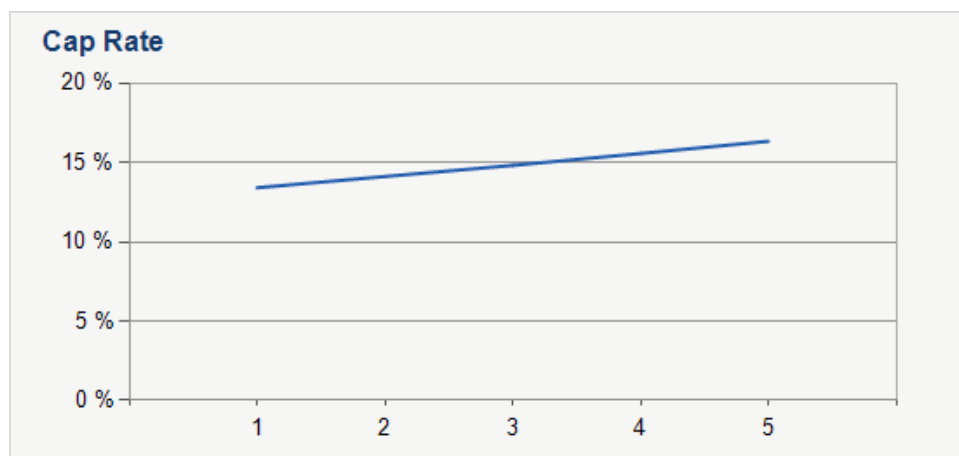
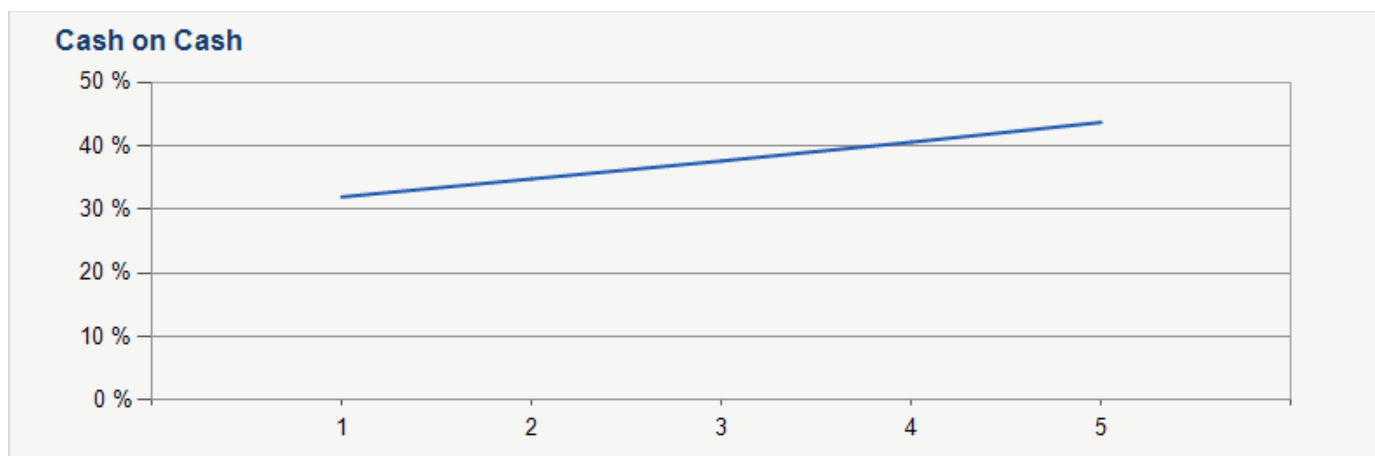
Loan Type	Amortized
Down Payment	\$418,750
Loan Amount	\$956,250
Interest Rate	6.75 %
Loan Terms	30
Annual Debt Service	\$74,423
Loan to Value	70 %
Amortization Period	30 Years



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6
Gross Revenue						
Gross Scheduled Rent	\$190,000	\$200,000	\$210,000	\$220,500	\$231,525	\$243,101
General Vacancy	-\$5,700	-\$6,000	-\$6,300	-\$6,615	-\$6,946	-\$7,293
Effective Gross Income	\$184,300	\$194,000	\$203,700	\$213,885	\$224,579	\$235,808
Operating Expenses						
Net Operating Income	\$184,300	\$194,000	\$203,700	\$213,885	\$224,579	\$235,808
Annual Debt Service	\$74,423	\$74,423	\$74,423	\$74,423	\$74,423	\$74,423
Cash Flow	\$109,877	\$119,577	\$129,277	\$139,462	\$150,156	\$161,385



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6
Cash on Cash Return b/t	31.96 %	34.79 %	37.61 %	40.57 %	43.68 %	46.95 %
CAP Rate	13.40 %	14.11 %	14.81 %	15.56 %	16.33 %	17.15 %
Debt Coverage Ratio	2.48	2.61	2.74	2.87	3.02	3.17
Gross Multiplier (GRM)	7.24	6.88	6.55	6.24	5.94	5.66
Loan to Value	69.53 %	68.80 %	67.98 %	67.17 %	66.23 %	65.27 %
Breakeven Ratio	39.17 %	37.21 %	35.44 %	33.75 %	32.14 %	30.61 %
Price / SF	\$345.56	\$345.56	\$345.56	\$345.56	\$345.56	\$345.56
Price / Unit	\$1,375,000	\$1,375,000	\$1,375,000	\$1,375,000	\$1,375,000	\$1,375,000
Income / SF	\$46.31	\$48.75	\$51.19	\$53.75	\$56.44	\$59.26





05

Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,588	92,372	216,092
2010 Population	11,992	87,265	214,876
2023 Population	11,374	96,774	238,554
2028 Population	11,061	98,988	245,530
2023 African American	98	1,976	5,838
2023 American Indian	37	752	1,970
2023 Asian	413	8,602	16,530
2023 Hispanic	1,016	11,318	36,982
2023 Other Race	244	4,003	15,545
2023 White	9,506	72,427	174,341
2023 Multiracial	1,066	8,874	24,039
2023-2028: Population: Growth Rate	-2.80 %	2.25 %	2.90 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	160	1,699	5,008
\$15,000-\$24,999	144	1,602	4,571
\$25,000-\$34,999	155	2,158	5,114
\$35,000-\$49,999	283	3,682	9,796
\$50,000-\$74,999	456	5,924	14,620
\$75,000-\$99,999	559	5,418	14,057
\$100,000-\$149,999	1,000	8,980	20,551
\$150,000-\$199,999	604	4,693	11,436
\$200,000 or greater	1,041	7,262	17,988
Median HH Income	\$116,986	\$100,789	\$96,418
Average HH Income	\$159,469	\$140,943	\$140,409

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,653	37,525	91,817
2010 Total Households	4,527	36,350	91,146
2023 Total Households	4,403	41,418	103,143
2028 Total Households	4,326	43,215	108,219
2023 Average Household Size	2.56	2.30	2.28
2000 Owner Occupied Housing	4,200	25,548	61,475
2000 Renter Occupied Housing	371	9,939	23,831
2023 Owner Occupied Housing	3,948	25,156	65,819
2023 Renter Occupied Housing	455	16,262	37,324
2023 Vacant Housing	269	5,109	12,453
2023 Total Housing	4,672	46,527	115,596
2028 Owner Occupied Housing	3,919	25,447	67,593
2028 Renter Occupied Housing	407	17,768	40,626
2028 Vacant Housing	346	5,041	12,323
2028 Total Housing	4,672	48,256	120,542
2023-2028: Households: Growth Rate	-1.75 %	4.25 %	4.85 %



Source: esri

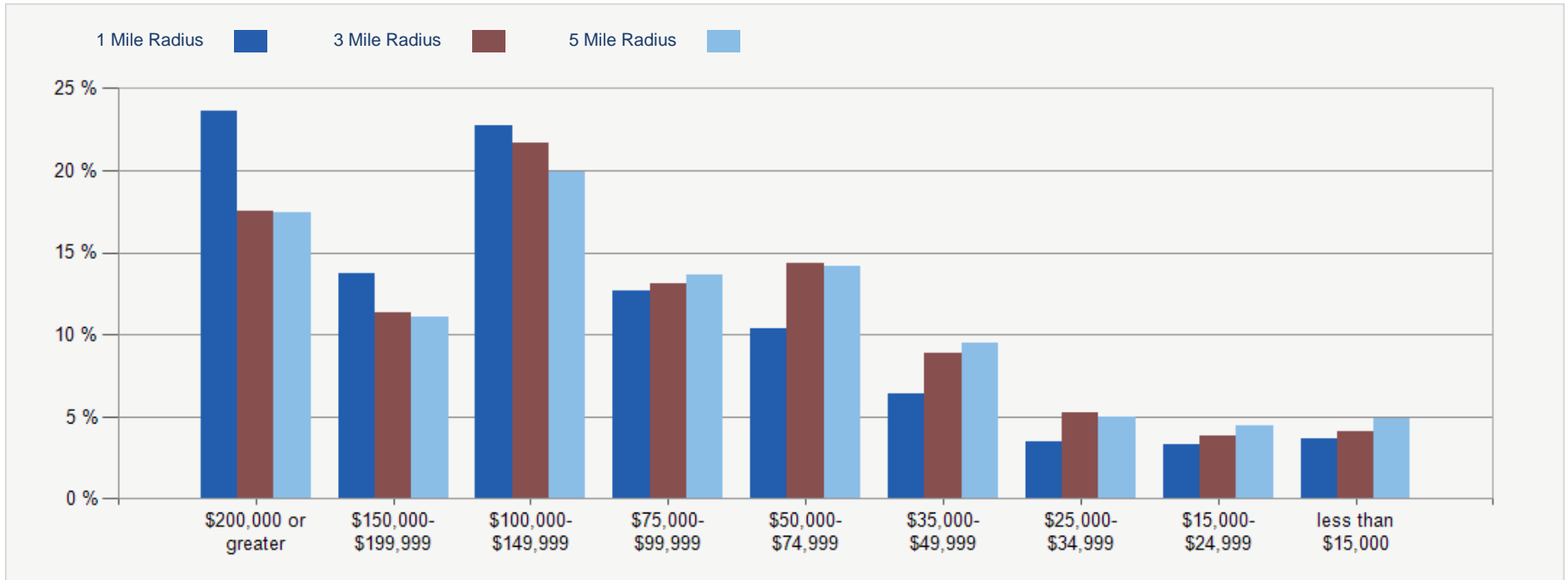
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	563	6,793	15,677
2023 Population Age 35-39	646	6,837	16,547
2023 Population Age 40-44	684	6,291	15,707
2023 Population Age 45-49	729	5,975	14,816
2023 Population Age 50-54	925	6,664	16,139
2023 Population Age 55-59	952	6,861	16,467
2023 Population Age 60-64	1,108	7,211	17,460
2023 Population Age 65-69	961	6,334	15,764
2023 Population Age 70-74	747	5,370	13,476
2023 Population Age 75-79	435	3,461	9,080
2023 Population Age 80-84	220	1,946	5,515
2023 Population Age 85+	231	2,025	5,656
2023 Population Age 18+	9,270	79,633	194,340
2023 Median Age	49	43	43

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$124,514	\$89,166	\$87,087
Average Household Income 25-34	\$168,597	\$118,095	\$116,877
Median Household Income 35-44	\$154,223	\$114,767	\$110,460
Average Household Income 35-44	\$197,140	\$157,845	\$155,163
Median Household Income 45-54	\$160,951	\$128,767	\$124,335
Average Household Income 45-54	\$202,723	\$177,164	\$176,329
Median Household Income 55-64	\$132,674	\$121,294	\$115,923
Average Household Income 55-64	\$172,823	\$169,572	\$166,769
Median Household Income 65-74	\$90,803	\$84,742	\$83,782
Average Household Income 65-74	\$119,888	\$123,823	\$127,253
Average Household Income 75+	\$83,493	\$87,311	\$91,640

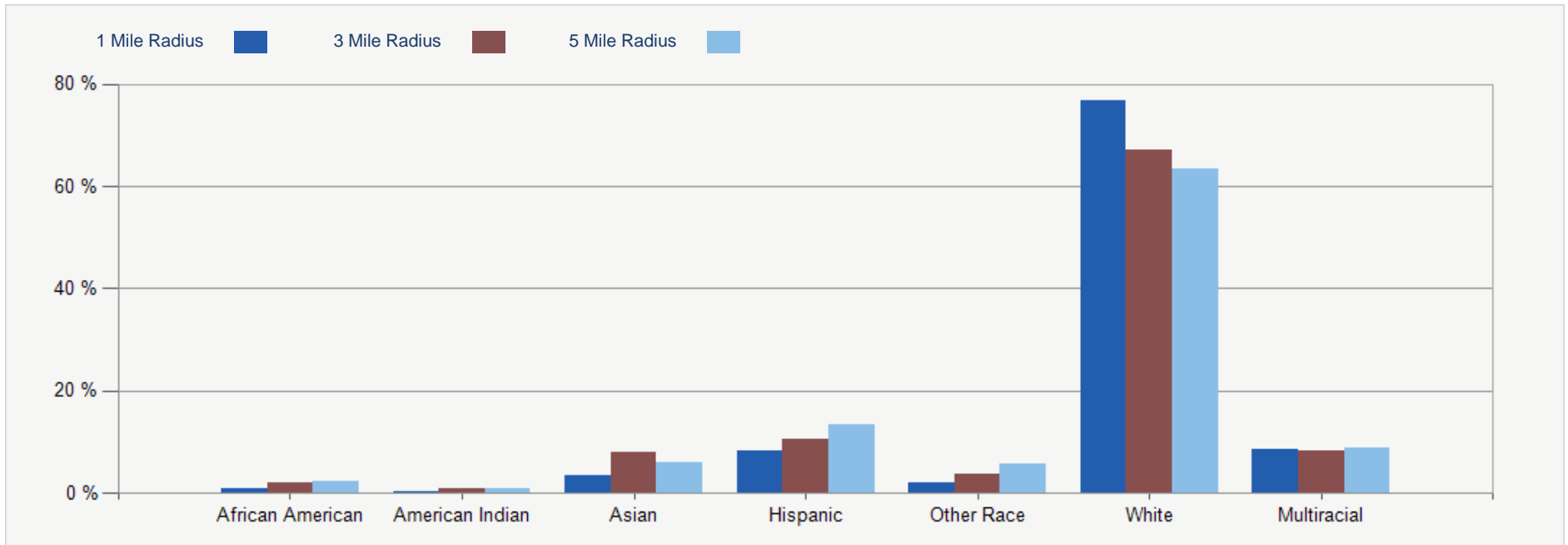
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	494	6,771	15,685
2028 Population Age 35-39	721	7,046	16,629
2028 Population Age 40-44	742	6,882	16,649
2028 Population Age 45-49	757	6,373	15,994
2028 Population Age 50-54	795	6,101	15,109
2028 Population Age 55-59	834	6,308	15,556
2028 Population Age 60-64	907	6,476	16,119
2028 Population Age 65-69	923	6,588	16,635
2028 Population Age 70-74	778	5,618	14,498
2028 Population Age 75-79	631	4,634	11,826
2028 Population Age 80-84	327	2,789	7,740
2028 Population Age 85+	276	2,416	6,979
2028 Population Age 18+	9,099	82,257	202,138
2028 Median Age	50	43	44

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$141,245	\$100,779	\$99,210
Average Household Income 25-34	\$194,040	\$136,813	\$136,547
Median Household Income 35-44	\$170,217	\$130,825	\$125,625
Average Household Income 35-44	\$225,190	\$183,596	\$177,973
Median Household Income 45-54	\$176,163	\$144,514	\$139,491
Average Household Income 45-54	\$230,603	\$199,190	\$196,825
Median Household Income 55-64	\$158,660	\$140,312	\$135,365
Average Household Income 55-64	\$206,072	\$194,499	\$192,112
Median Household Income 65-74	\$105,089	\$103,265	\$102,691
Average Household Income 65-74	\$146,154	\$151,471	\$153,961
Average Household Income 75+	\$108,544	\$113,853	\$117,514

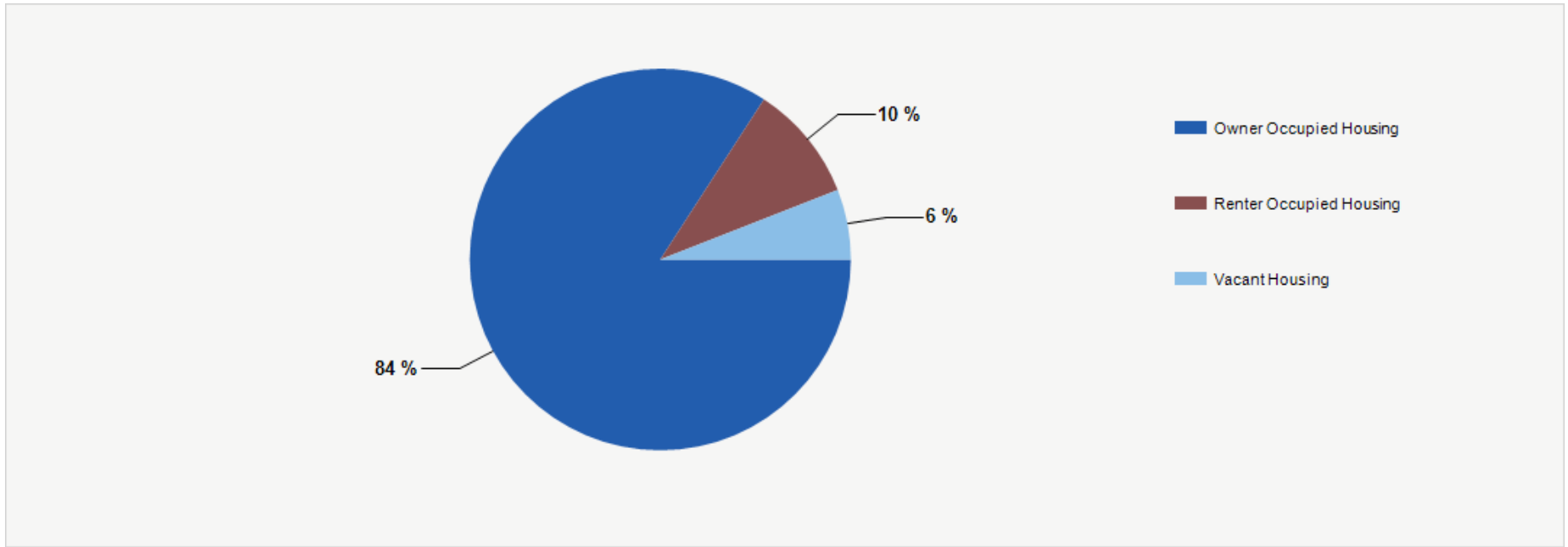
2023 Household Income



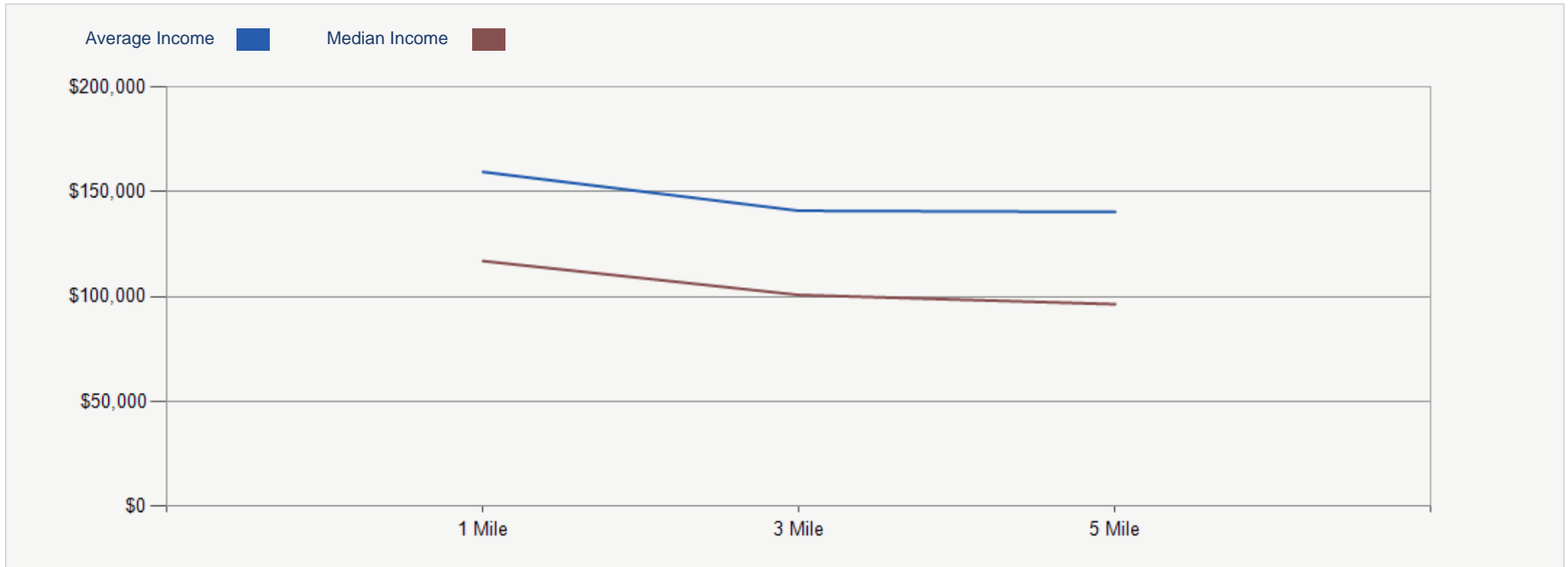
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median





06

Company Profile

Company Bio

Advisor Profile

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.

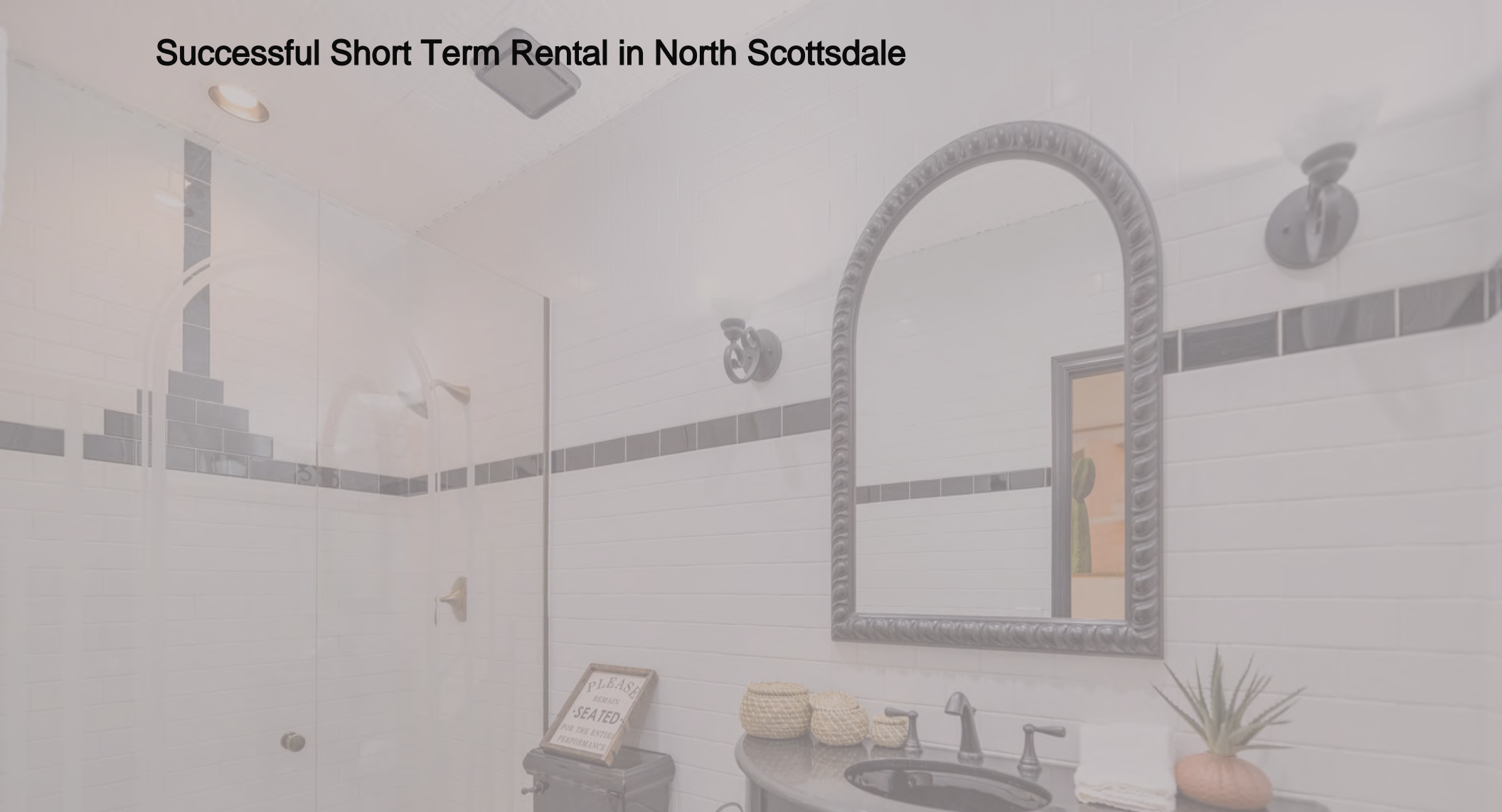
In addition, she is an acclaimed author. Her seminars draw hundreds of attendees. She has spent countless hours preparing a Video Seminar Series for you as an investor!

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.

Successful Short Term Rental in North Scottsdale



Exclusively Marketed by:

Linda Gerchick
Gerchick Real Estate
CCIM
(602) 688-9279
linda@justsoldit.com
Lic: BR114848000



www.justsoldit.com

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