

Three Property Portfolio - 26 Units



OFFERING MEMORANDUM | 3 PROPERTIES IN SCOTTSDALE, AVONDALE & PHOENIX

Polk-Kinderman-Augusta
Scottsdale, Avondale, Phoenix, AZ 85257



Three Property Portfolio - 26 Units

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01

Executive Summary

Investment Summary

Unit Mix Summary

Location Summary

OFFERING SUMMARY

ADDRESS	Polk-Kinderman-Augusta Scottsdale, Avondale, Phoenix AZ 85257
COUNTY	Maricopa
MARKET	Scottsdale, Avondale, Phoenix
TOTAL BUILDING SF	16,238 SF
TOTAL LAND SF	55,489 SF
TOTAL LAND ACRES	1.27
NUMBER OF UNITS	26
# OF PARCELS	5
POLK # OF UNITS	6
APN	131-15-001-Y, 500-17-161, 500-17-152, 157-21-016-C
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$7,630,000
PRICE PSF	\$469.89
PRICE PER UNIT	\$293,462
OCCUPANCY	95.00 %
NOI (CURRENT)	\$392,687
NOI (Pro Forma)	\$450,789
CAP RATE (CURRENT)	5.15 %
CAP RATE (Pro Forma)	5.91 %
GRM (CURRENT)	15.38
GRM (Pro Forma)	14.39

PROPOSED FINANCING

Commercial Financing	
LOAN TYPE	
DOWN PAYMENT	\$2,289,000
LOAN AMOUNT	\$5,341,000
INTEREST RATE	5.50 %
ANNUAL DEBT SERVICE	\$393,562
LOAN TO VALUE	70 %

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	21,383	99,649	196,908
2023 Median HH Income	\$79,935	\$86,132	\$81,230
2023 Average HH Income	\$118,086	\$127,320	\$125,244



About the Opportunity

- ****Investment Opportunity: Three Property Portfolio****

Are you ready to take your real estate investment game to the next level? We're excited to present a unique opportunity to acquire a three-property portfolio that promises both immediate returns and long-term potential. Each property offers its own distinctive charm and investment appeal, making this portfolio a standout choice for savvy investors.

- ****Property 1: Ethos on Polk -**

- Location: 7602 E Polk St, Scottsdale, AZ 85257
- Property Type: Multi-family residential
- Units: Six fully remodeled units
- Lease: NN (double net) lease with short-term rental company
- Monthly Income: \$11,000
- Annual Income: \$132,000
- Yearly Expenses: \$5,417
- Features: Modern design, private patios, storage rooms, washer/dryer in each unit

- ****Property 2: 2122-2124 W Augusta Ave, Phoenix -**

- Location: 2122-2124 W Augusta Ave, Phoenix, AZ 85021
- Property Type: Seven-unit apartment building
- Features: Upgraded interior, new windows and doors, renovated kitchen, spacious living areas, private backyards, additional storage rooms

- ****Property 3: 306-312 E Kinderman Dr, Avondale -**

- Location: Downtown Avondale, AZ
- Property Type: Thirteen-unit investment opportunity
- Units: Nine beautifully remodeled, four ready for personal touch
- Highlights: Prime downtown location, value-add potential, stable cash flow, upside potential

- ****Why Invest in This Portfolio:****

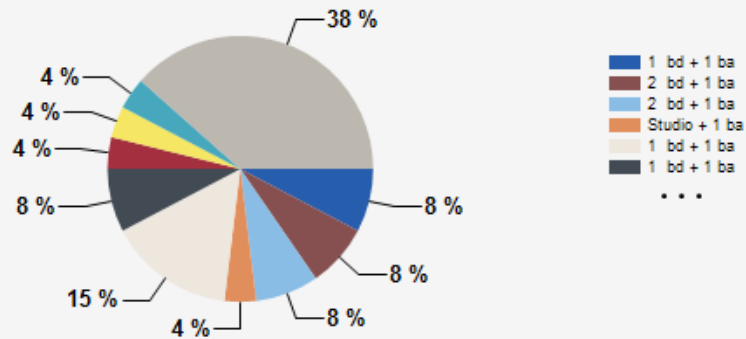
1. **Diverse Income Streams:** This portfolio offers a mix of fully remodeled properties, providing immediate rental income, along with value-add opportunities to increase your returns.
2. **Prime Locations:** From the trendy Old Town Scottsdale to the vibrant heart of downtown Avondale, these properties are strategically located in sought-after areas with access to amenities, dining, and public transportation.
3. **Potential for Growth:** Avondale's real estate market is on the rise, making it an ideal time to invest in this thriving community.
4. **Stable Cash Flow:** With fully occupied units and attractive lease terms, you can count on a consistent and stable cash flow from day one.
5. **Value-Add Opportunity:** Enhance the property's value by remodeling the remaining units in Avondale, unlocking additional rental income potential.

- Don't miss this opportunity to secure a three-property portfolio that offers immediate returns and long-term potential. Contact us today to schedule viewings, gather more information, and embark on your journey toward building a robust and rewarding real estate investment portfolio. Your success starts here!

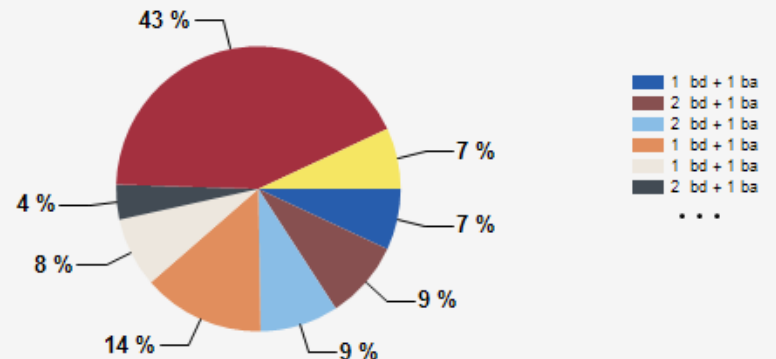
Buyers are encouraged to conduct their due diligence to verify all facts and figures related to the properties, including lease agreements, rental income, expenses, and renovation costs.

			Actual			Market		
Unit Mix	# Units	Square Feet	Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
1 bd + 1 ba	2	563	\$1,600	\$2.84	\$3,200	\$1,650 - \$1,695	\$2.97	\$3,345
2 bd + 1 ba	2	720	\$1,900	\$2.64	\$3,800	\$1,995	\$2.77	\$3,990
2 bd + 1 ba	2	747	\$2,000	\$2.68	\$4,000	\$2,095	\$2.80	\$4,190
Studio + 1 ba	1	450	\$999	\$2.22	\$999	\$1,050	\$2.33	\$1,050
1 bd + 1 ba	4	580	\$1,399 - \$1,650	\$2.63	\$6,098	\$1,650	\$2.84	\$6,600
1 bd + 1 ba	2	664	\$1,399 - \$1,425	\$2.13	\$2,824	\$1,650	\$2.48	\$3,300
Studio + 1 ba	1	240	\$995	\$4.15	\$995	\$1,095	\$4.56	\$1,095
1 bd + 1 ba	1	538	\$1,350	\$2.51	\$1,350	\$1,495	\$2.78	\$1,495
2 bd + 1 ba	1	682	\$1,475	\$2.16	\$1,475	\$1,595	\$2.34	\$1,595
2 bd + 1 ba	10	714	\$1,400 - \$1,550	\$2.07	\$14,750	\$1,595	\$2.23	\$15,950
Totals/Averages	26	645	\$1,519	\$2.41	\$39,491	\$1,639	\$2.61	\$42,610

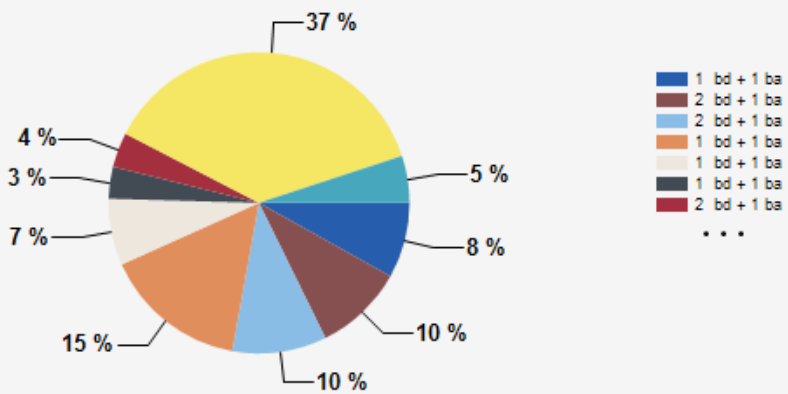
Unit Mix Summary



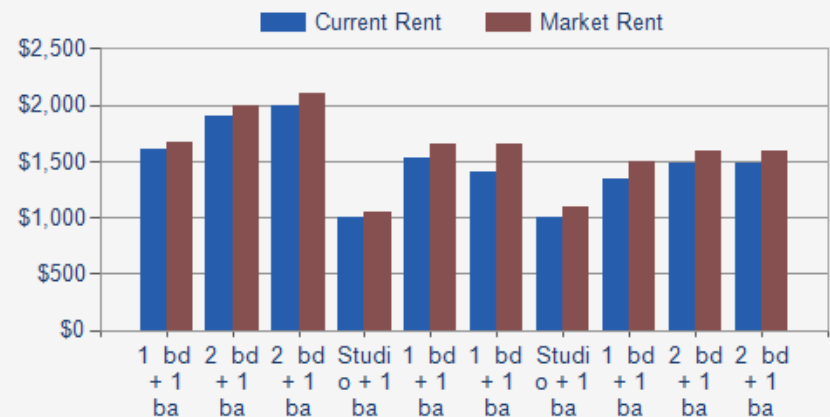
Unit Mix SF



Unit Mix Revenue



Actual vs. Market Revenue



Locations

- 7602 E Polk St - Old Town Scottsdale

Old Town Scottsdale is a charming and historic district located in the heart of Scottsdale, Arizona. This area is known for its vibrant culture, unique shopping experiences, and stunning architecture. One of the highlights of Old Town Scottsdale is the famous art walks that take place every Thursday evening. During these art walks, visitors can peruse a wide variety of art galleries and studios while enjoying live music and street performances. It is a great way to experience the local art scene and connect with the community.

Apart from the art walks, Old Town Scottsdale also offers a diverse employment base. The area is home to many small businesses, restaurants, and art galleries, providing a variety of job opportunities. Many of these businesses are locally owned and operated, creating a strong sense of community and supporting the local economy. With its charming streets and bustling atmosphere, Old Town Scottsdale is a popular destination for tourists, making it a hub for the hospitality and tourism industries.

- 2122 & 2124 W Augusta Ave - Phoenix

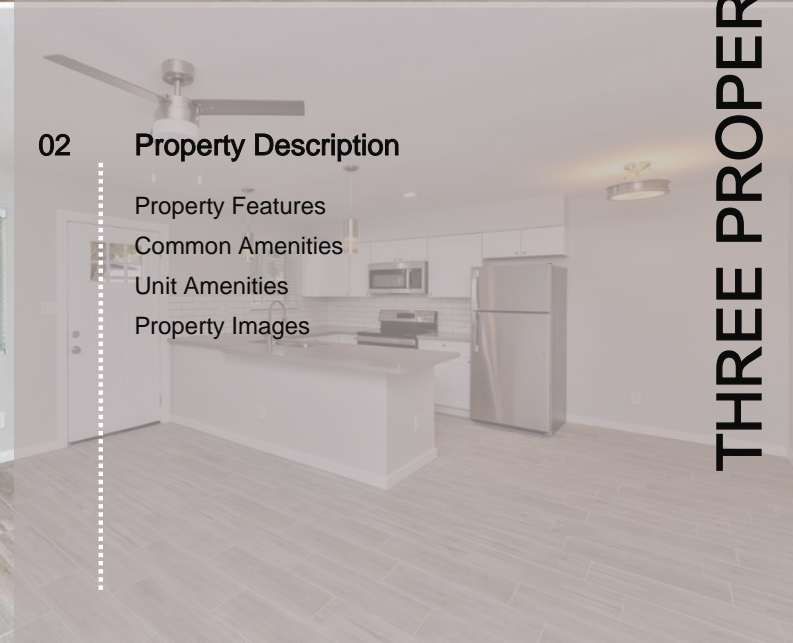
The area around 21 Ave and Northern in Phoenix AZ is a bustling commercial and residential hub that offers a plethora of employment opportunities, making it a highly sought-after destination for job seekers. Some of the major employers in the area include Honeywell Aerospace, American Express, and Phoenix Children's Hospital, among others. With the presence of such reputed companies, the area has a strong employment base, attracting both young professionals and seasoned workers looking for career advancement opportunities.

Apart from the strong job market, the 21 Ave and Northern area is also known for its vibrant entertainment scene. There are several shopping centers, restaurants, bars, and theaters in the vicinity, providing ample options for residents and visitors alike. The Metrocenter Mall, located a few miles from the area, is a popular destination for shoppers, offering a wide range of stores and dining options. Moreover, the area boasts a diverse range of culinary offerings, with several local eateries and international restaurants.

- 306 & 312 E Kinderman - Downtown Avondale

Avondale, Arizona is a city that embodies the perfect blend of vibrant community, endless opportunity, and stunning natural beauty. Nestled in the heart of the Valley of the Sun, Avondale is more than just a place; it's a lifestyle. Whether you're considering a visit, looking to relocate, or seeking investment opportunities, Avondale has something to offer everyone.

Avondale's prime location in the Phoenix metropolitan area makes it a gateway to endless adventures. Explore the nearby Sonoran Desert, visit the historic city of Phoenix, or take a short drive to experience the breathtaking beauty of the Grand Canyon. Avondale is your starting point for countless memorable journeys. Avondale's real estate market offers something for everyone. Whether you're looking for a cozy family home, a modern apartment, or a luxurious estate, Avondale has a diverse range of housing options to suit your needs. The city's affordability, compared to neighboring areas, makes it an attractive choice for homebuyers and investors.



02 Property Description

- Property Features
- Common Amenities
- Unit Amenities
- Property Images

PROPERTY FEATURES

NUMBER OF UNITS	26
TOTAL BUILDING SF	16,238
TOTAL LAND SF	55,489
TOTAL LAND ACRES	1.27
# OF PARCELS	5
POLK # OF UNITS	6
POLK BUILDING SF	4,065
POLK YEAR BUILT/RENOVATED	1986 / 2022
POLK ZONING TYPE	R-5
POLK BLDG./LOCATION CLASS	B / B+
POLK # OF BLDGS./STORIES	1 Bldg. / 2 Stories
POLK LOT DIMENSION	Rectangular
POLK # OF PARKING SPACES	10
AUGUSTA # OF UNITS	7
AUGUSTA BUILDING SF	3,855
AUGUSTA YEAR BUILT/RENOVATED	1947,1985 / 2022
AUGUSTA ZONING TYPE	R-3
AUGUSTA BLDG./LOCATION CLASS	B / B
AUGUSTA # OF BLDGS./STORIES	2 Bldgs. / 1 Story
AUGUSTA LOT DIMENSION	Square
AUGUSTA # OF PARKING SPACES	10
KINDERMAN # OF UNITS	13
KINDERMAN BUILDING SF	8,600
KINDERMAN YEAR BUILT/RENOVATED	1957,1969 / 2022
KINDERMAN ZONING TYPE	R-3, R-4
KINDERMAN BLDG./LOCATION CLASS	A- / B+
KINDERMAN # OF BLDGS./STORIES	4 Bldgs. / 2 Stories
KINDERMAN LOT DIMENSION	Irregular
KINDERMAN # OF PARKING SPACES	24

FEES & DEPOSITS

PET FEE	\$30 per Pet
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MECHANICAL

HVAC	Heat Pump, Ind. Metered
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FIRE SPRINKLERS	No
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UTILITIES

WATER	Owner Pays, Master Meter
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TRASH	Owner Pays
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GAS	None
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ELECTRIC	Tenant Pays, Individual Meter
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RUBS	Yes - Kinderman/Augusta
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CONSTRUCTION

FOUNDATION	Concrete
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FRAMING	Wood Framed
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EXTERIOR	Painted Stucco
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PARKING SURFACE	Cement/Asphalt
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ROOF	Composite Shingle; Foam; Rolled
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STYLE	Mid Century Modern
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LANDSCAPING	Desert w/Artificial Turf
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Three Property Portfolio | 3 Units | Common Amenities



Common Amenities

- Ample Parking
- Private Storage
- New Exterior Paint
- New Hot Water Heaters
- Many more items to see

- Private Patios
- New Landscaping
- New Ind. Air Conditioners
- Large Courtyards



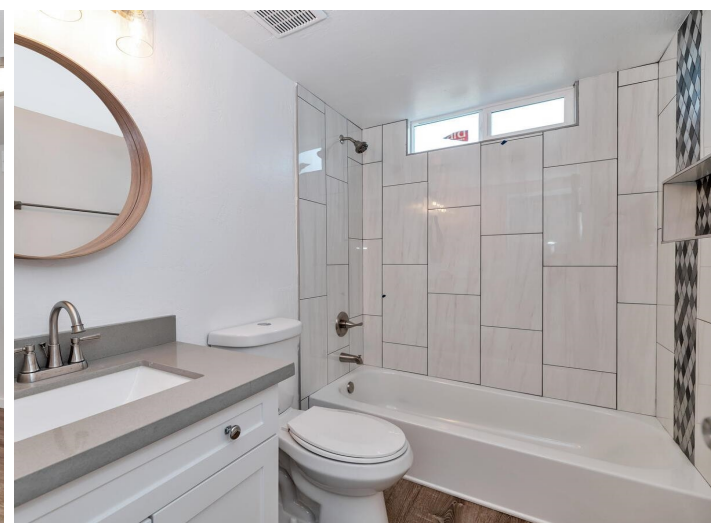


Unit Amenities

- Quartz Counter Tops w/Tile Backsplashes
- New Cabinets
- New Modern Lighting
- 2 inch Faux Blinds
- Ceiling Fans w/lights in Living area and All Bedrooms

- Stainless Steel Appliances
- New Flooring
- Tile Surrounds in the Bathrooms
- New Arcadia Doors
- New Individual Washer/Dryers











03

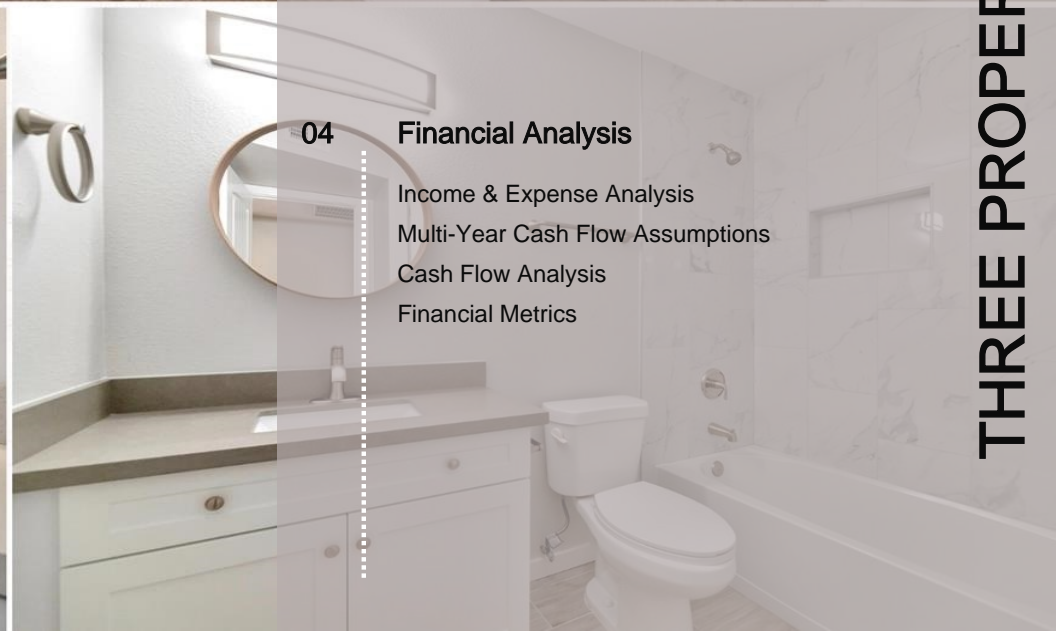
Rent Roll

Rent Roll



Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent	Move-in Date	Notes
Polk 101	2 bd + 1 ba	720	\$2.64	\$1,900.00	\$1,995.00	03/15/2023	This is a NN lease with Tenant paying all expenses except for Insurance and Property Taxes.
Polk 102	1 bd + 1 ba	563	\$2.84	\$1,600.00	\$1,650.00	03/15/2023	This is a NN lease with Tenant paying all expenses except for Insurance and Property Taxes.
Polk 103	2 bd + 1 ba	747	\$2.68	\$2,000.00	\$2,095.00	03/15/2023	This is a NN lease with Tenant paying all expenses except for Insurance and Property Taxes.
Polk 201	2 bd + 1 ba	720	\$2.64	\$1,900.00	\$1,995.00	03/15/2023	This is a NN lease with Tenant paying all expenses except for Insurance and Property Taxes.
Polk 202	1 bd + 1 ba	563	\$2.84	\$1,600.00	\$1,695.00	03/15/2023	This is a NN lease with Tenant paying all expenses except for Insurance and Property Taxes.
Polk 203	2 bd + 1 ba	747	\$2.68	\$2,000.00	\$2,095.00	03/15/2023	This is a NN lease with Tenant paying all expenses except for Insurance and Property Taxes.
Augusta 1	1 bd + 1 ba	580	\$2.41	\$1,399.00	\$1,650.00	01/12/2023	RUBS (Utility Recapture): \$55
Augusta 2	1 bd + 1 ba	580	\$2.41	\$1,399.00	\$1,650.00	02/10/2023	RUBS (Utility Recapture): \$55
Augusta 3	1 bd + 1 ba	580	\$2.41	\$1,399.00	\$1,650.00	01/02/2023	RUBS (Utility Recapture): \$55
Augusta 4	1 bd + 1 ba	580	\$2.84	\$1,650.00	\$1,650.00	09/08/2022	RUBS (Utility Recapture): \$55 Pet Rent: \$30
Augusta 5	1 bd + 1 ba	650	\$2.15	\$1,399.00	\$1,650.00	03/29/2023	RUBS (Utility Recapture): \$55
Augusta 6	1 bd + 1 ba	675	\$2.11	\$1,425.00	\$1,650.00	09/15/2023	RUBS (Utility Recapture): \$155 Pet Rent: \$30
Augusta 7	Studio + 1 ba	450	\$2.22	\$999.00	\$1,050.00	08/04/2023	RUBS (Utility Recapture): \$125
Kinderman 1	2 bd + 1 ba	714	\$1.96	\$1,400.00	\$1,595.00	04/29/2022	RUBS (Utility Recapture): \$60 Pet Rent: \$30
Kinderman 2	2 bd + 1 ba	714	\$2.10	\$1,500.00	\$1,595.00		Vacant RUBS (Utility Recapture): \$60

Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent	Move-in Date	Notes
Kinderman 3	2 bd + 1 ba	714	\$2.14	\$1,525.00	\$1,595.00		Vacant RUBS (Utility Recapture): \$60
Kinderman 4	2 bd + 1 ba	714	\$2.10	\$1,500.00	\$1,595.00	07/08/2023	RUBS (Utility Recapture): \$60
Kinderman 5	2 bd + 1 ba	714	\$2.14	\$1,525.00	\$1,595.00		RUBS (Utility Recapture): \$60
Kinderman 6	2 bd + 1 ba	714	\$2.10	\$1,500.00	\$1,595.00	08/15/2023	RUBS (Utility Recapture): \$60 Pet Rent: \$60
Kinderman 7	2 bd + 1 ba	714	\$1.96	\$1,400.00	\$1,595.00	05/12/2022	RUBS (Utility Recapture): \$60
Kinderman 8	2 bd + 1 ba	714	\$2.17	\$1,550.00	\$1,595.00		Application RUBS (Utility Recapture): \$60 Pet Rent: \$30
Kinderman 9	2 bd + 1 ba	714	\$1.96	\$1,400.00	\$1,595.00	08/01/2022	RUBS (Utility Recapture): \$60
Kinderman 10	2 bd + 1 ba	714	\$1.96	\$1,400.00	\$1,595.00	04/01/2020	RUBS (Utility Recapture): \$60
Kinderman 11	Studio + 1 ba	240	\$4.15	\$995.00	\$1,095.00	08/01/2023	RUBS (Utility Recapture): \$50 Pet Rent: \$60
Kinderman 12	1 bd + 1 ba	538	\$2.51	\$1,350.00	\$1,495.00	04/20/2023	RUBS (Utility Recapture): \$55
Kinderman 13	2 bd + 1 ba	682	\$2.16	\$1,475.00	\$1,595.00	06/28/2023	RUBS (Utility Recapture): \$55 Pet Rent: \$30
Totals/Averages		16,755	\$2.40	\$39,190.00	\$42,610.00		



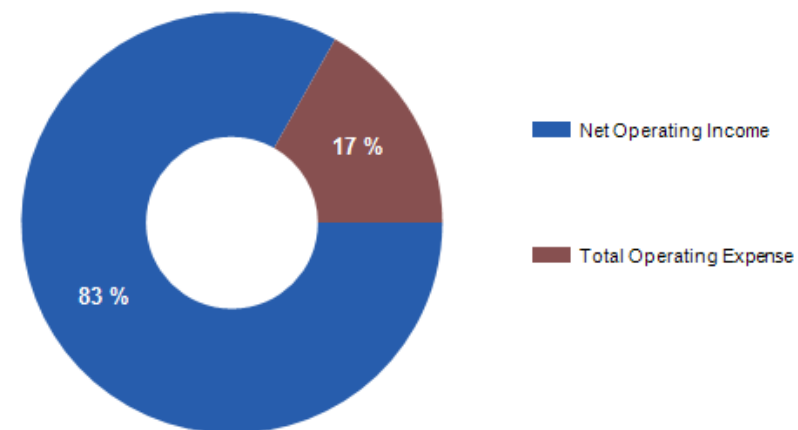
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Financial Analysis

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

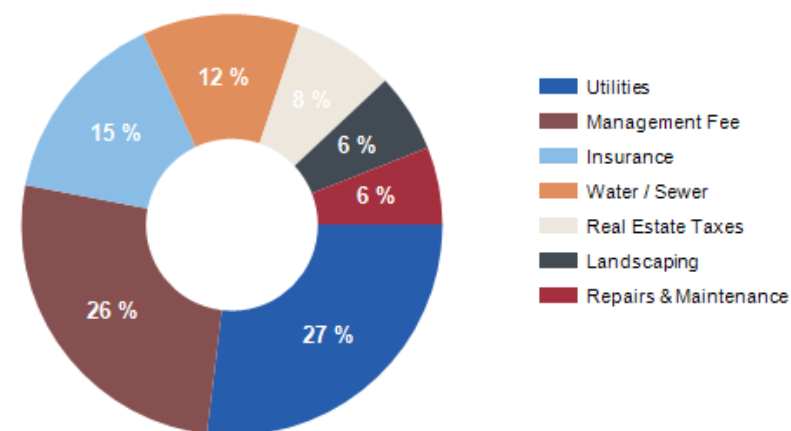
REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Potential Rent	\$477,072	96.2 %	\$511,320	96.4 %
RUBS	\$15,780	3.2 %	\$15,780	3.0 %
Pet Income	\$3,240	0.7 %	\$3,240	0.6 %
Gross Potential Income	\$496,092		\$530,340	
General Vacancy	-\$23,854	5.0 %		
Effective Gross Income	\$472,238		\$530,340	
Less Expenses	\$79,551	16.84 %	\$79,551	15.00 %
Net Operating Income	\$392,687		\$450,789	



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$6,207	\$239	\$6,207	\$239
Insurance	\$11,968	\$460	\$11,968	\$460
Management Fee	\$20,787	\$800	\$20,787	\$800
Repairs & Maintenance	\$4,750	\$183	\$4,750	\$183
Water / Sewer	\$9,639	\$371	\$9,639	\$371
Landscaping	\$4,800	\$185	\$4,800	\$185
Utilities	\$21,400	\$823	\$21,400	\$823
Total Operating Expense	\$79,551	\$3,060	\$79,551	\$3,060
Expense / SF	\$4.90		\$4.90	
% of EGI	16.84 %		15.00 %	

DISTRIBUTION OF EXPENSES CURRENT



Expense Notes: This is a NN lease with Tenant paying all expenses except for Insurance and Property Taxes.

GLOBAL

Offering Price	\$7,630,000
Analysis Period	5 year(s)

INCOME - Growth Rates

Gross Potential Rent	3.00 %
RUBS	3.00 %
Pet Income	3.00 %

EXPENSES - Growth Rates

Real Estate Taxes	1.50 %
Insurance	1.50 %
Management Fee	1.50 %
Repairs & Maintenance	1.50 %
Water / Sewer	1.50 %
Landscaping	1.50 %
Utilities	1.50 %

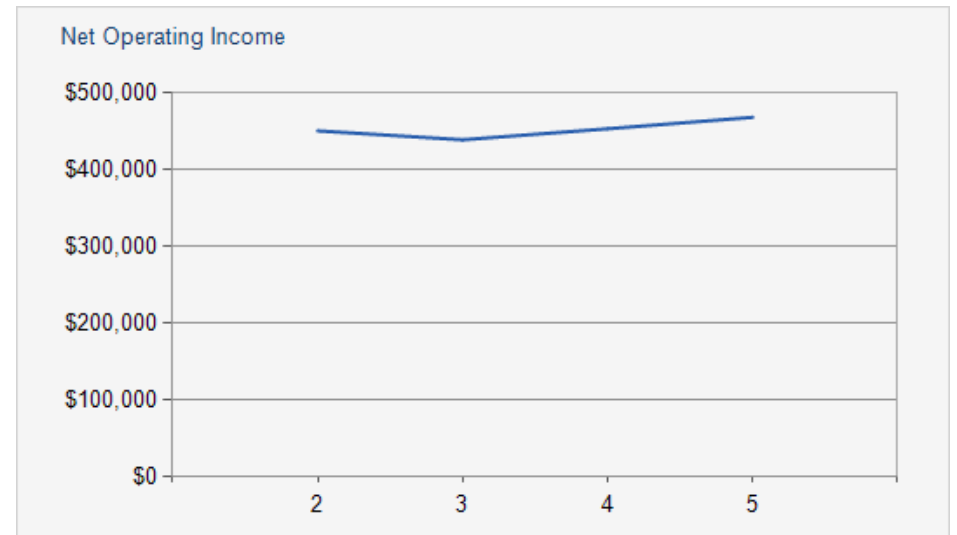
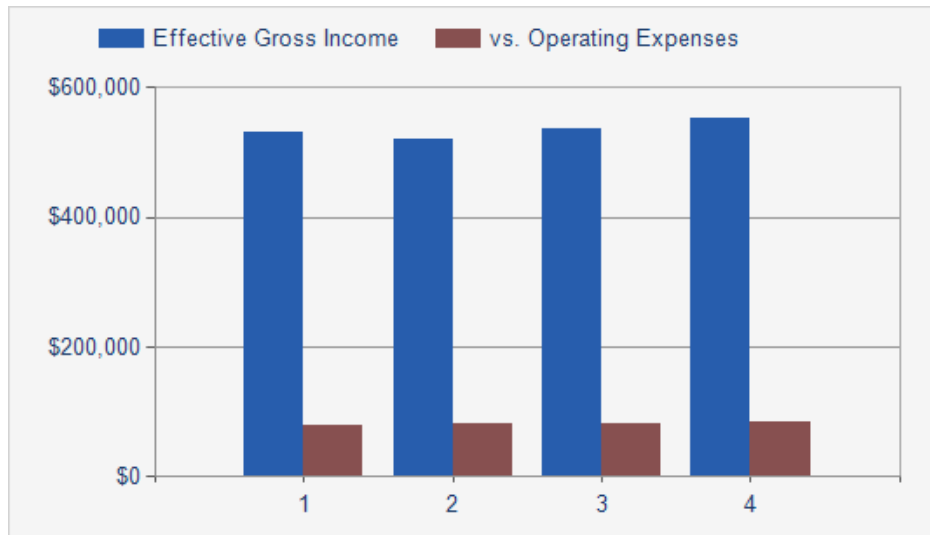
PROPOSED FINANCING

Commercial Financing

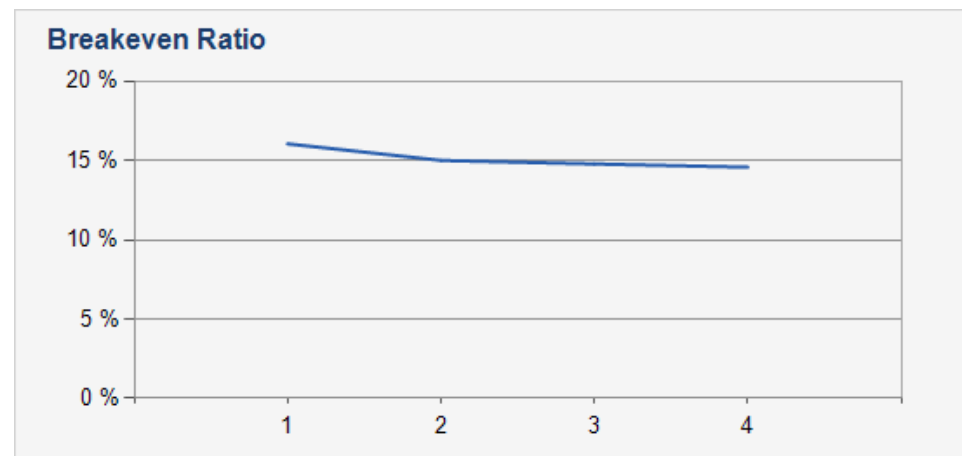
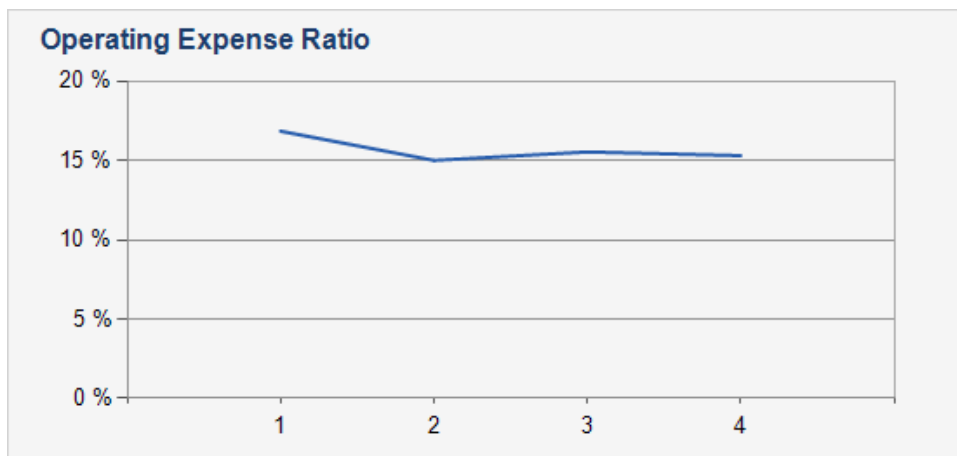
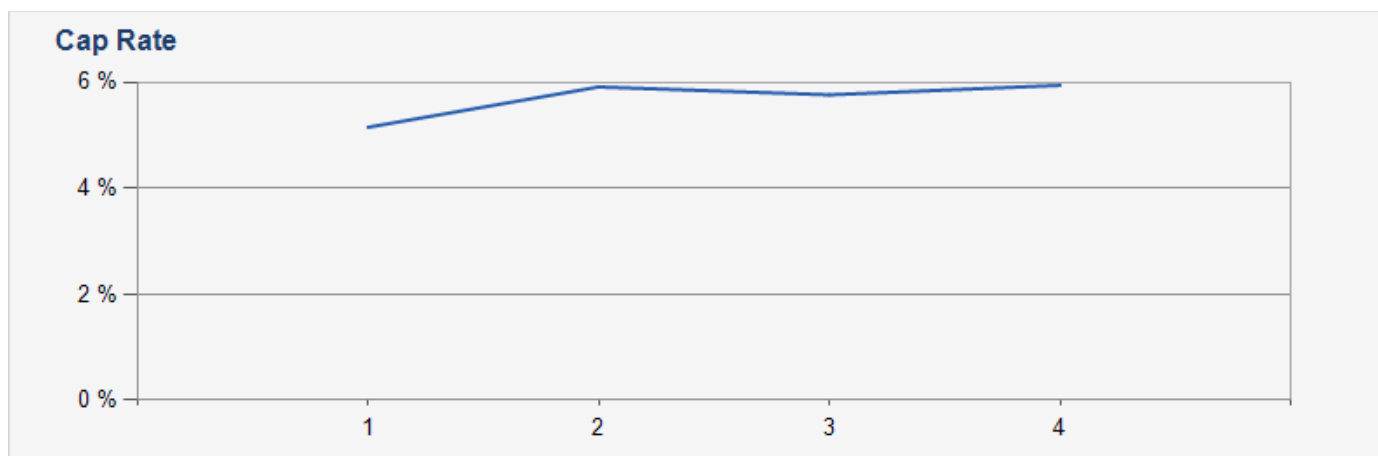
Loan Type	
Down Payment	\$2,289,000
Loan Amount	\$5,341,000
Interest Rate	5.50 %
Annual Debt Service	\$393,562
Loan to Value	70 %



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5
Gross Revenue					
Gross Rental Income	\$477,072	\$511,320	\$526,660	\$542,459	\$558,733
RUBS	\$15,780	\$15,780	\$16,253	\$16,741	\$17,243
Pet Income	\$3,240	\$3,240	\$3,337	\$3,437	\$3,540
Gross Potential Income	\$496,092	\$530,340	\$546,250	\$562,638	\$579,517
General Vacancy	-\$23,854	\$0	-\$26,333	-\$27,123	-\$27,937
Effective Gross Income	\$472,238	\$530,340	\$519,917	\$535,515	\$551,580
Operating Expenses					
Real Estate Taxes	\$6,207	\$6,207	\$6,300	\$6,395	\$6,491
Insurance	\$11,968	\$11,968	\$12,148	\$12,330	\$12,515
Management Fee	\$20,787	\$20,787	\$21,099	\$21,415	\$21,737
Repairs & Maintenance	\$4,750	\$4,750	\$4,821	\$4,894	\$4,967
Water / Sewer	\$9,639	\$9,639	\$9,784	\$9,930	\$10,079
Landscaping	\$4,800	\$4,800	\$4,872	\$4,945	\$5,019
Utilities	\$21,400	\$21,400	\$21,721	\$22,047	\$22,378
Total Operating Expense	\$79,551	\$79,551	\$80,744	\$81,955	\$83,185
Net Operating Income	\$392,687	\$450,789	\$439,173	\$453,559	\$468,395



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5
CAP Rate	5.15 %	5.91 %	5.76 %	5.94 %	6.14 %
Operating Expense Ratio	16.84 %	15.00 %	15.53 %	15.30 %	15.08 %
Gross Multiplier (GRM)	15.38	14.39	13.97	13.56	13.17
Breakeven Ratio	16.04 %	15.00 %	14.78 %	14.57 %	14.35 %
Price / SF	\$469.89	\$469.89	\$469.89	\$469.89	\$469.89
Price / Unit	\$293,462	\$293,462	\$293,462	\$293,462	\$293,462
Income / SF	\$29.08	\$32.66	\$32.01	\$32.97	\$33.96
Expense / SF	\$4.89	\$4.89	\$4.97	\$5.04	\$5.12





05

Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	17,294	94,521	178,426
2010 Population	16,243	88,150	171,366
2023 Population	21,383	99,649	196,908
2028 Population	23,002	102,613	205,841
2023 African American	795	3,111	9,995
2023 American Indian	319	1,889	6,876
2023 Asian	815	3,526	8,024
2023 Hispanic	3,309	16,804	40,508
2023 Other Race	1,309	6,600	16,591
2023 White	16,000	74,239	133,182
2023 Multiracial	2,109	10,105	21,785
2023-2028: Population: Growth Rate	7.35 %	2.95 %	4.45 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	646	3,092	7,077
\$15,000-\$24,999	729	2,781	5,202
\$25,000-\$34,999	800	2,820	5,966
\$35,000-\$49,999	1,426	4,881	10,176
\$50,000-\$74,999	2,293	7,919	15,418
\$75,000-\$99,999	2,186	7,139	11,978
\$100,000-\$149,999	2,284	9,879	17,368
\$150,000-\$199,999	863	4,647	8,033
\$200,000 or greater	1,675	7,203	13,757
Median HH Income	\$79,935	\$86,132	\$81,230
Average HH Income	\$118,086	\$127,320	\$125,244

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	11,307	49,440	88,930
2010 Total Households	9,330	42,758	79,378
2023 Total Households	12,903	50,362	94,974
2028 Total Households	14,106	52,544	100,588
2023 Average Household Size	1.63	1.96	2.03
2000 Owner Occupied Housing	3,856	27,796	46,559
2000 Renter Occupied Housing	5,585	16,351	33,097
2023 Owner Occupied Housing	4,572	28,014	46,973
2023 Renter Occupied Housing	8,331	22,348	48,001
2023 Vacant Housing	2,646	7,850	12,849
2023 Total Housing	15,549	58,212	107,823
2028 Owner Occupied Housing	4,818	28,844	48,913
2028 Renter Occupied Housing	9,288	23,700	51,676
2028 Vacant Housing	2,496	7,746	12,420
2028 Total Housing	16,602	60,290	113,008
2023-2028: Households: Growth Rate	9.00 %	4.25 %	5.80 %



Source: esri

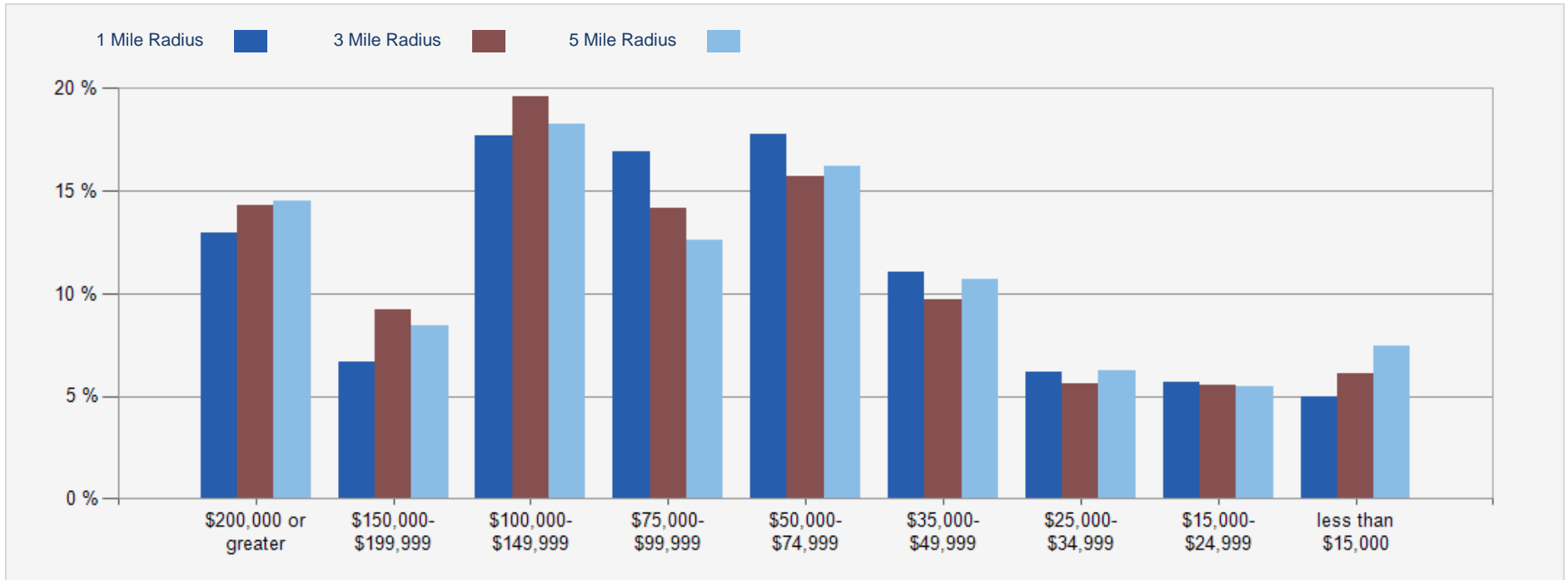
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	2,544	8,030	15,338
2023 Population Age 35-39	1,775	7,539	13,999
2023 Population Age 40-44	1,278	6,123	11,763
2023 Population Age 45-49	1,042	5,456	10,483
2023 Population Age 50-54	1,001	5,708	10,963
2023 Population Age 55-59	1,003	5,975	11,302
2023 Population Age 60-64	1,101	6,549	12,214
2023 Population Age 65-69	1,126	6,231	11,387
2023 Population Age 70-74	1,063	5,693	10,228
2023 Population Age 75-79	901	4,624	7,783
2023 Population Age 80-84	650	3,421	5,458
2023 Population Age 85+	993	4,093	5,967
2023 Population Age 18+	19,049	85,209	164,616
2023 Median Age	39	43	40

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$78,153	\$83,172	\$77,172
Average Household Income 25-34	\$103,690	\$112,032	\$104,730
Median Household Income 35-44	\$93,835	\$105,832	\$98,456
Average Household Income 35-44	\$138,634	\$148,814	\$141,007
Median Household Income 45-54	\$99,327	\$110,356	\$106,433
Average Household Income 45-54	\$142,841	\$156,554	\$154,702
Median Household Income 55-64	\$94,767	\$103,312	\$101,212
Average Household Income 55-64	\$143,743	\$149,846	\$151,393
Median Household Income 65-74	\$77,963	\$81,206	\$81,570
Average Household Income 65-74	\$124,580	\$124,810	\$130,845
Average Household Income 75+	\$97,323	\$96,575	\$99,740

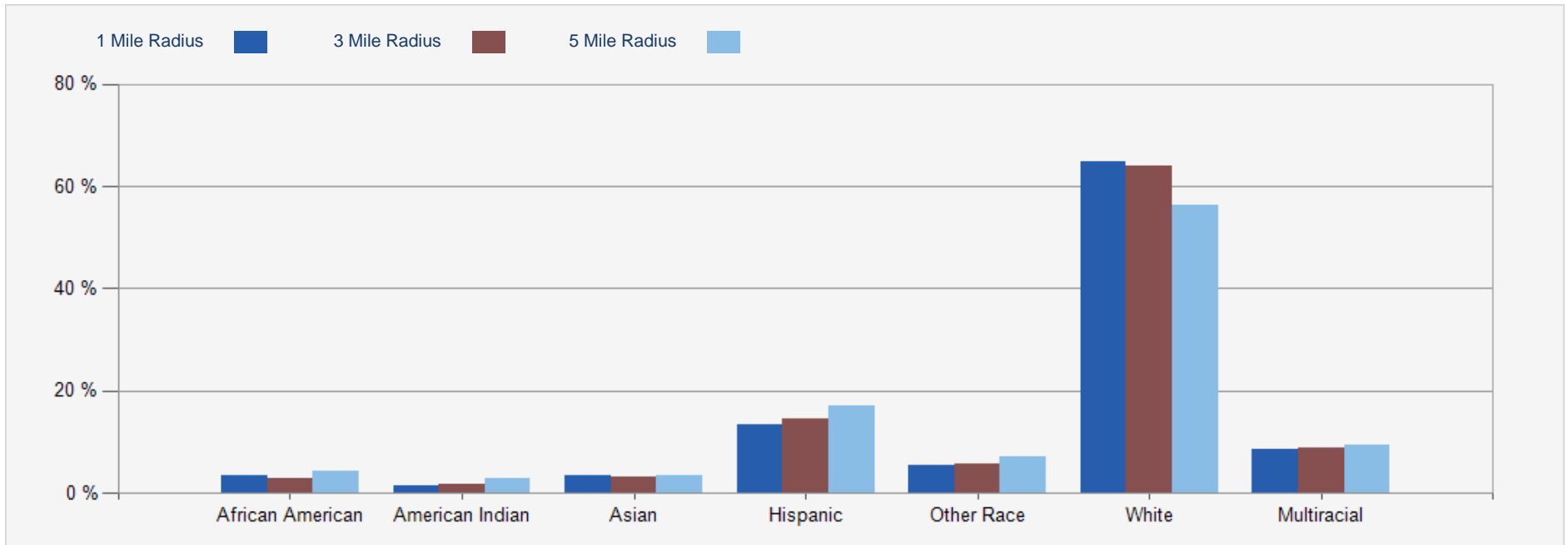
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	2,427	7,261	14,152
2028 Population Age 35-39	2,038	7,296	13,744
2028 Population Age 40-44	1,442	6,986	13,038
2028 Population Age 45-49	1,229	6,135	11,759
2028 Population Age 50-54	1,051	5,542	10,555
2028 Population Age 55-59	1,039	5,675	10,918
2028 Population Age 60-64	1,046	5,997	11,220
2028 Population Age 65-69	1,233	6,646	12,331
2028 Population Age 70-74	1,158	6,191	11,082
2028 Population Age 75-79	1,122	5,407	9,290
2028 Population Age 80-84	815	4,163	6,841
2028 Population Age 85+	1,175	4,763	6,997
2028 Population Age 18+	20,595	88,213	173,122
2028 Median Age	40	44	40

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$85,980	\$93,443	\$87,101
Average Household Income 25-34	\$119,619	\$128,998	\$120,664
Median Household Income 35-44	\$104,556	\$116,985	\$109,945
Average Household Income 35-44	\$156,306	\$168,356	\$160,284
Median Household Income 45-54	\$110,580	\$121,082	\$116,888
Average Household Income 45-54	\$162,507	\$174,730	\$172,036
Median Household Income 55-64	\$107,941	\$115,635	\$113,627
Average Household Income 55-64	\$160,814	\$169,585	\$171,303
Median Household Income 65-74	\$92,376	\$98,114	\$98,929
Average Household Income 65-74	\$149,183	\$148,212	\$153,410
Average Household Income 75+	\$114,372	\$119,596	\$123,727

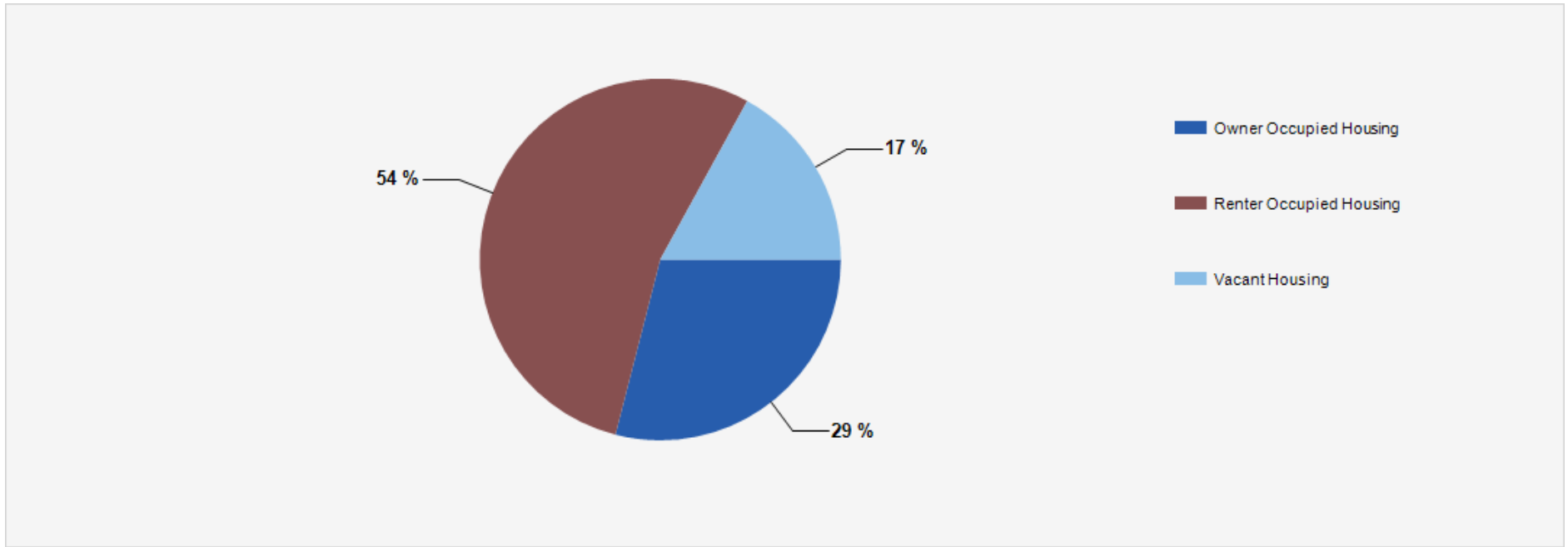
2023 Household Income



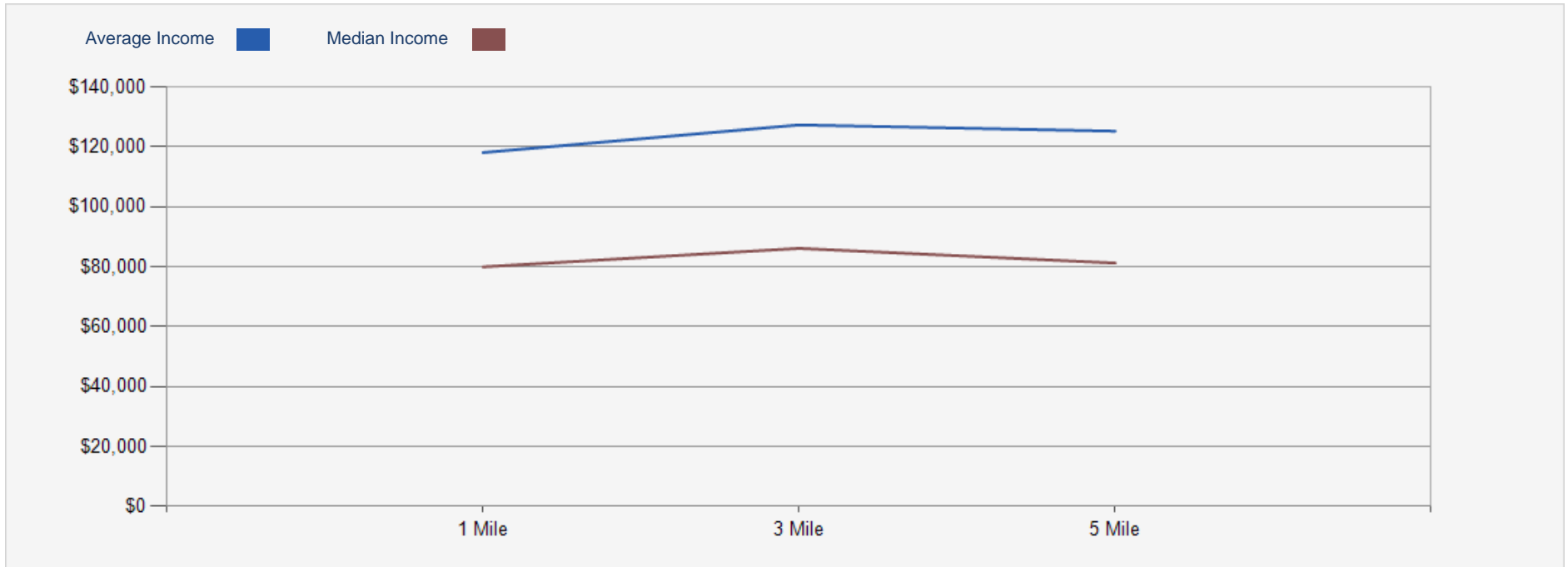
2023 Population by Race



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.

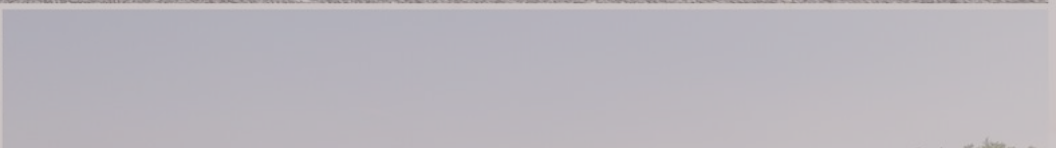
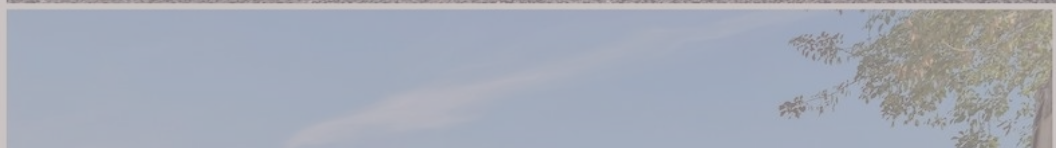
In addition, she is an acclaimed author. Her seminars draw hundreds of attendees. She has spent countless hours preparing a Video Seminar Series for you as an investor!

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.

Three Property Portfolio - 26 Units



Exclusively Marketed by:

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



www.justsoldit.com

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