

Single Family Tenant Occupied with HIGH RENTS



OFFERING MEMORANDUM | REMODELED WITH PERMITS AND LICENSED CONTRACTOR

3039 West Holly Street
Phoenix, AZ 85009



Single Family Tenant Occupied with HIGH RENTS

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01 **Executive Summary**

Investment Summary

Unit Mix Summary

Location Summary

OFFERING SUMMARY

ADDRESS	3039 West Holly Street Phoenix AZ 85009
COUNTY	Maricopa
MARKET	West Phoenix
BUILDING SF	800 SF
LAND SF	6,320 SF
LAND ACRES	.0145
NUMBER OF UNITS	1
YEAR BUILT	1955
YEAR RENOVATED	2023
APN	108-16-175-A
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$315,000
PRICE PSF	\$393.75
PRICE PER UNIT	\$315,000
OCCUPANCY	97.00 %
NOI (CURRENT)	\$19,384
NOI (Pro Forma)	\$22,240
CAP RATE (CURRENT)	6.15 %
CAP RATE (Pro Forma)	7.06 %
CASH ON CASH (CURRENT)	3.03 %
CASH ON CASH (Pro Forma)	6.66 %
GRM (CURRENT)	12.57
GRM (Pro Forma)	11.25

PROPOSED FINANCING

Residential Financng	
LOAN TYPE	Amortized
DOWN PAYMENT	\$78,750
LOAN AMOUNT	\$236,250
INTEREST RATE	6.00 %
LOAN TERMS	30
ANNUAL DEBT SERVICE	\$16,996
LOAN TO VALUE	75 %
AMORTIZATION PERIOD	30 Years

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	12,367	155,426	413,334
2023 Median HH Income	\$52,455	\$49,979	\$52,245
2023 Average HH Income	\$70,804	\$71,472	\$74,798

****Key Features:****

- Charming Renovated 2BD/1BA Home in Prime Location - 3089 W Holly

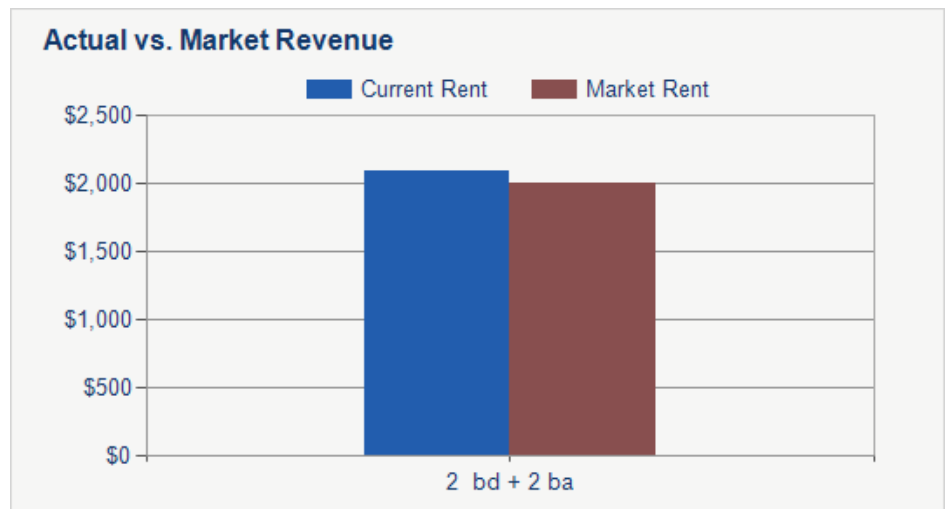
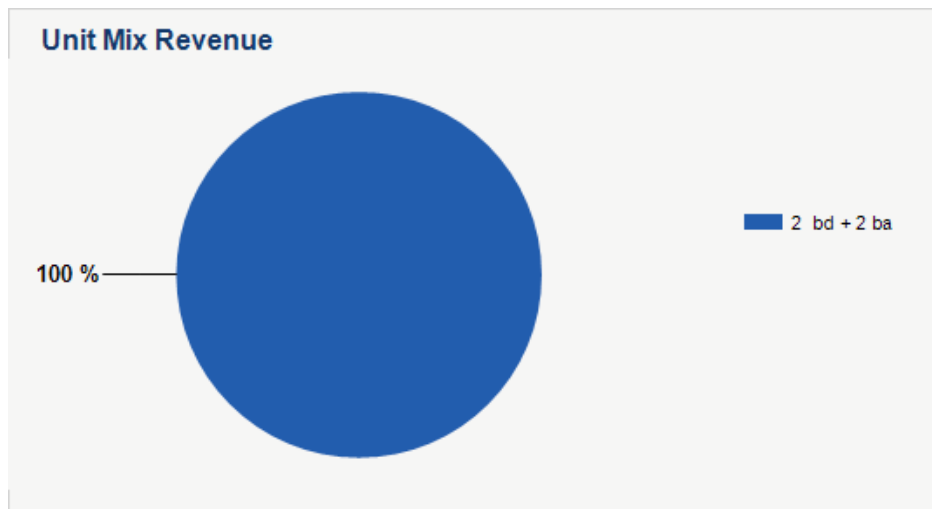
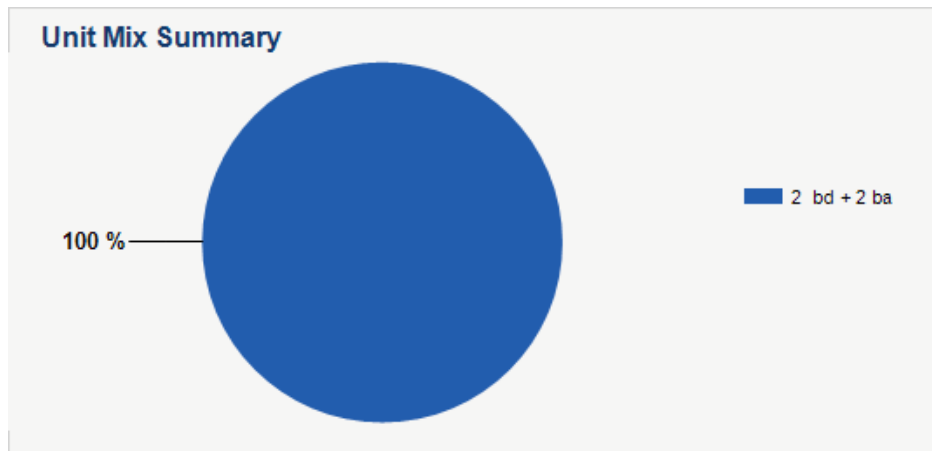
Discover your next investment gem at 3089 W Holly! This beautifully renovated 2-bedroom, 1-bathroom single-family home offers a blend of modern updates and classic charm. Perfectly designed for both comfort and style, this 800 square foot residence has been meticulously remodeled in 2024 to meet contemporary living standards.

- ****Modern Kitchen:**** Enjoy cooking in a sleek, updated kitchen equipped with new Samsung appliances.
- ****Complete Renovation:**** Benefit from the peace of mind that comes with all-new plumbing, HVAC system, roof, and a tankless water heater.
- ****Upgraded Electrical:**** The home features a robust 200 AMP electrical system, ensuring efficiency and reliability.
- ****Outdoor Space:**** The spacious covered patio provides a perfect spot for relaxation or entertaining, overlooking a blank canvas fenced yard ready for your personal touch.

- - ****Parking:**** Includes a convenient carport and additional uncovered parking in the front.
****Prime Location:****
 - ****Easy Commute:**** Strategically located near major highways I-10, US60, and I-17, making travel a breeze.
 - ****Rental Income:**** Currently leased for \$2,088/month, this property offers a turnkey investment opportunity with immediate income potential.

Buyer to verify all facts and figures. Don't miss the chance to own this renovated beauty in a desirable location. If you're an investor looking for a reliable rental property.

Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
2 bd + 2 ba	1	800	\$2,088	\$2.61	\$2,088	\$2,000	\$2.50	\$2,000
Totals/Averages	1	800	\$2,088	\$2.61	\$2,088	\$2,000	\$2.50	\$2,000



"Unlock the Vibrant Spirit of 85009: Your Gateway to Authentic Living!"

- Nestled in the heart of Phoenix, Arizona, lies the dynamic and diverse zip code of 85009, where every street corner tells a unique story and every neighbor shares in a rich tapestry of culture and community. Welcome to a world where tradition meets innovation, and where authenticity thrives in every aspect of daily life.

**Discover Diversity:

In 85009, diversity isn't just celebrated—it's embraced. Experience a melting pot of cultures, where flavors, languages, and traditions converge to create a one-of-a-kind atmosphere. From vibrant Hispanic markets to bustling Asian eateries, every corner of 85009 offers a taste of the world right at your fingertips.

Embrace Community:

In 85009, neighbors aren't just neighbors—they're family. Take a stroll down our tree-lined streets and you'll find yourself greeted with warm smiles and open arms. Whether it's a block party, a community clean-up, or simply lending a helping hand, the spirit of togetherness is alive and thriving in 85009.

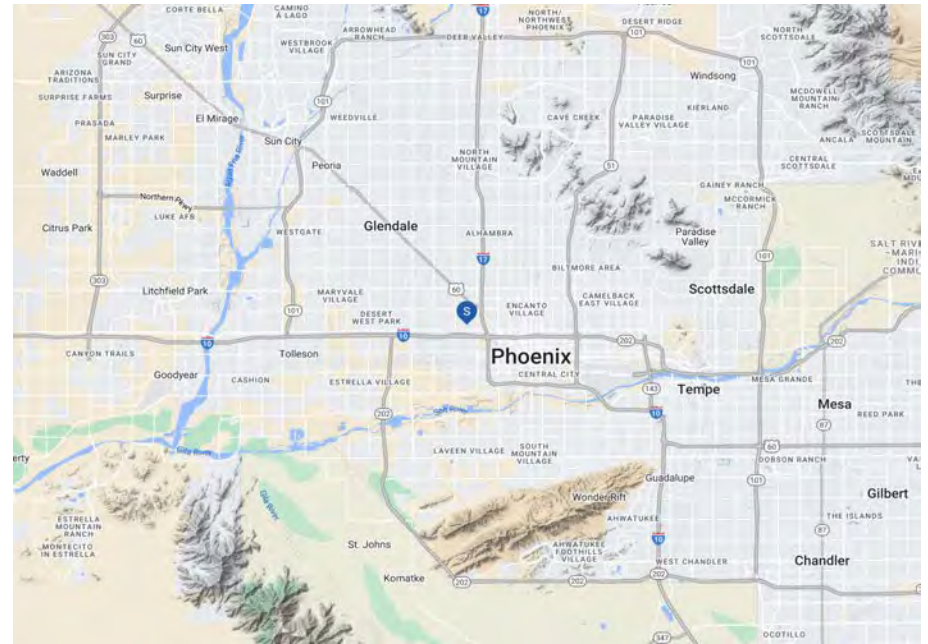
- ****Explore Opportunity:****

Looking for your next entrepreneurial endeavor? Seeking career growth and advancement? Look no further than 85009. With a burgeoning economy and a supportive business community, opportunities abound in our vibrant zip code. From startups to established enterprises, there's room for everyone to thrive and succeed.

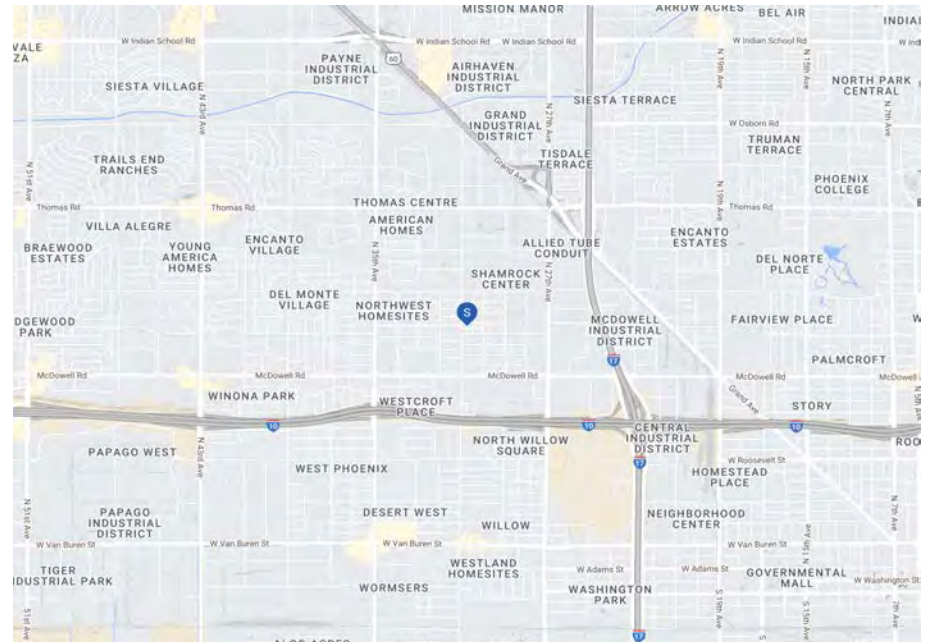
Experience Convenience:

Convenience is king in 85009. With easy access to major highways, public transportation, and a wide array of amenities, everything you need is just moments away. Whether you're commuting to work, running errands, or simply exploring all that our zip code has to offer, getting around has never been easier.

Regional Map



Locator Map



- ****Celebrate Heritage:****
Rich in history and steeped in tradition, 85009 is a place where the past meets the present in perfect harmony. From historic landmarks to cultural festivals, the heritage of our community is woven into the very fabric of daily life. Come celebrate where we've been and where we're going, together.

****Join the Movement:****
Ready to experience the vibrant spirit of 85009 for yourself? Join us as we continue to write the next chapter in our storied history. Whether you're a long-time resident or a newcomer looking for your place in our community, there's always room for more in 85009.

Experience the magic of 85009 today—where authenticity knows no bounds and opportunity awaits around every corner.



02

Property Description

Property Features

Aerial Map

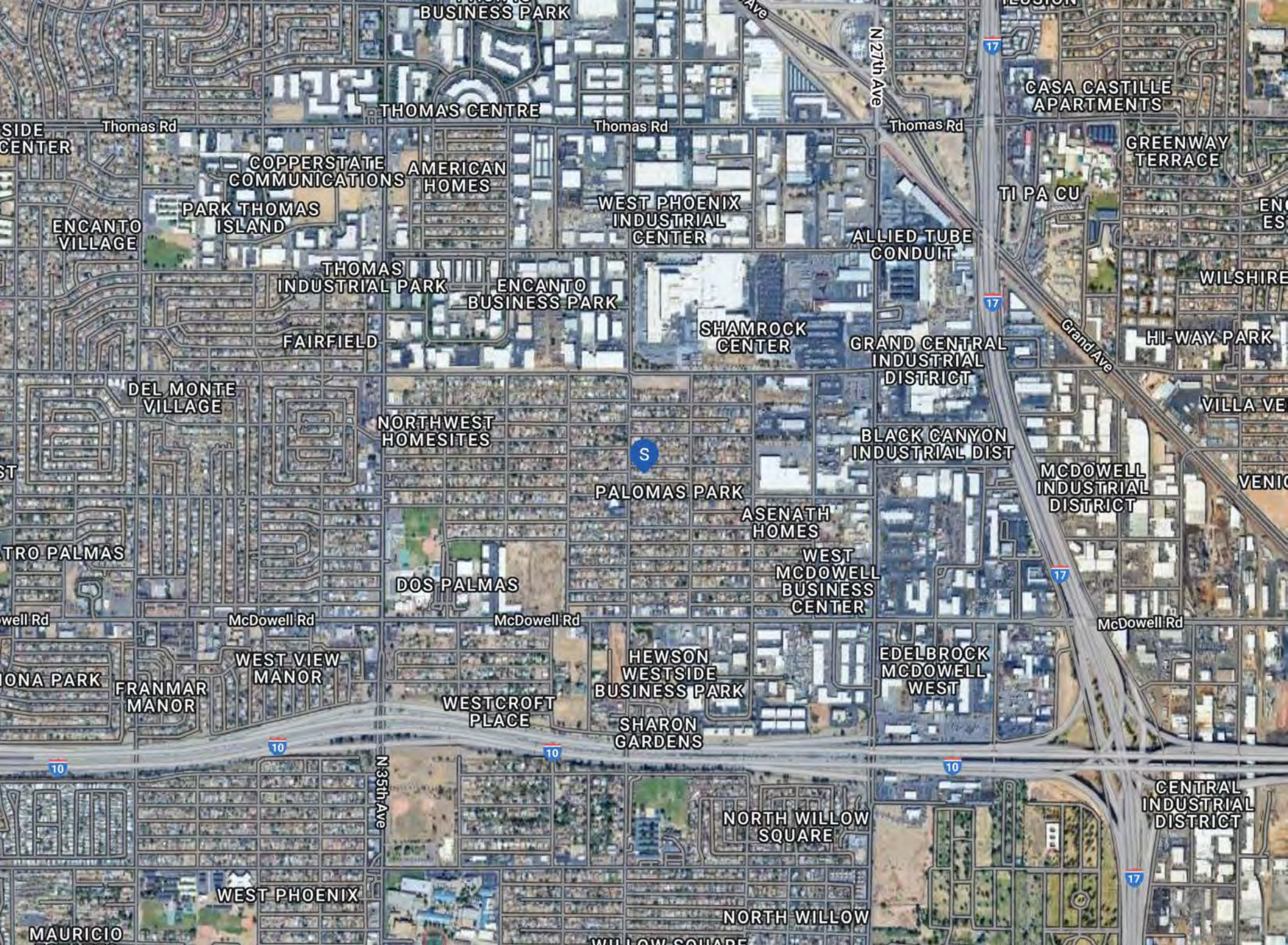
PROPERTY FEATURES

NUMBER OF UNITS	1
BUILDING SF	800
LAND SF	6,320
LAND ACRES	.0145
YEAR BUILT	1955
YEAR RENOVATED	2023
# OF PARCELS	1
ZONING TYPE	[R1-6] Single Family Residence
BUILDING CLASS	C
TOPOGRAPHY	Flat
LOCATION CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
POOL / JACUZZI	No
FIRE PLACE IN UNIT	No
WASHER/DRYER	New in 2023

UTILITIES

WATER	City of Phoenix
TRASH	City of Phoenix
GAS	Southwest Gas
ELECTRIC	APS





BUSINESS PARK

THOMAS CENTRE

CASA CASTILLE APARTMENTS

SIDE CENTER

COPPERSTATE COMMUNICATIONS

AMERICAN HOMES

WEST PHOENIX INDUSTRIAL CENTER

TI PA CU

GREENWAY TERRACE

ENCANTO VILLAGE

PARK THOMAS ISLAND

THOMAS INDUSTRIAL PARK

ENCANTO BUSINESS PARK

ALLIED TUBE CONDUIT

WILSHIRE

FAIRFIELD

SHAMROCK CENTER

GRAND CENTRAL INDUSTRIAL DISTRICT

HI-WAY PARK

DEL MONTE VILLAGE

NORTHWEST HOMESITES

PALOMAS PARK

BLACK CANYON INDUSTRIAL DIST

MCDOWELL INDUSTRIAL DISTRICT

ASENATH HOMES

WEST MCDOWELL BUSINESS CENTER

DOS PALMAS

HEWSON WESTSIDE BUSINESS PARK

EDELBROCK MCDOWELL WEST

TRO PALMAS

WEST VIEW MANOR

WESTCROFT PLACE

SHARON GARDENS

ONA PARK

FRANMAR MANOR

CENTRAL INDUSTRIAL DISTRICT

10

10

10

10

17

WEST PHOENIX

NORTH WILLOW SQUARE

NORTH WILLOW

MAURICIO

WILLOW SQUARE



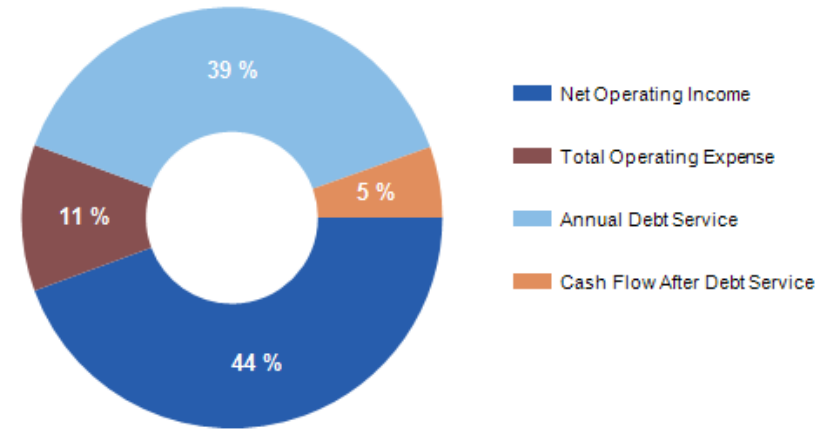
03

Financial Analysis

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

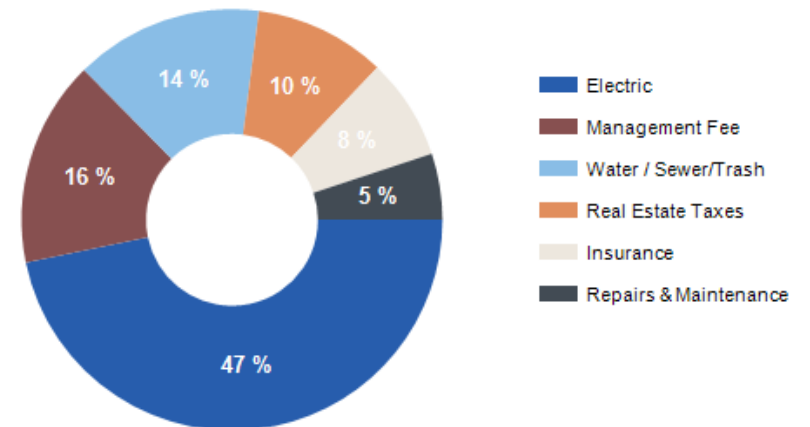
REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$25,056		\$28,000	
Gross Potential Income	\$25,056		\$28,000	
General Vacancy	-\$752	3.0 %	-\$840	3.0 %
Effective Gross Income	\$24,304		\$27,160	
Less Expenses	\$4,920	20.24 %	\$4,920	18.11 %
Net Operating Income	\$19,384		\$22,240	
Annual Debt Service	\$16,996		\$16,996	
Cash flow	\$2,388		\$5,244	
Debt Coverage Ratio	1.14		1.31	



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$496	\$496	\$496	\$496
Insurance	\$383	\$383	\$383	\$383
Management Fee	\$780	\$780	\$780	\$780
Electric	\$2,300	\$2,300	\$2,300	\$2,300
Repairs & Maintenance	\$250	\$250	\$250	\$250
Water / Sewer/Trash	\$711	\$711	\$711	\$711
Total Operating Expense	\$4,920	\$4,920	\$4,920	\$4,920
Annual Debt Service	\$16,996		\$16,996	
Expense / SF	\$6.15		\$6.15	
% of EGI	20.24 %		18.11 %	

DISTRIBUTION OF EXPENSES CURRENT



GLOBAL

Price	\$315,000
Analysis Period	5 year(s)
Exit Cap Rate	6.15 %

INCOME - Growth Rates

Gross Scheduled Rent	3.00 %
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EXPENSES - Growth Rates

Real Estate Taxes	1.50 %
Insurance	1.50 %
Management Fee	1.50 %
Electric	1.50 %
Repairs & Maintenance	1.50 %
Water / Sewer/Trash	1.50 %

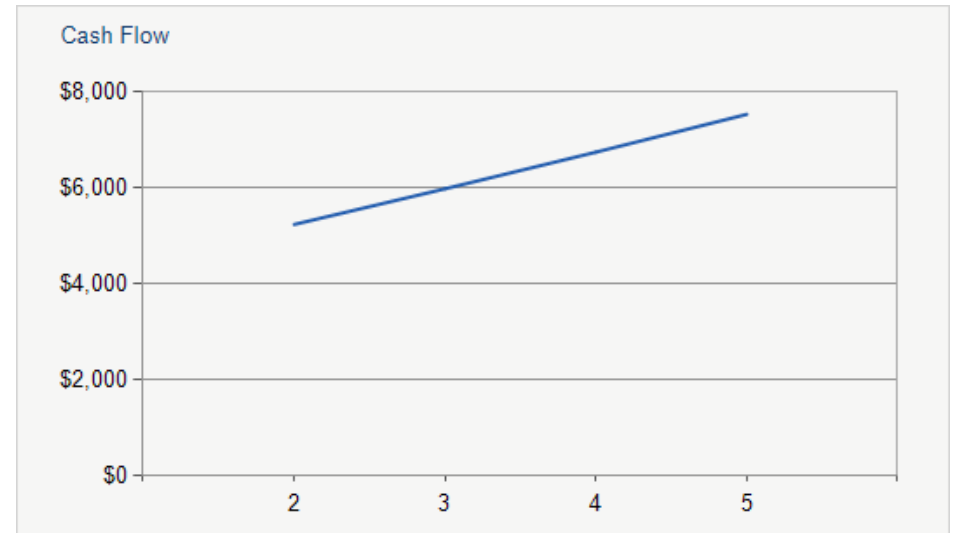
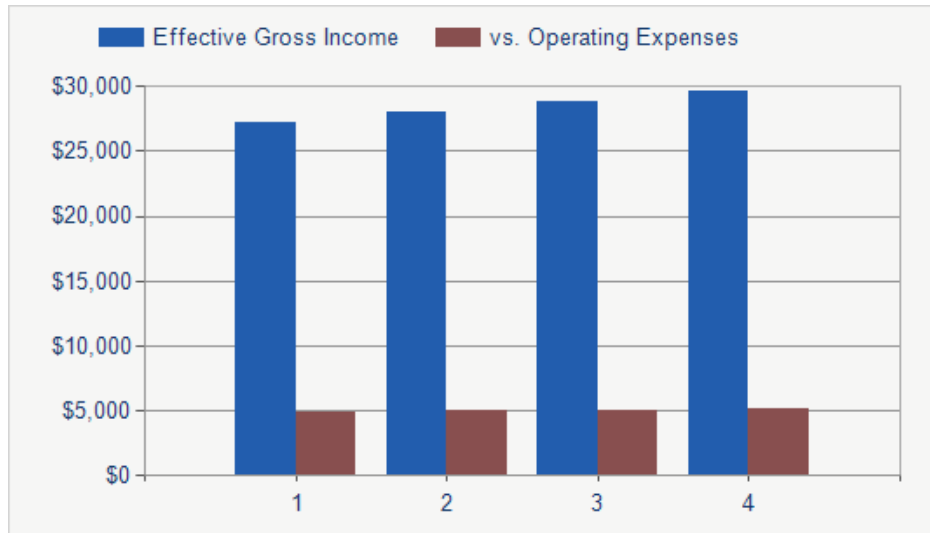
PROPOSED FINANCING

Residential Financng

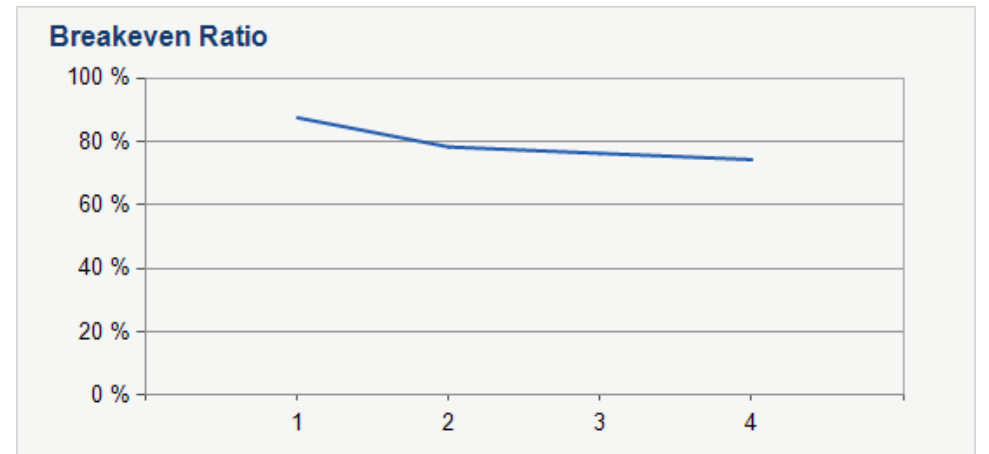
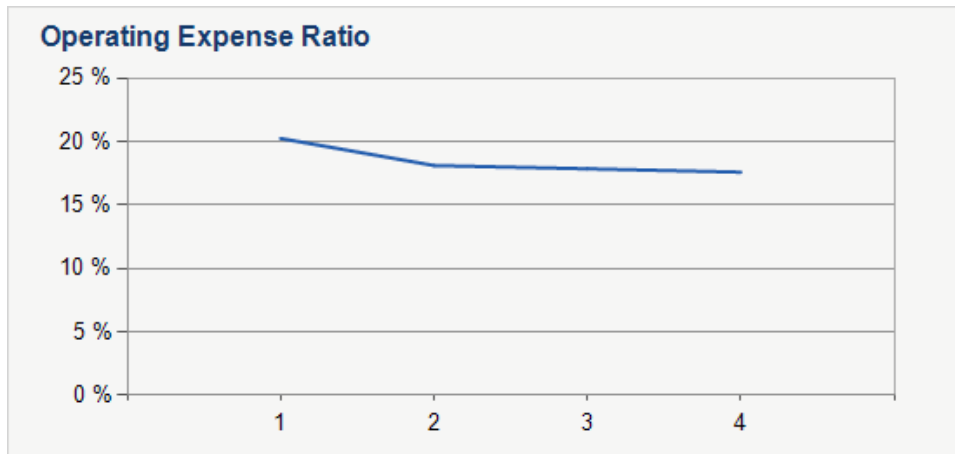
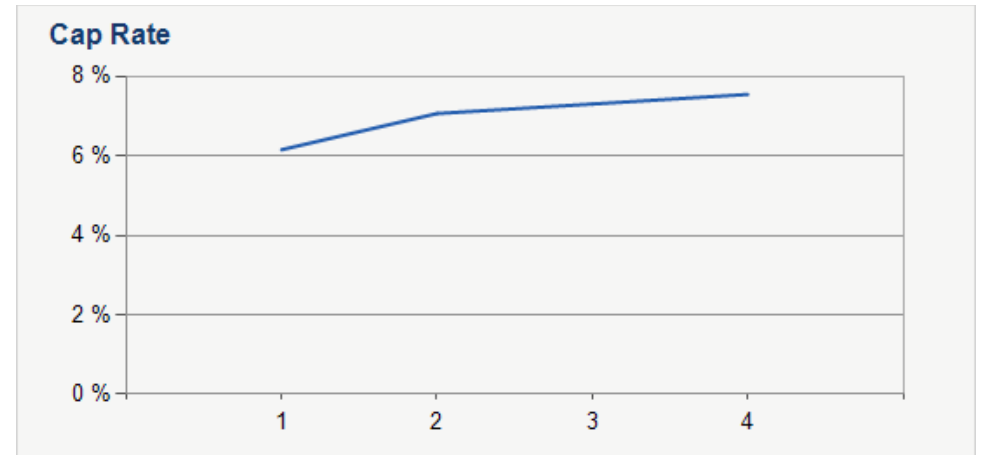
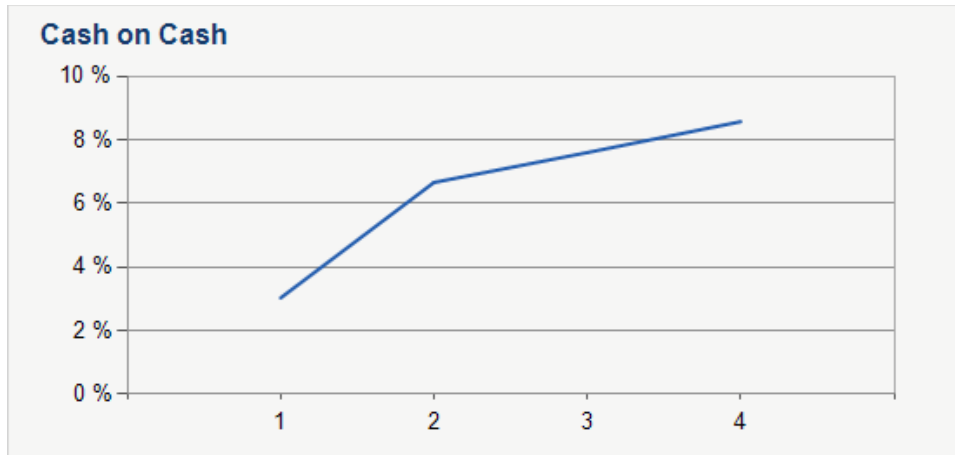
Loan Type	Amortized
Down Payment	\$78,750
Loan Amount	\$236,250
Interest Rate	6.00 %
Loan Terms	30
Annual Debt Service	\$16,996
Loan to Value	75 %
Amortization Period	30 Years



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5
Gross Revenue					
Gross Scheduled Rent	\$25,056	\$28,000	\$28,840	\$29,705	\$30,596
General Vacancy	-\$752	-\$840	-\$865	-\$891	-\$918
Effective Gross Income	\$24,304	\$27,160	\$27,975	\$28,814	\$29,678
Operating Expenses					
Real Estate Taxes	\$496	\$496	\$503	\$511	\$519
Insurance	\$383	\$383	\$389	\$395	\$400
Management Fee	\$780	\$780	\$792	\$804	\$816
Electric	\$2,300	\$2,300	\$2,335	\$2,370	\$2,405
Repairs & Maintenance	\$250	\$250	\$254	\$258	\$261
Water / Sewer/Trash	\$711	\$711	\$722	\$732	\$743
Total Operating Expense	\$4,920	\$4,920	\$4,994	\$5,069	\$5,145
Net Operating Income	\$19,384	\$22,240	\$22,981	\$23,745	\$24,534
Annual Debt Service	\$16,996	\$16,996	\$16,996	\$16,996	\$16,996
Cash Flow	\$2,388	\$5,244	\$5,985	\$6,749	\$7,537



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5
Cash on Cash Return b/t	3.03 %	6.66 %	7.60 %	8.57 %	9.57 %
CAP Rate	6.15 %	7.06 %	7.30 %	7.54 %	7.79 %
Debt Coverage Ratio	1.14	1.31	1.35	1.40	1.44
Operating Expense Ratio	20.24 %	18.11 %	17.85 %	17.59 %	17.33 %
Gross Multiplier (GRM)	12.57	11.25	10.92	10.60	10.30
Loan to Value	74.95 %	74.08 %	73.15 %	72.08 %	70.97 %
Breakeven Ratio	87.47 %	78.27 %	76.25 %	74.28 %	72.37 %
Price / SF	\$393.75	\$393.75	\$393.75	\$393.75	\$393.75
Price / Unit	\$315,000	\$315,000	\$315,000	\$315,000	\$315,000
Income / SF	\$30.38	\$33.95	\$34.96	\$36.01	\$37.09
Expense / SF	\$6.15	\$6.15	\$6.24	\$6.33	\$6.43



5 YEAR SENSITIVITY ANALYSIS

EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE/UNIT	SALES PRICE PSF	PROCEEDS AFTER LOAN PAYOFF	LEVERED IRR
5.15 %	\$476,383	\$476,383	\$595	\$253,838	30.58 %
5.40 %	\$454,328	\$454,328	\$568	\$231,783	28.46 %
5.65 %	\$434,225	\$434,225	\$543	\$211,680	26.39 %
5.90 %	\$415,826	\$415,826	\$520	\$193,281	24.36 %
6.15 %	\$398,922	\$398,922	\$499	\$176,377	22.37 %
6.40 %	\$383,339	\$383,339	\$479	\$160,794	20.41 %
6.65 %	\$368,928	\$368,928	\$461	\$146,383	18.46 %
6.90 %	\$355,561	\$355,561	\$444	\$133,016	16.53 %
7.15 %	\$343,129	\$343,129	\$429	\$120,584	14.61 %



04

Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,669	162,912	399,101
2010 Population	12,485	147,420	379,181
2023 Population	12,367	155,426	413,334
2028 Population	12,156	155,179	424,844
2023 African American	376	12,673	37,477
2023 American Indian	334	5,169	13,977
2023 Asian	100	3,761	12,073
2023 Hispanic	10,859	103,918	252,946
2023 Other Race	5,800	57,023	136,250
2023 White	3,245	47,743	138,550
2023 Multiracial	2,500	28,831	74,359
2023-2028: Population: Growth Rate	-1.70 %	-0.15 %	2.75 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	267	6,683	18,128
\$15,000-\$24,999	306	4,790	13,038
\$25,000-\$34,999	395	5,923	14,732
\$35,000-\$49,999	568	7,441	20,959
\$50,000-\$74,999	581	9,079	26,647
\$75,000-\$99,999	385	5,995	17,788
\$100,000-\$149,999	469	5,902	17,197
\$150,000-\$199,999	228	2,068	6,392
\$200,000 or greater	37	1,778	5,823
Median HH Income	\$52,455	\$49,979	\$52,245
Average HH Income	\$70,804	\$71,472	\$74,798

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,292	50,878	134,346
2010 Total Households	2,966	42,750	117,686
2023 Total Households	3,236	49,664	140,714
2028 Total Households	3,213	50,854	149,408
2023 Average Household Size	3.81	2.93	2.80
2000 Owner Occupied Housing	2,009	22,915	61,334
2000 Renter Occupied Housing	1,163	24,503	63,666
2023 Owner Occupied Housing	1,765	20,427	57,727
2023 Renter Occupied Housing	1,471	29,237	82,987
2023 Vacant Housing	142	4,425	14,074
2023 Total Housing	3,378	54,089	154,788
2028 Owner Occupied Housing	1,825	21,238	60,621
2028 Renter Occupied Housing	1,388	29,615	88,787
2028 Vacant Housing	168	4,491	13,370
2028 Total Housing	3,381	55,345	162,778
2023-2028: Households: Growth Rate	-0.70 %	2.35 %	6.05 %



Source: esri

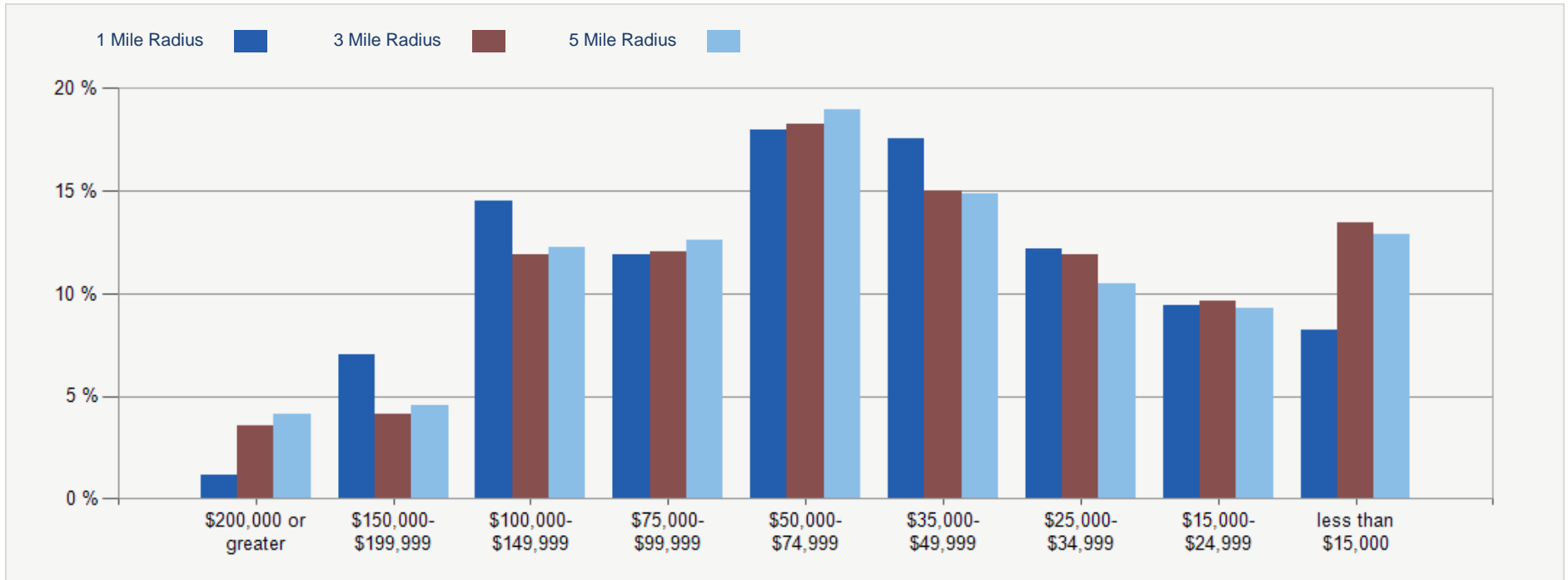
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	962	11,800	32,101
2023 Population Age 35-39	729	10,056	27,451
2023 Population Age 40-44	667	9,342	25,415
2023 Population Age 45-49	626	7,930	22,192
2023 Population Age 50-54	608	7,672	21,317
2023 Population Age 55-59	492	6,689	18,947
2023 Population Age 60-64	418	6,002	17,457
2023 Population Age 65-69	323	5,122	14,973
2023 Population Age 70-74	233	3,801	11,464
2023 Population Age 75-79	149	2,463	7,492
2023 Population Age 80-84	85	1,443	4,475
2023 Population Age 85+	71	1,285	4,049
2023 Population Age 18+	8,031	108,907	295,816
2023 Median Age	27	28	30

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$63,929	\$54,662	\$55,911
Average Household Income 25-34	\$78,837	\$70,851	\$73,223
Median Household Income 35-44	\$53,732	\$53,282	\$57,122
Average Household Income 35-44	\$72,711	\$75,435	\$81,670
Median Household Income 45-54	\$57,729	\$56,671	\$59,708
Average Household Income 45-54	\$73,426	\$80,921	\$84,536
Median Household Income 55-64	\$49,779	\$51,248	\$53,168
Average Household Income 55-64	\$66,832	\$77,110	\$79,567
Median Household Income 65-74	\$40,425	\$40,271	\$43,404
Average Household Income 65-74	\$62,571	\$66,457	\$70,050
Average Household Income 75+	\$59,174	\$53,905	\$57,785

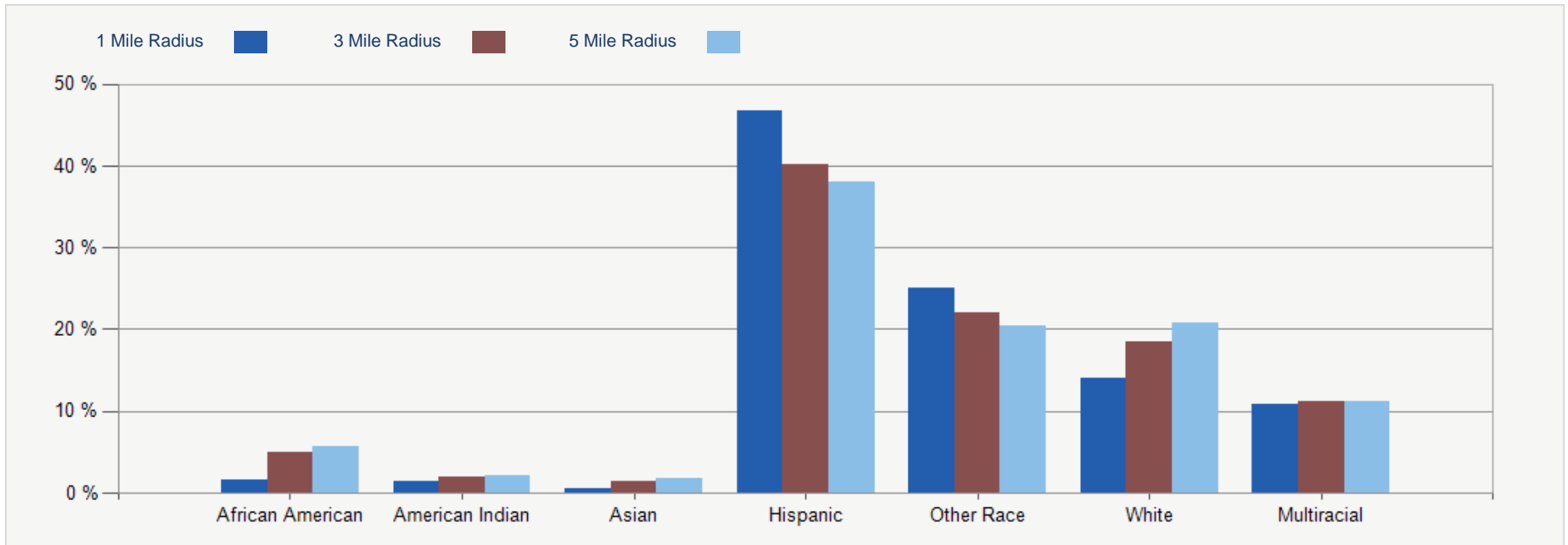
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	977	11,442	32,101
2028 Population Age 35-39	857	10,469	29,452
2028 Population Age 40-44	672	9,082	25,495
2028 Population Age 45-49	626	8,492	23,894
2028 Population Age 50-54	546	7,070	20,540
2028 Population Age 55-59	515	6,726	19,462
2028 Population Age 60-64	413	5,766	17,146
2028 Population Age 65-69	338	5,081	15,641
2028 Population Age 70-74	247	4,221	12,942
2028 Population Age 75-79	171	2,995	9,497
2028 Population Age 80-84	115	1,852	5,891
2028 Population Age 85+	74	1,499	4,901
2028 Population Age 18+	7,928	109,612	306,648
2028 Median Age	27	29	31

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$83,915	\$64,413	\$65,184
Average Household Income 25-34	\$95,601	\$84,426	\$86,825
Median Household Income 35-44	\$64,972	\$62,063	\$67,016
Average Household Income 35-44	\$88,678	\$88,954	\$96,961
Median Household Income 45-54	\$71,485	\$65,880	\$70,650
Average Household Income 45-54	\$88,293	\$95,003	\$100,347
Median Household Income 55-64	\$60,121	\$59,806	\$63,148
Average Household Income 55-64	\$81,215	\$91,346	\$95,153
Median Household Income 65-74	\$49,851	\$49,968	\$53,758
Average Household Income 65-74	\$77,728	\$82,095	\$86,444
Average Household Income 75+	\$77,390	\$66,399	\$71,138

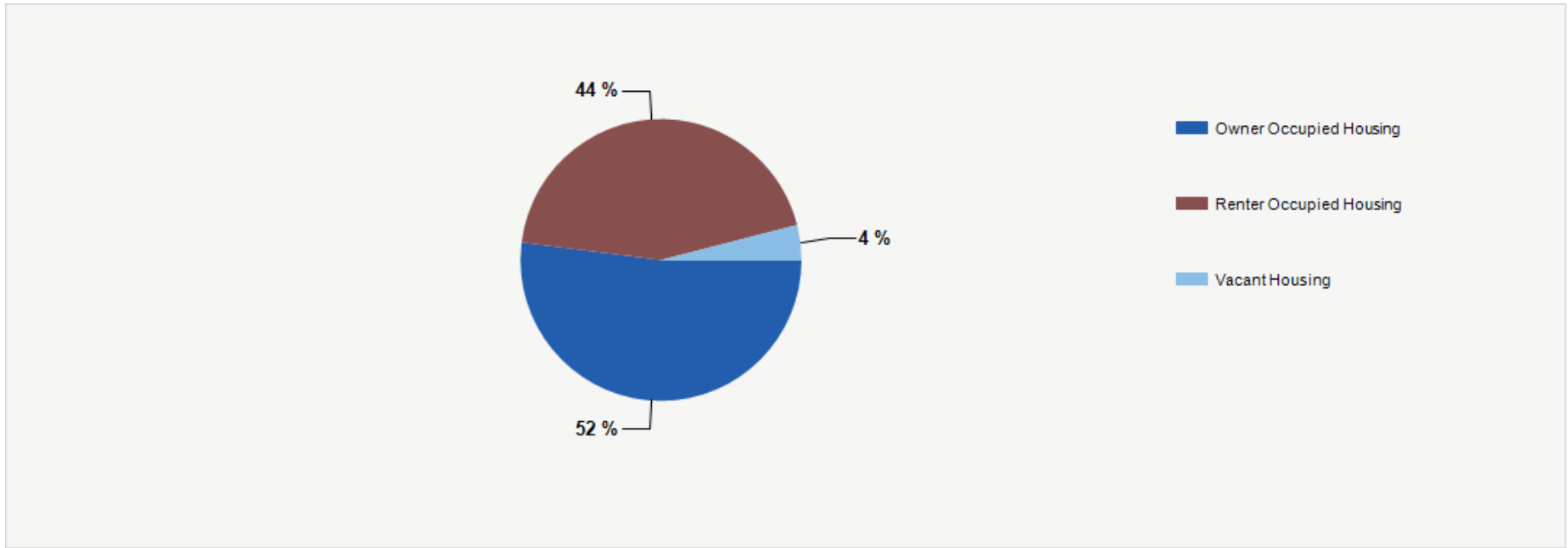
2023 Household Income



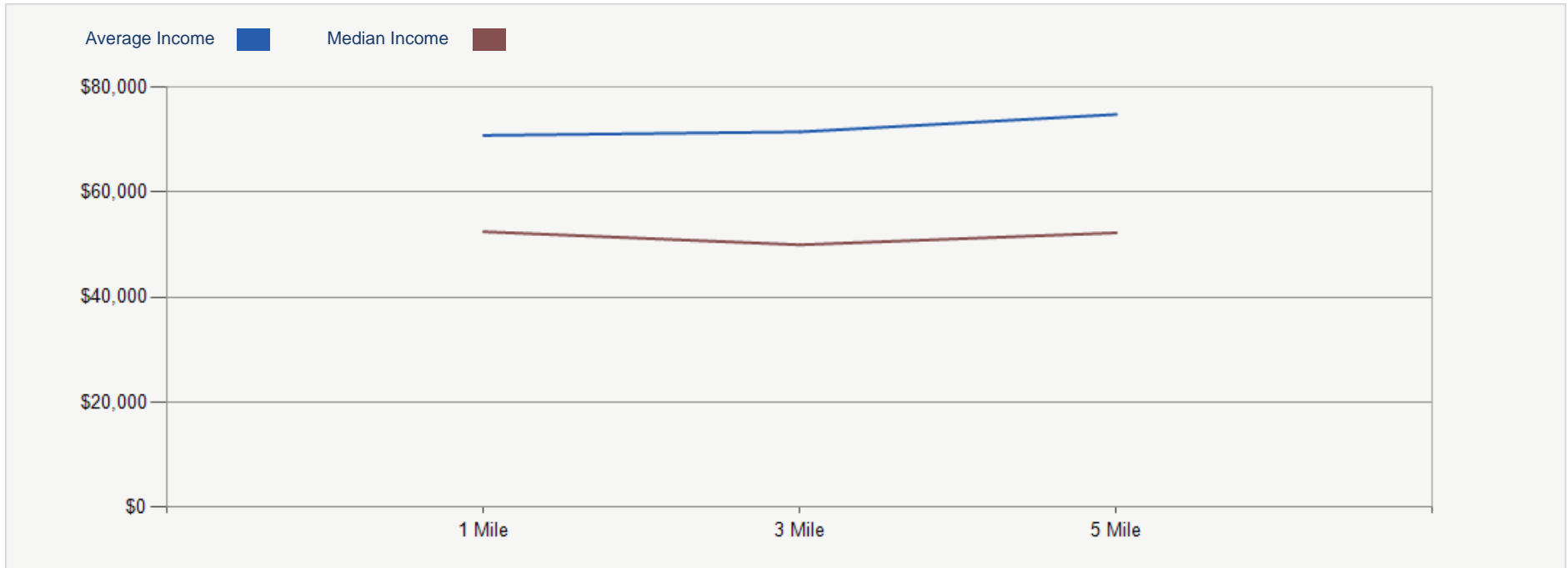
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median





05

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.

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