

# Single Family Tenant Occupied with HIGH RENTS



OFFERING MEMORANDUM | TENANT PAYS \$3,495 PER MONTH 6 BEDROOM 3 BATH REMODELED

1830 West Alta Vista  
Phoenix, AZ 85032



# Single Family Tenant Occupied with HIGH RENTS

## CONTENTS

### 01 Executive Summary

Investment Summary  
Unit Mix Summary  
Location Summary

### 02 Property Description

Property Features  
Aerial Map  
Common Amenities  
Unit Amenities  
Property Images

### 03 Rent Roll

Rent Roll

### 04 Financial Analysis

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

### 05 Demographics

Demographics  
Demographic Charts

### 06 Company Profile

Company Bio  
Advisor Profile

*Exclusively Marketed by:*

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



[www.justsoldit.com](http://www.justsoldit.com)



01

**Executive Summary**

Investment Summary

Unit Mix Summary

Location Summary

## OFFERING SUMMARY

ADDRESS	1830 West Alta Vista Phoenix AZ 85032
COUNTY	Maricopa
BUILDING SF	1,554 SF
LAND SF	6,003 SF
LAND ACRES	0.138
NUMBER OF UNITS	1
YEAR BUILT	1971
YEAR RENOVATED	2024
APN	105-84-127
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

PRICE	\$575,000
PRICE PSF	\$370.01
PRICE PER UNIT	\$575,000
OCCUPANCY	97.00 %
NOI (CURRENT)	\$35,070
NOI (Pro Forma)	\$39,439
CAP RATE (CURRENT)	6.10 %
CAP RATE (Pro Forma)	6.86 %
CASH ON CASH (CURRENT)	2.81 %
CASH ON CASH (Pro Forma)	5.85 %
GRM (CURRENT)	13.86
GRM (Pro Forma)	12.50

## PROPOSED FINANCING

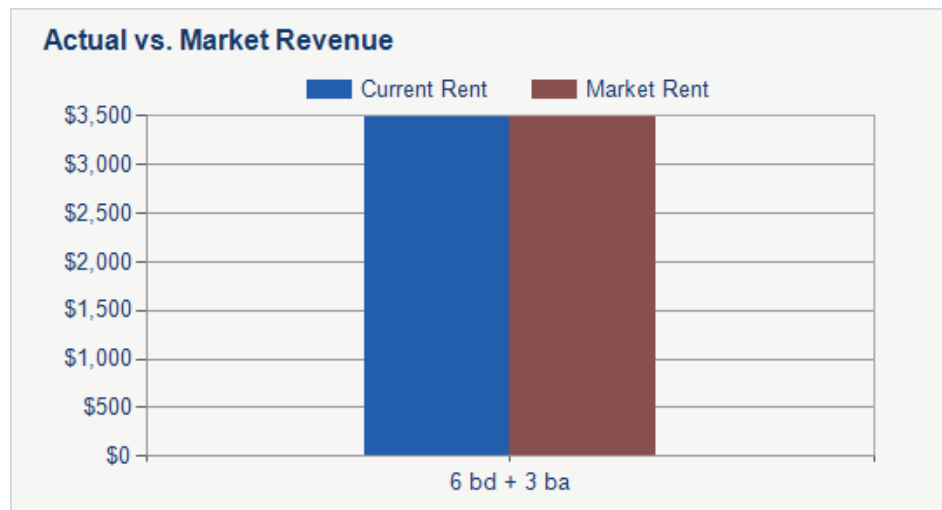
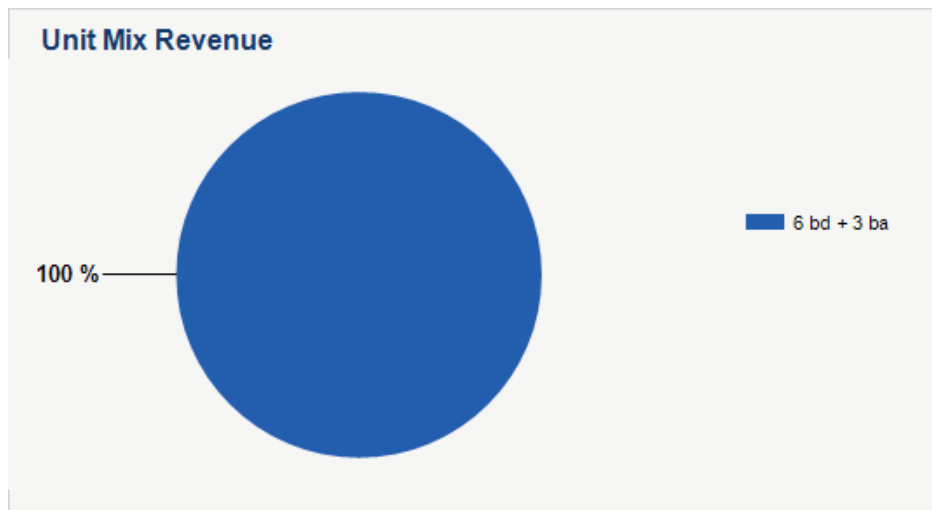
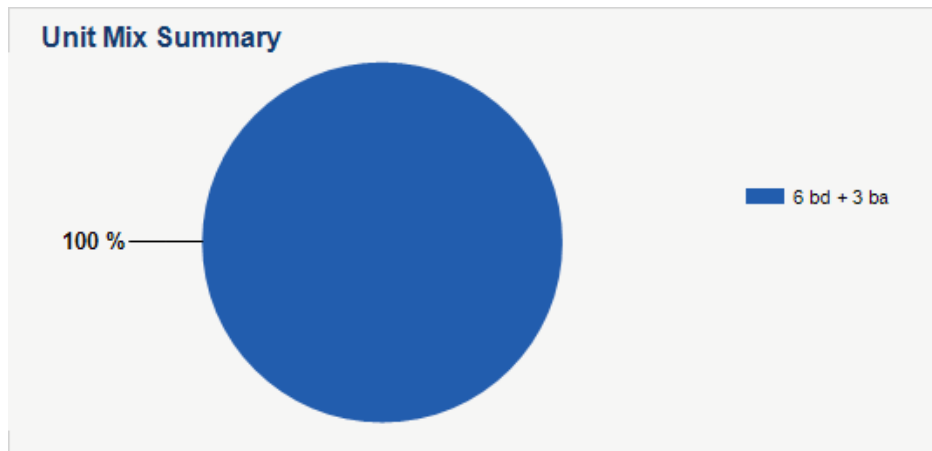
Residential Investor Financing	
LOAN TYPE	Amortized
DOWN PAYMENT	\$143,750
LOAN AMOUNT	\$431,250
INTEREST RATE	6.00 %
LOAN TERMS	30
ANNUAL DEBT SERVICE	\$31,025
LOAN TO VALUE	75 %
AMORTIZATION PERIOD	30 Years

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	21,445	107,495	220,595
2023 Median HH Income	\$73,581	\$75,970	\$72,602
2023 Average HH Income	\$96,395	\$97,247	\$94,590



Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
6 bd + 3 ba	1	1,551	\$3,495	\$2.25	\$3,495	\$3,495	\$2.25	\$3,495
<b>Totals/Averages</b>	<b>1</b>	<b>1,551</b>	<b>\$3,495</b>	<b>\$2.25</b>	<b>\$3,495</b>	<b>\$3,495</b>	<b>\$2.25</b>	<b>\$3,495</b>







02 Property Description

- Property Features
- Aerial Map
- Common Amenities
- Unit Amenities
- Property Images

---

## PROPERTY FEATURES

---

NUMBER OF UNITS	1
BUILDING SF	1,554
LAND SF	6,003
LAND ACRES	0.138
YEAR BUILT	1971
YEAR RENOVATED	2024
# OF PARCELS	1
ZONING TYPE	[R1-6] Single Family Residence
BUILDING CLASS	B
TOPOGRAPHY	Flat
LOCATION CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	4
POOL / JACUZZI	No
FIRE PLACE IN UNIT	No
WASHER/DRYER	New 2024

---

## MECHANICAL

---

HVAC	New Heat Pump
SMOKE DETECTORS	New 2024

---

## UTILITIES

---

WATER	City of Phoenix
TRASH	City of Phoenix
ELECTRIC	APS

---









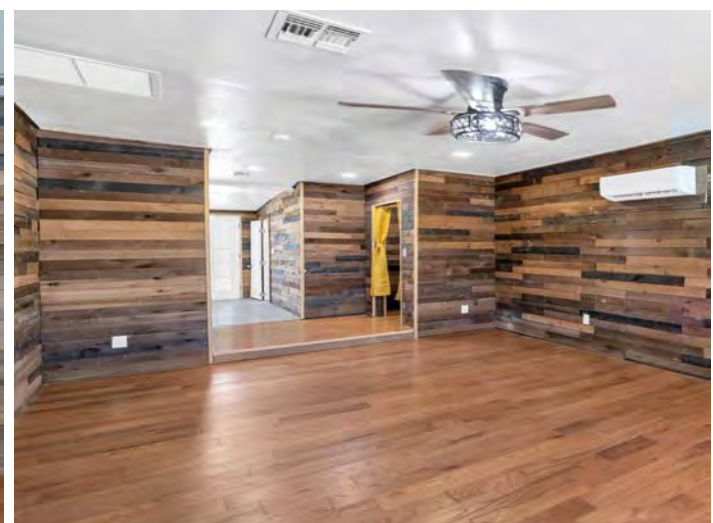
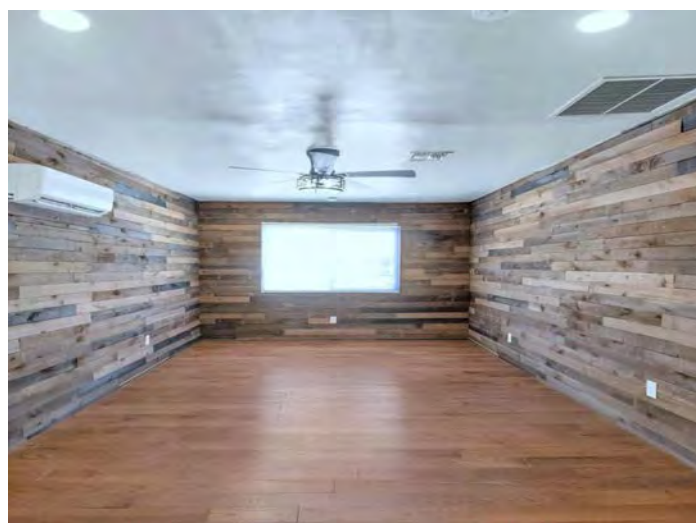
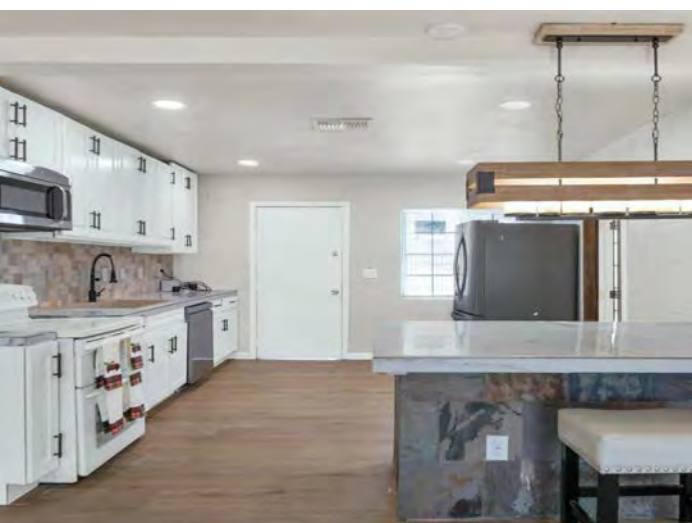
## Common Amenities

- Pavers used in Front Drive way
- Stone Front Work on Home
- RV Gates in backyard
- Large Fenced Backyard



## Unit Amenities

- Dual Pane Windows
- 6 Bedroom 3 Bathrooms
- New Cabinets and Counter Tops
- New Washer / Dryer







03

Rent Roll

Rent Roll



Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent	Move-in Date
1	6 bd + 3 ba	1,551	\$2.25	\$3,495.00	\$3,495.00	05/31/2024
<b>Totals/Averages</b>		<b>1,551</b>	<b>\$2.25</b>	<b>\$3,495.00</b>	<b>\$3,495.00</b>	





04

**Financial Analysis**

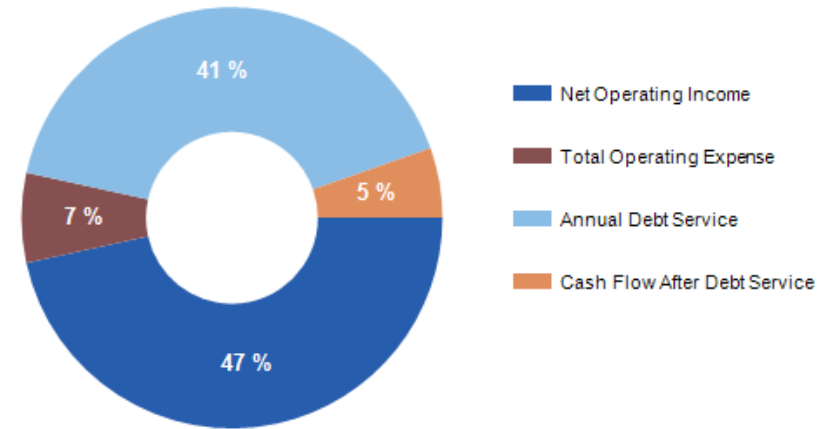
- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis
- Financial Metrics



## REVENUE ALLOCATION

CURRENT

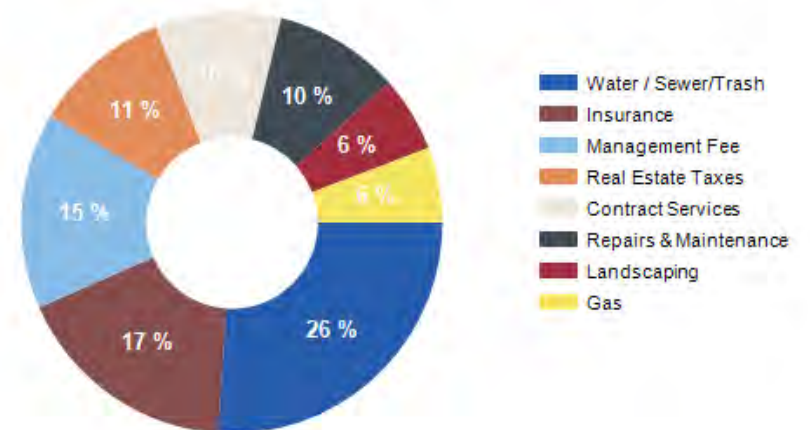
INCOME	CURRENT	PRO FORMA		
Gross Scheduled Rent	\$41,496	\$46,000		
<b>Gross Potential Income</b>	<b>\$41,496</b>	<b>\$46,000</b>		
General Vacancy	-3.00 %	-3.00 %		
<b>Effective Gross Income</b>	<b>\$40,251</b>	<b>\$44,620</b>		
Less Expenses	\$5,181	12.87 %	\$5,181	11.61 %
<b>Net Operating Income</b>	<b>\$35,070</b>	<b>\$39,439</b>		
Annual Debt Service	\$31,025	\$31,025		
<b>Cash flow</b>	<b>\$4,045</b>	<b>\$8,414</b>		
Debt Coverage Ratio	1.13	1.27		



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$551	\$551	\$551	\$551
Insurance	\$900	\$900	\$900	\$900
Management Fee	\$780	\$780	\$780	\$780
Contract Services	\$500	\$500	\$500	\$500
Repairs & Maintenance	\$500	\$500	\$500	\$500
Water / Sewer/Trash	\$1,350	\$1,350	\$1,350	\$1,350
Landscaping	\$300	\$300	\$300	\$300
Gas	\$300	\$300	\$300	\$300
<b>Total Operating Expense</b>	<b>\$5,181</b>	<b>\$5,181</b>	<b>\$5,181</b>	<b>\$5,181</b>
Annual Debt Service	\$31,025		\$31,025	
Expense / SF	\$3.33		\$3.33	
% of EGI	12.87 %		11.61 %	

## DISTRIBUTION OF EXPENSES

CURRENT



---

## GLOBAL

---

Price	\$575,000
Analysis Period	5 year(s)
General Vacancy	300.00 %

---

## INCOME - Growth Rates

---

Gross Scheduled Rent	3.00 %
----------------------	--------

---

## EXPENSES - Growth Rates

---

Real Estate Taxes	1.50 %
Insurance	1.50 %
Management Fee	1.50 %
Contract Services	1.50 %
Repairs & Maintenance	1.50 %
Water / Sewer/Trash	1.50 %
Landscaping	1.50 %
Gas	1.50 %

---

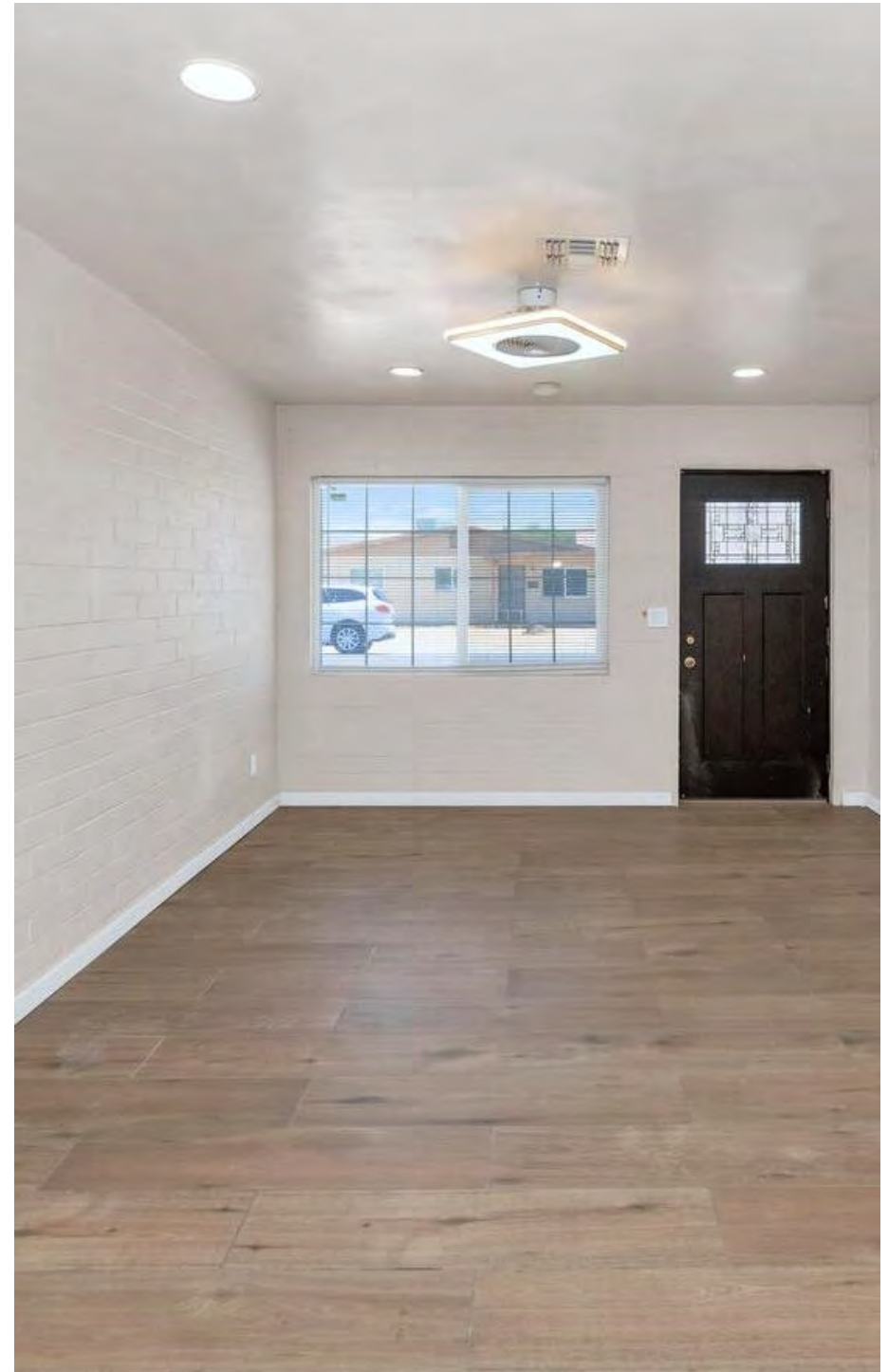
## PROPOSED FINANCING

---

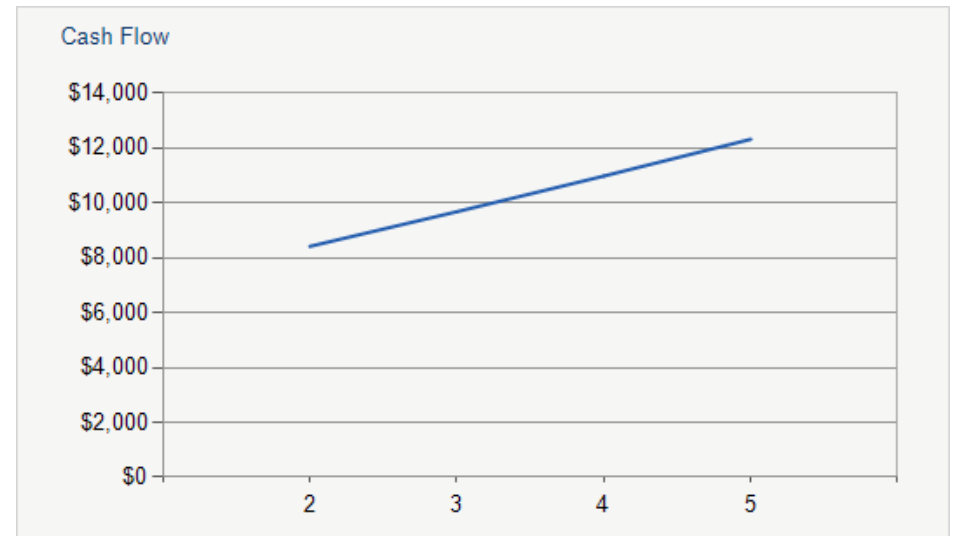
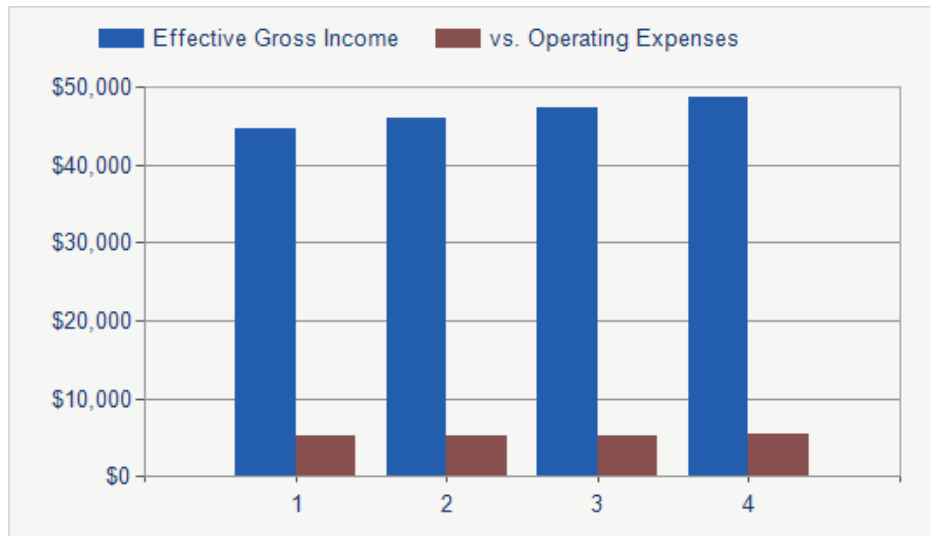
### Residential Investor Financing

Loan Type	Amortized
Down Payment	\$143,750
Loan Amount	\$431,250
Interest Rate	6.00 %
Loan Terms	30
Annual Debt Service	\$31,025
Loan to Value	75 %
Amortization Period	30 Years

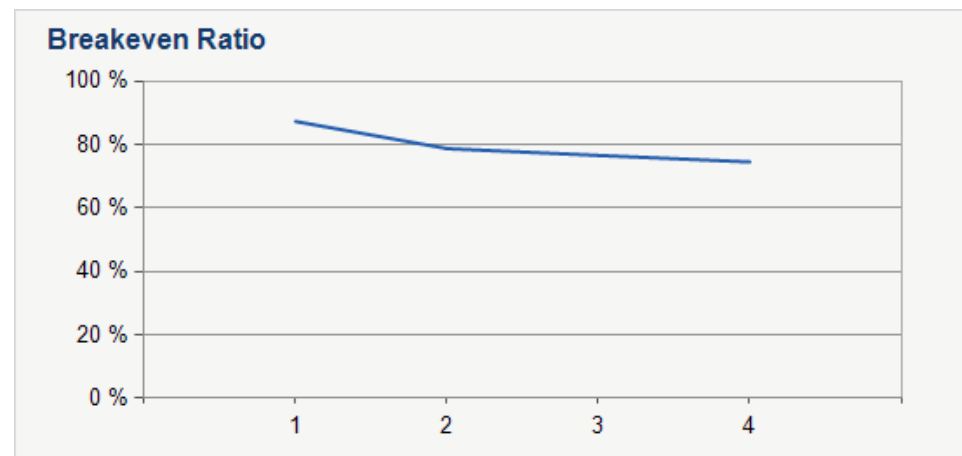
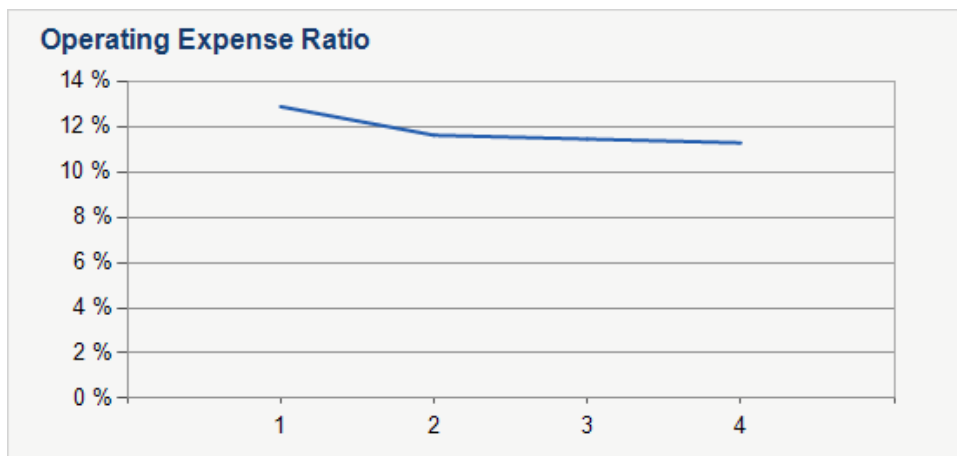
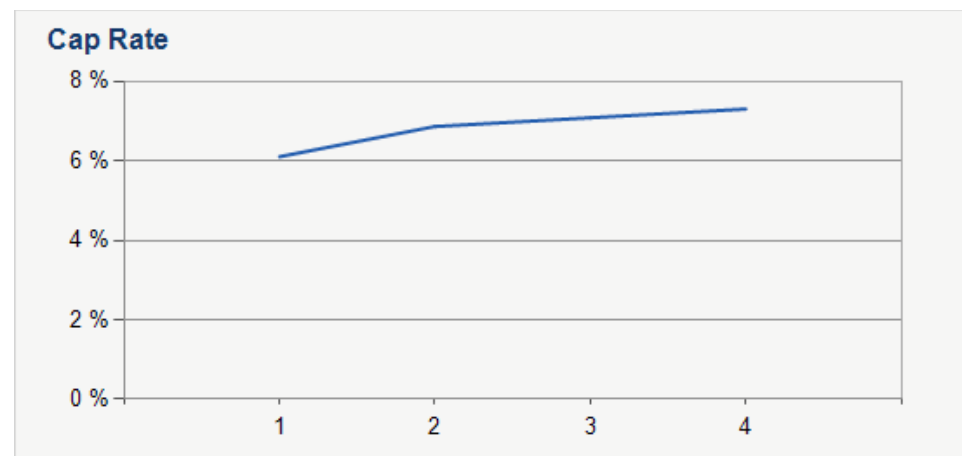
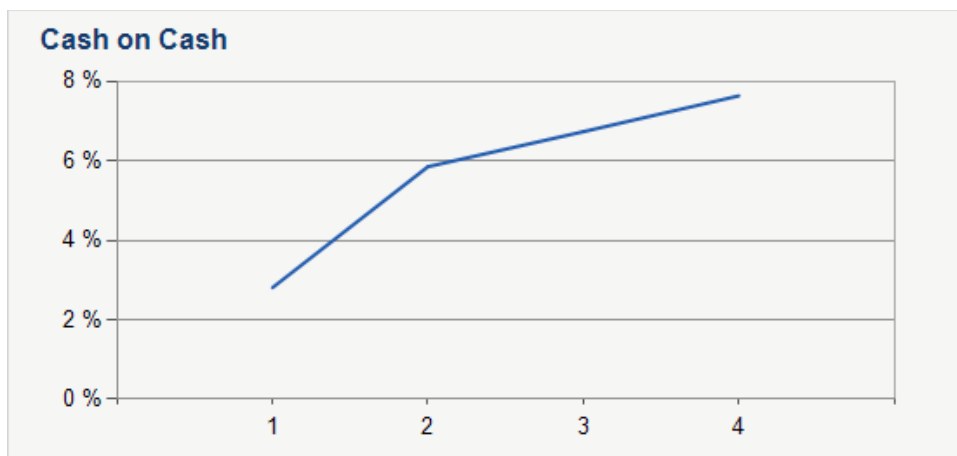
---



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5
<b>Gross Revenue</b>					
Gross Scheduled Rent	\$41,496	\$46,000	\$47,380	\$48,801	\$50,265
General Vacancy	-3.00 %	-3.00 %	-3.00 %	-3.00 %	-3.00 %
<b>Effective Gross Income</b>	<b>\$40,251</b>	<b>\$44,620</b>	<b>\$45,959</b>	<b>\$47,337</b>	<b>\$48,757</b>
<b>Operating Expenses</b>					
Real Estate Taxes	\$551	\$551	\$559	\$568	\$576
Insurance	\$900	\$900	\$914	\$927	\$941
Management Fee	\$780	\$780	\$792	\$804	\$816
Contract Services	\$500	\$500	\$508	\$515	\$523
Repairs & Maintenance	\$500	\$500	\$508	\$515	\$523
Water / Sewer/Trash	\$1,350	\$1,350	\$1,370	\$1,391	\$1,412
Landscaping	\$300	\$300	\$305	\$309	\$314
Gas	\$300	\$300	\$305	\$309	\$314
<b>Total Operating Expense</b>	<b>\$5,181</b>	<b>\$5,181</b>	<b>\$5,259</b>	<b>\$5,338</b>	<b>\$5,418</b>
<b>Net Operating Income</b>	<b>\$35,070</b>	<b>\$39,439</b>	<b>\$40,700</b>	<b>\$42,000</b>	<b>\$43,340</b>
Annual Debt Service	\$31,025	\$31,025	\$31,025	\$31,025	\$31,025
<b>Cash Flow</b>	<b>\$4,045</b>	<b>\$8,414</b>	<b>\$9,675</b>	<b>\$10,975</b>	<b>\$12,315</b>



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5
Cash on Cash Return b/t	2.81 %	5.85 %	6.73 %	7.63 %	8.57 %
CAP Rate	6.10 %	6.86 %	7.08 %	7.30 %	7.54 %
Debt Coverage Ratio	1.13	1.27	1.31	1.35	1.40
Operating Expense Ratio	12.87 %	11.61 %	11.44 %	11.27 %	11.11 %
Gross Multiplier (GRM)	13.86	12.50	12.14	11.78	11.44
Loan to Value	75.01 %	74.09 %	73.12 %	72.02 %	70.99 %
Breakeven Ratio	87.25 %	78.71 %	76.58 %	74.51 %	72.50 %
Price / SF	\$370.01	\$370.01	\$370.01	\$370.01	\$370.01
Price / Unit	\$575,000	\$575,000	\$575,000	\$575,000	\$575,000
Income / SF	\$25.90	\$28.71	\$29.57	\$30.46	\$31.37
Expense / SF	\$3.33	\$3.33	\$3.38	\$3.43	\$3.48





05

**Demographics**

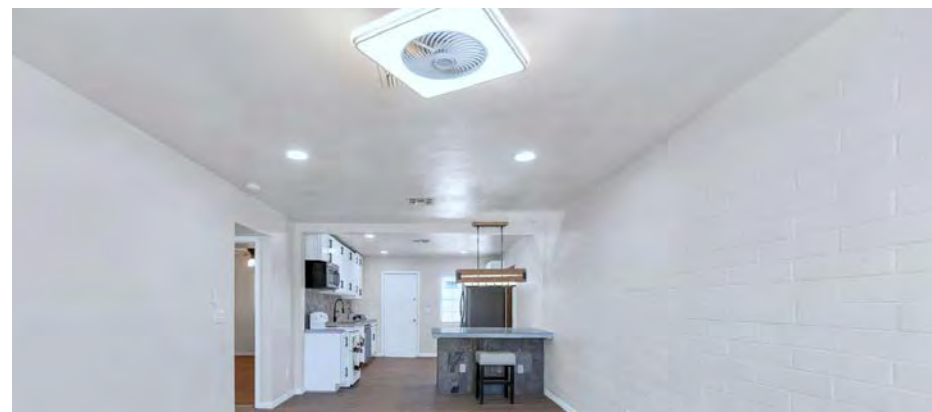
Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,150	62,422	136,130
2010 Population	18,221	88,552	180,006
2023 Population	21,445	107,495	220,595
2028 Population	21,558	111,131	236,563
2023 African American	3,101	15,098	33,897
2023 American Indian	670	3,621	7,178
2023 Asian	546	2,735	7,072
2023 Hispanic	14,987	70,313	131,283
2023 Other Race	7,751	35,416	65,539
2023 White	4,623	27,646	63,311
2023 Multiracial	4,704	22,707	43,041
2023-2028: Population: Growth Rate	0.55 %	3.35 %	7.05 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	594	2,742	8,253
\$15,000-\$24,999	183	1,449	3,979
\$25,000-\$34,999	310	2,065	4,565
\$35,000-\$49,999	750	3,307	6,791
\$50,000-\$74,999	1,233	5,682	11,559
\$75,000-\$99,999	675	4,466	9,501
\$100,000-\$149,999	1,303	5,916	12,740
\$150,000-\$199,999	563	3,081	6,027
\$200,000 or greater	431	2,248	5,268
Median HH Income	\$73,581	\$75,970	\$72,602
Average HH Income	\$96,395	\$97,247	\$94,590

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,431	15,964	37,391
2010 Total Households	4,971	23,909	51,129
2023 Total Households	6,042	30,958	68,692
2028 Total Households	6,176	32,573	77,211
2023 Average Household Size	3.54	3.36	3.07
2000 Owner Occupied Housing	1,707	10,206	18,945
2000 Renter Occupied Housing	657	4,948	15,525
2023 Owner Occupied Housing	4,322	21,500	41,069
2023 Renter Occupied Housing	1,720	9,458	27,623
2023 Vacant Housing	160	1,342	5,552
2023 Total Housing	6,202	32,300	74,244
2028 Owner Occupied Housing	4,642	23,412	44,770
2028 Renter Occupied Housing	1,534	9,161	32,441
2028 Vacant Housing	154	1,360	5,607
2028 Total Housing	6,330	33,933	82,818
2023-2028: Households: Growth Rate	2.20 %	5.10 %	11.85 %



Source: esri

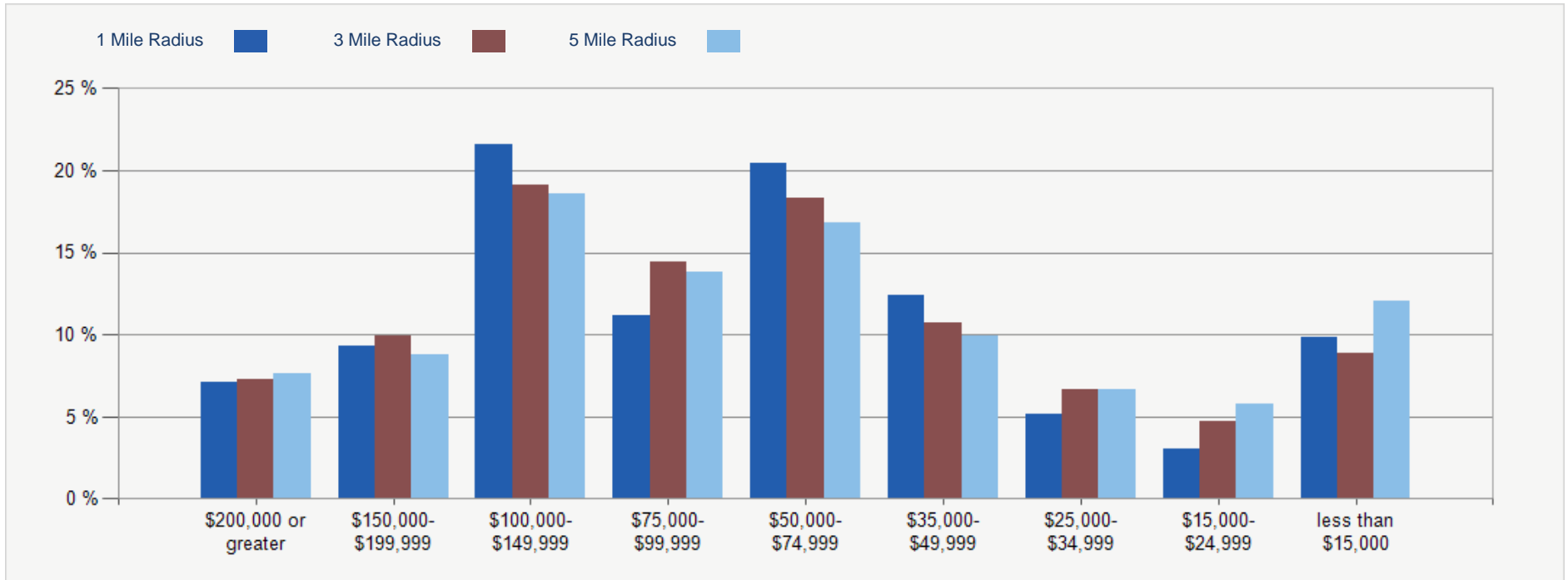
<b>2023 POPULATION BY AGE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2023 Population Age 30-34	1,701	8,396	18,347
2023 Population Age 35-39	1,563	7,987	16,663
2023 Population Age 40-44	1,553	7,636	15,508
2023 Population Age 45-49	1,298	6,596	13,631
2023 Population Age 50-54	1,212	6,265	12,976
2023 Population Age 55-59	1,084	5,628	11,504
2023 Population Age 60-64	961	5,180	10,464
2023 Population Age 65-69	715	4,158	8,336
2023 Population Age 70-74	520	2,982	6,092
2023 Population Age 75-79	317	1,994	4,059
2023 Population Age 80-84	203	1,153	2,245
2023 Population Age 85+	157	977	1,918
2023 Population Age 18+	15,389	78,561	164,243
2023 Median Age	32	33	33

<b>2023 INCOME BY AGE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
Median Household Income 25-34	\$79,438	\$81,798	\$78,341
Average Household Income 25-34	\$99,871	\$100,714	\$95,876
Median Household Income 35-44	\$83,551	\$85,646	\$84,977
Average Household Income 35-44	\$108,588	\$109,557	\$109,849
Median Household Income 45-54	\$84,595	\$85,021	\$83,644
Average Household Income 45-54	\$104,565	\$107,160	\$106,502
Median Household Income 55-64	\$72,664	\$73,873	\$70,922
Average Household Income 55-64	\$94,476	\$95,003	\$94,293
Median Household Income 65-74	\$57,857	\$57,162	\$52,356
Average Household Income 65-74	\$79,639	\$84,176	\$78,810
Average Household Income 75+	\$66,217	\$67,958	\$62,278

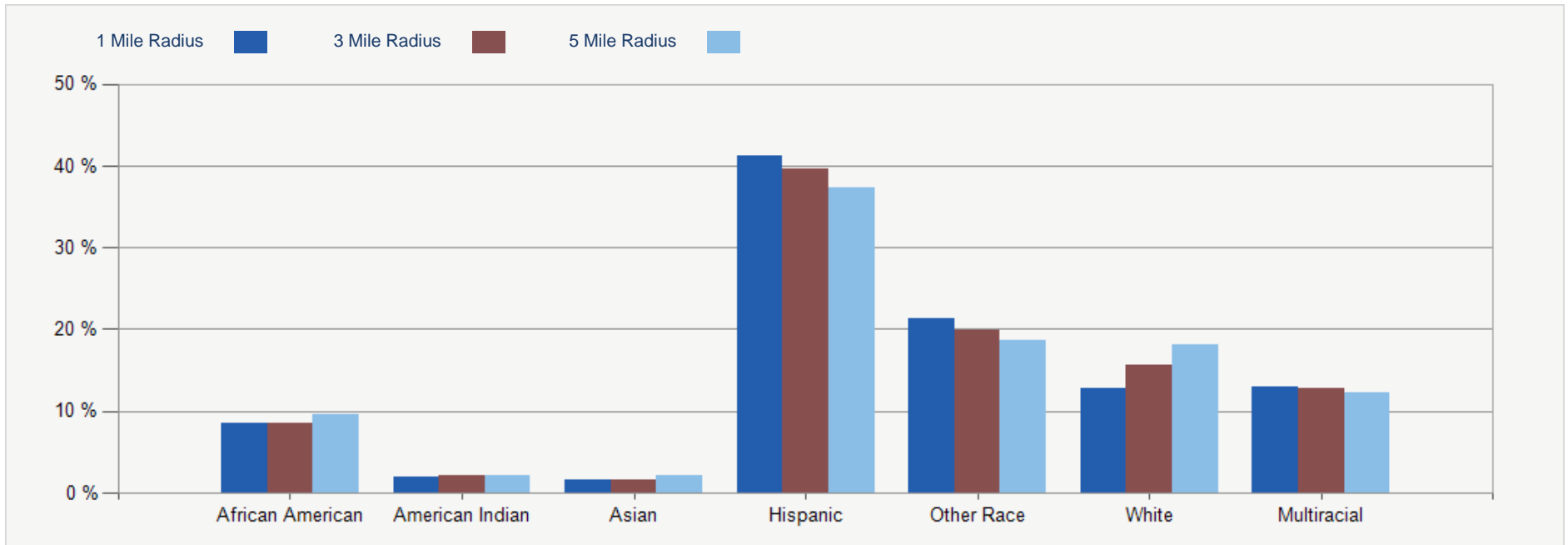
<b>2028 POPULATION BY AGE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2028 Population Age 30-34	1,650	8,205	18,774
2028 Population Age 35-39	1,631	8,300	18,098
2028 Population Age 40-44	1,483	7,683	16,085
2028 Population Age 45-49	1,388	7,158	15,032
2028 Population Age 50-54	1,179	6,231	13,068
2028 Population Age 55-59	1,074	5,762	12,288
2028 Population Age 60-64	948	5,187	10,786
2028 Population Age 65-69	850	4,734	9,830
2028 Population Age 70-74	612	3,618	7,523
2028 Population Age 75-79	411	2,455	5,220
2028 Population Age 80-84	235	1,524	3,242
2028 Population Age 85+	179	1,128	2,328
2028 Population Age 18+	16,023	83,529	181,501
2028 Median Age	33	34	34

<b>2028 INCOME BY AGE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
Median Household Income 25-34	\$101,746	\$100,340	\$92,767
Average Household Income 25-34	\$118,509	\$120,147	\$114,670
Median Household Income 35-44	\$104,436	\$104,675	\$103,484
Average Household Income 35-44	\$130,726	\$132,545	\$132,173
Median Household Income 45-54	\$104,167	\$103,861	\$102,532
Average Household Income 45-54	\$125,762	\$129,666	\$129,187
Median Household Income 55-64	\$96,104	\$91,208	\$90,341
Average Household Income 55-64	\$116,481	\$117,650	\$118,004
Median Household Income 65-74	\$75,450	\$78,310	\$69,695
Average Household Income 65-74	\$100,423	\$107,843	\$100,386
Average Household Income 75+	\$93,818	\$90,213	\$82,104

## 2023 Household Income

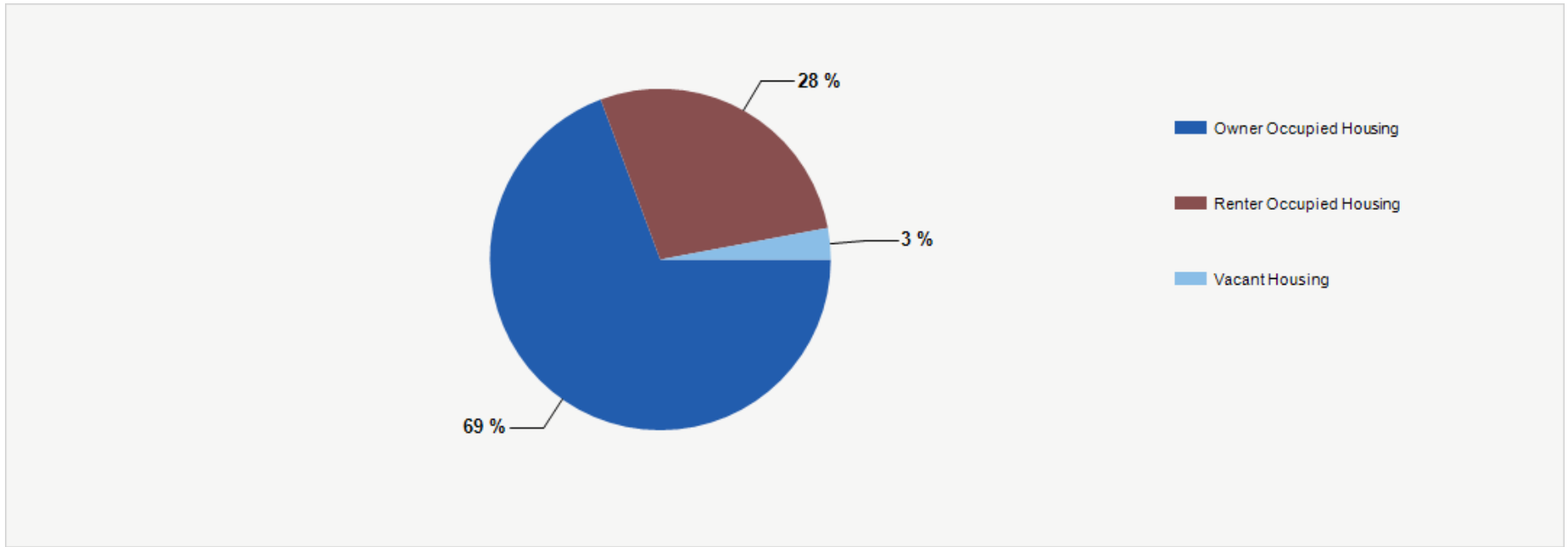


## 2023 Population by Race

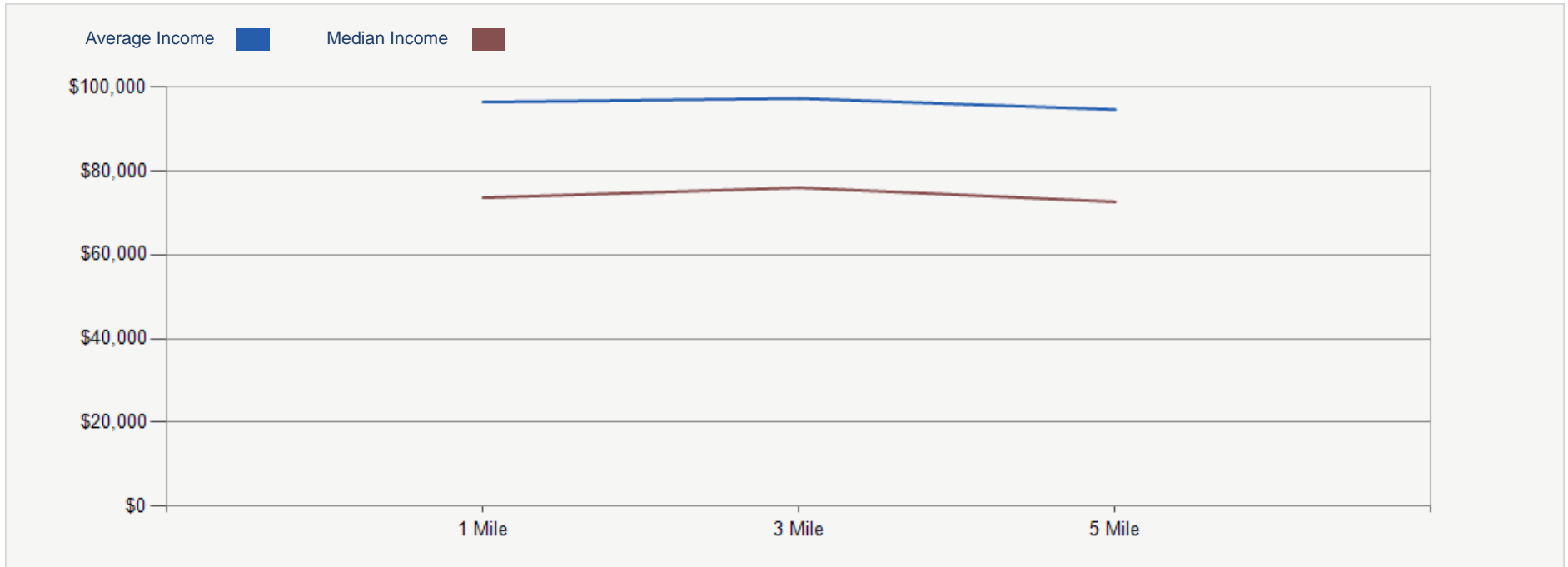




### 2023 Household Occupancy - 1 Mile Radius



### 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.

# Single Family Tenant Occupied with HIGH RENTS



*Exclusively Marketed by:*

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



[www.justsoldit.com](http://www.justsoldit.com)

powered by CREOP