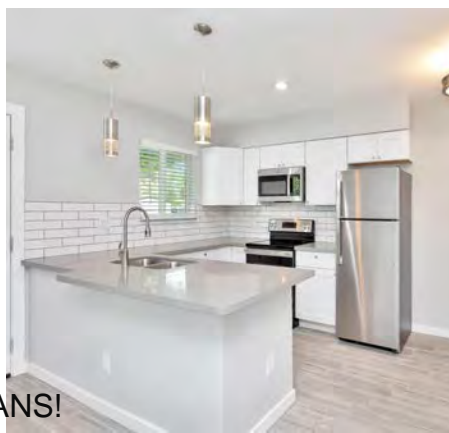


Fully Remodeled and Stunning triplex plex-Occupied



OFFERING MEMORANDUM | MUST BUY 2122 W ALMERIA AT THE SAME TIME BUT USE 2 RESIDENTIAL LOANS!

2124 W Augusta Ave
Phoenix, AZ 85021



Fully Remodeled and Stunning triplex plex-Occupied

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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	2124 W Augusta Ave Phoenix AZ 85021
COUNTY	Maricopa
MARKET	Central Phoenix
SUBMARKET	North Phoenix Corridor
BUILDING SF	1,176 SF
LAND SF	7,290 SF
LAND ACRES	0.167
NUMBER OF UNITS	3
YEAR BUILT	1947
YEAR RENOVATED	2022
APN	157-21-016-D
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$855,000
PRICE PSF	\$727.04
PRICE PER UNIT	\$285,000
OCCUPANCY	97.00 %
NOI (CURRENT)	\$39,877
NOI (Pro Forma)	\$42,676
CAP RATE (CURRENT)	4.66 %
CAP RATE (Pro Forma)	4.99 %
CASH ON CASH (CURRENT)	-5.29 %
CASH ON CASH (Pro Forma)	-3.99 %
GRM (CURRENT)	15.98
GRM (Pro Forma)	15.16

PROPOSED FINANCING

Commercial Financing	
LOAN TYPE	Amortized
DOWN PAYMENT	\$213,750
LOAN AMOUNT	\$641,250
INTEREST RATE	7.00 %
LOAN TERMS	30
ANNUAL DEBT SERVICE	\$51,195
LOAN TO VALUE	75 %
AMORTIZATION PERIOD	30 Years

DEMOGRAPHICS

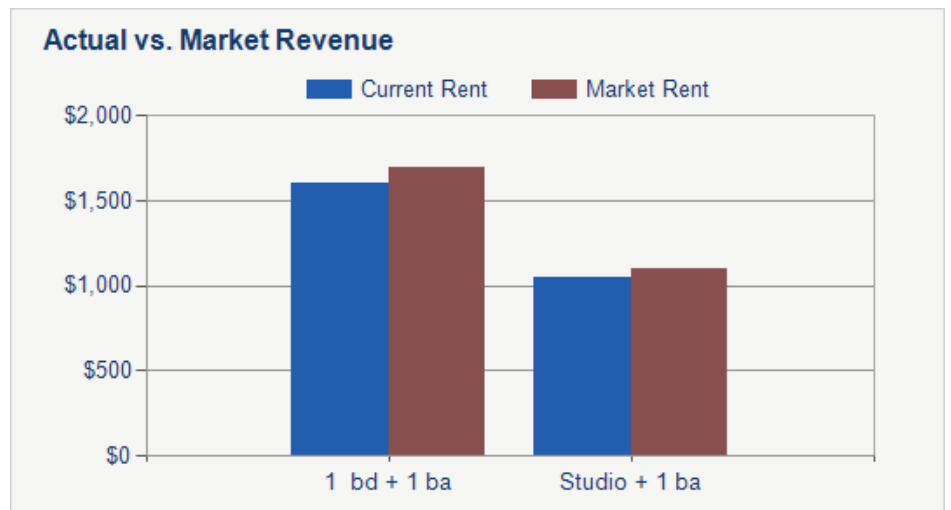
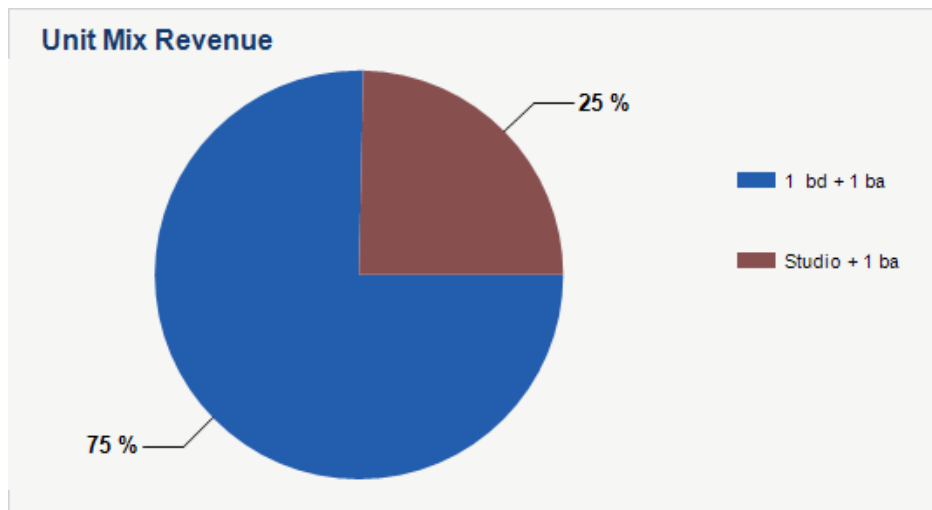
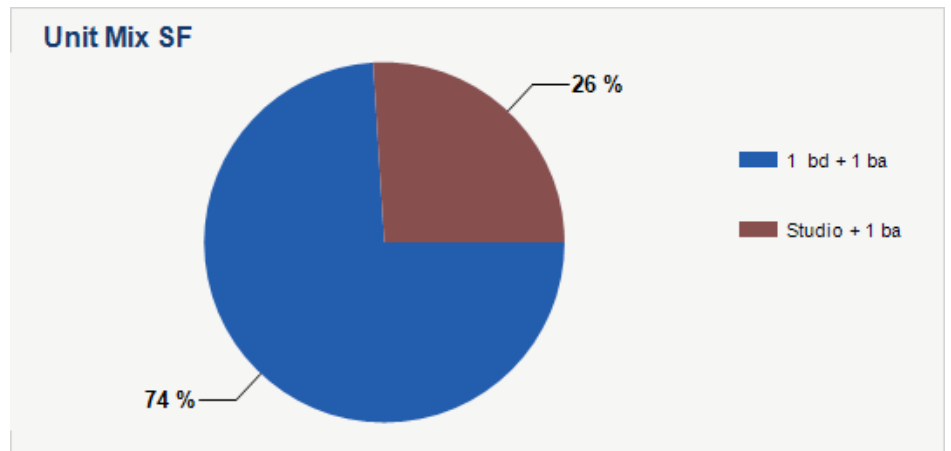
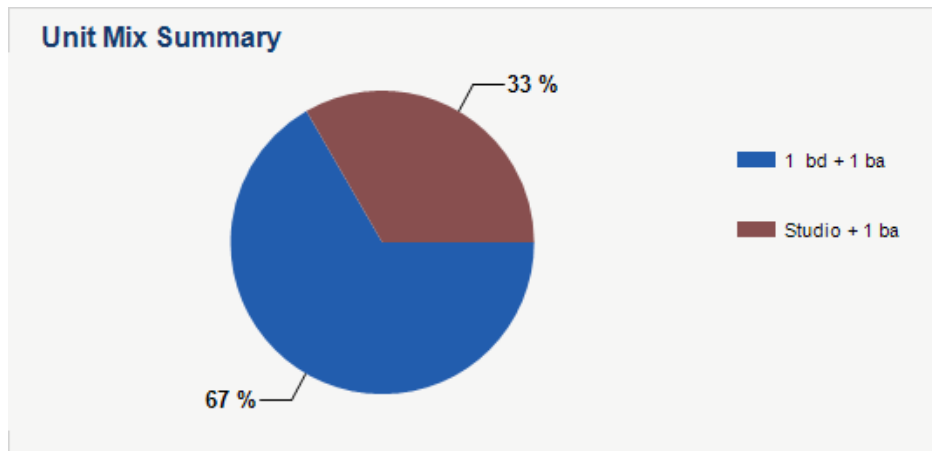
	1 MILE	3 MILE	5 MILE
2024 Population	23,452	190,767	450,942
2024 Median HH Income	\$55,622	\$61,626	\$63,877
2024 Average HH Income	\$80,007	\$90,840	\$91,217



Stunning Triplex at 2124 W Augusta Ave, Phoenix, AZ 85021

- Discover an incredible investment opportunity with this stunning triplex located at 2124 W Augusta Ave, Phoenix, AZ 85021. This beautifully renovated property can be purchased using residential financing, making it accessible for both new and experienced investors. It is paired with 2122 W Augusta Ave, a fourplex that can also be acquired with residential financing, or alternatively, experienced investors can opt for commercial financing.
Highlights:
 - **Extensive Rehabilitation**: Nearly half a million dollars have been invested in rehabilitating this property, ensuring top-notch quality and modern amenities.
 - **Luxury Finishes**: Every unit features luxurious quartz countertops, exuding elegance and durability.
 - **Smooth Stucco Exterior**: The building boasts a smooth stucco finish, enhancing its curb appeal and offering a sleek, modern look.
 - **Attention to Detail**: The meticulous attention to detail in the renovation process is evident, promising a luxurious living experience for tenants.
- ##### Investment Flexibility:
 - **Residential Financing**: Suitable for new investors looking to enter the real estate market.
 - **Commercial Financing**: Experienced investors may prefer this option for potentially more favorable terms.
Combined Purchase Advantage:
 - **Fully Occupied Units**: When both properties (2122 and 2124 W Augusta Ave) are purchased together, you gain seven completely occupied units.
 - **Exceptional Rehab Work**: Both properties have undergone fabulous renovations, ensuring they are move-in ready and highly appealing to tenants.
Additional Information:
 - Buyers are encouraged to verify all facts and figures to ensure complete satisfaction with the purchase.
-

Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
1 bd + 1 ba	2	650	\$1,500 - \$1,700	\$2.46	\$3,200	\$1,700	\$2.62	\$3,400
Studio + 1 ba	1	450	\$995 - \$1,100	\$2.33	\$1,048	\$1,100	\$2.44	\$1,100
Totals/Averages	3	583	\$1,416	\$2.42	\$4,248	\$1,500	\$2.56	\$4,500

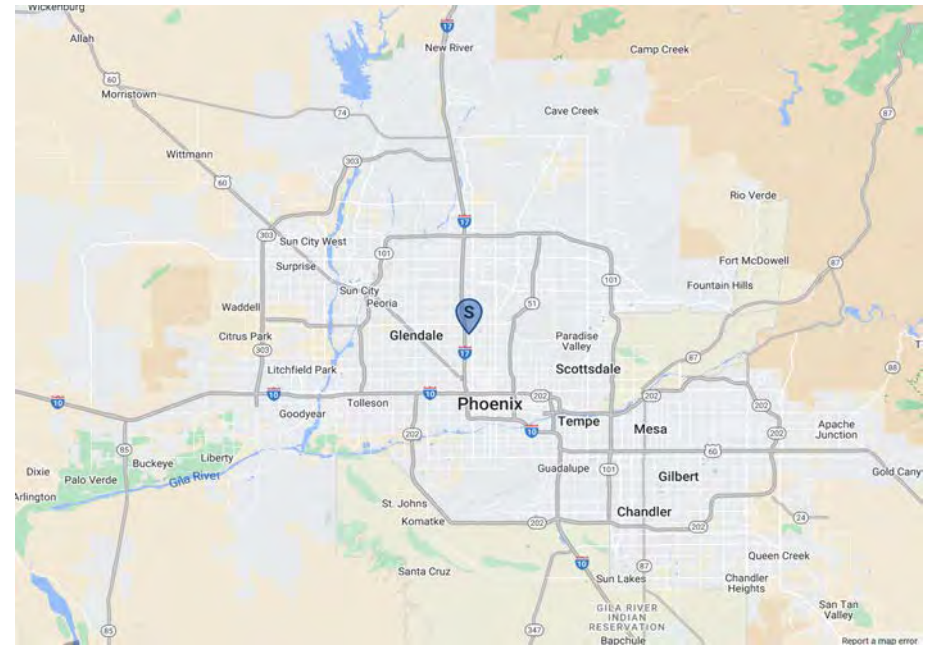


Location

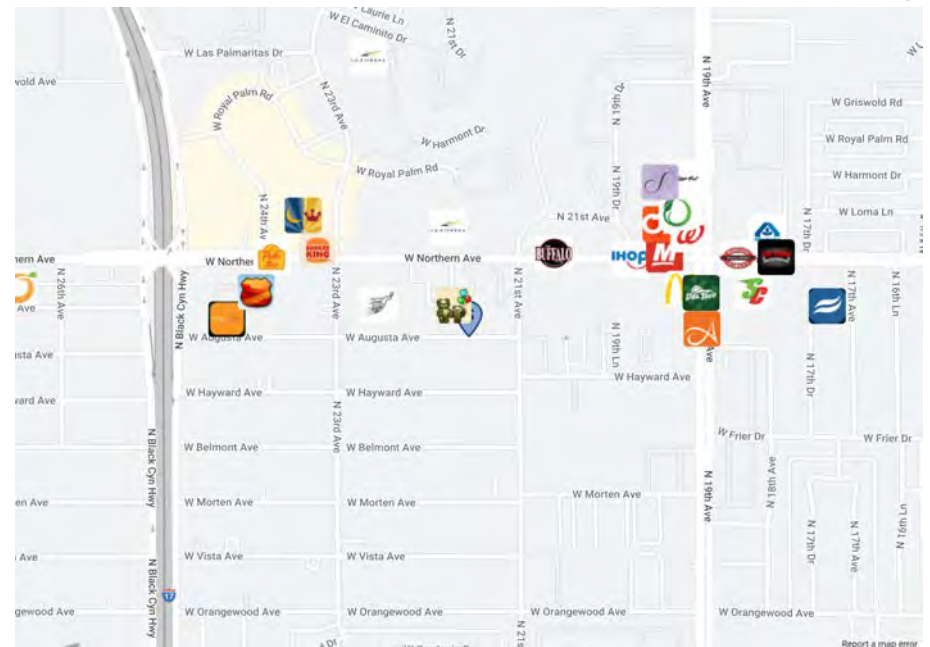
- The area around 21 Ave and Northern in Phoenix AZ is a bustling commercial and residential hub that offers a plethora of employment opportunities, making it a highly sought-after destination for job seekers. Some of the major employers in the area include Honeywell Aerospace, American Express, and 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.
- One of the major attractions of the 21 Ave and Northern area is the Phoenix Light Rail, a modern public transportation system that connects several areas of the city, including downtown Phoenix, Tempe, and Mesa. The light rail has made commuting easier for residents and has helped to reduce traffic congestion in the area. Additionally, the light rail is an excellent option for visitors who want to explore the city's many attractions without having to worry about driving and parking.

The area also offers several recreational opportunities, including parks, hiking trails, and sports facilities. The North Mountain Park and Preserve, located just a few miles from the area, is a popular destination for hiking and outdoor activities. Moreover, the area has several sports facilities, including the Rose Mofford Sports Complex, which offers baseball, soccer, and softball fields.

Regional Map



Locator Map



- In summary, the 21 Ave and Northern area in Phoenix AZ is a dynamic and diverse neighborhood that offers excellent employment opportunities, a vibrant entertainment scene, and convenient access to public transportation. With its range of recreational and cultural attractions, the area is an excellent destination for residents and visitors alike.





02

Property Description

Property Features

Aerial Map

Common Amenities

Unit Amenities

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	3
BUILDING SF	1,176
LAND SF	7,290
LAND ACRES	0.167
YEAR BUILT	1947
YEAR RENOVATED	2022
# OF PARCELS	1
ZONING TYPE	M-M
BUILDING CLASS	B
TOPOGRAPHY	Flat
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	Square
NUMBER OF PARKING SPACES	7
POOL / JACUZZI	No
FIRE PLACE IN UNIT	No
WASHER/DRYER	Full Size Each Unit

FEES & DEPOSITS

PET FEE	Yes
---------	-----

MECHANICAL

HVAC	Heat Pump-Ind
SMOKE DETECTORS	Yes

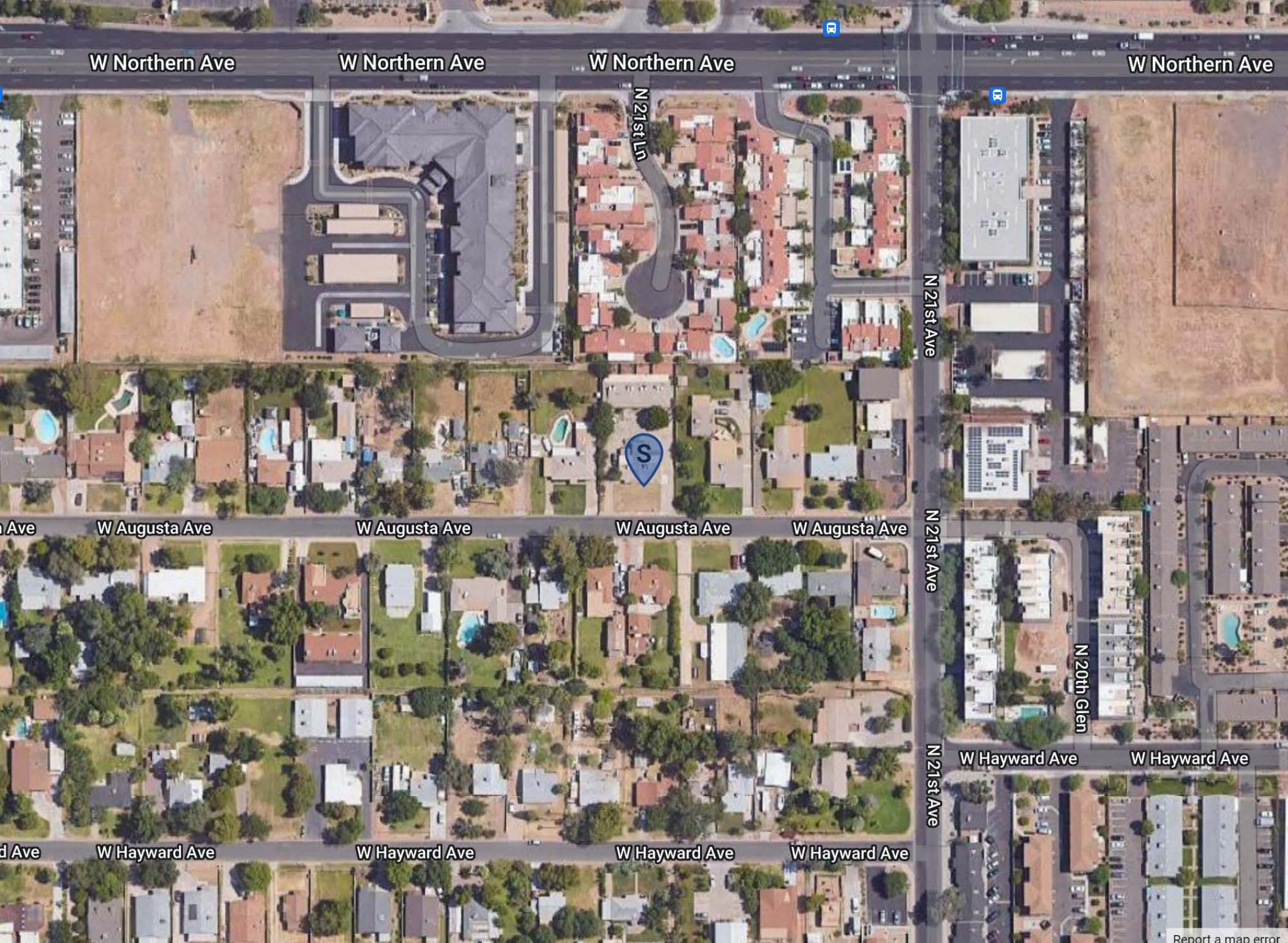
UTILITIES

WATER	Landlord
TRASH	Landlord
GAS	None
ELECTRIC	Landlord
RUBS	Yes

CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Block/Framed Wood
EXTERIOR	Painted Smooth Stucco
PARKING SURFACE	Concrete
ROOF	Asphalt Shingle
STYLE	Modern Mid Century
LANDSCAPING	Mature





W Northern Ave

W Northern Ave

W Northern Ave

W Northern Ave

N 21st Ln

N 21st Ave

N 21st Ave

N 21st Ave

N 20th Glen

W Hayward Ave

W Hayward Ave

W Augusta Ave

W Augusta Ave

W Augusta Ave

W Augusta Ave

W Hayward Ave

W Hayward Ave

W Hayward Ave

W Hayward Ave

Report a map error



Common Amenities

- Large shaded common area
- New Roof
- New Hot Water Heaters
- New Exterior Doors
- 2 Large Storage Rooms for Additional Income
- New Smooth Stucco Finish
- Dual Pane Windows
- Excellent Location - close to the Metro Light Rail



Unit Amenities

- Fully Remodeled Kitchen
- Stainless Steel Appliances
- Each unit has new washer/dryers
- Tile Surrounds in all bathrooms
- Ceiling fans in all bedrooms and living areas
- Quartz Counter Tops
- New Wood Grain Tile Flooring
- Above average Storage
- Tile Backsplash in all Kitchens



Full Size Washer & Dryer



Bathroom w/ Quartz Top Vanity & Tub Tile Surrounds



Large Walk-in Closet



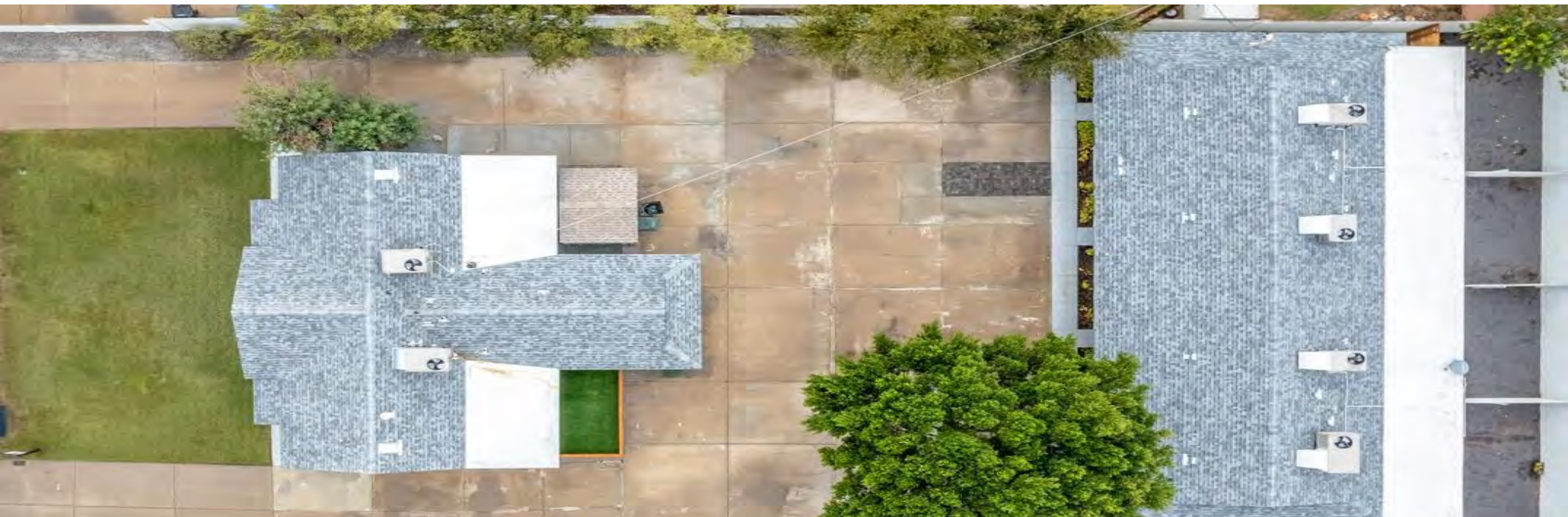
Stainless Appliances & Lazy Susan



Large Private Backyard



Backdoor to Patio & Laundry Rm



Freshly Landscaped Front Yard & Common Area/Parking



03

Rent Roll

Rent Roll

Rent Roll for 2212-2214 All 7 units 7-9-2024

Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent	Notes
4	1 bd + 1 ba	580	\$2.84	\$1,650.00	\$1,650.00	Pet Rent Additional \$43.98 per month, Admin Fee Additional \$22.80 per month
5	1 bd + 1 ba	650	\$2.42	\$1,575.00	\$1,600.00	Utility Recapture \$155.00 (RUB)
7	Studio + 1 ba	450	\$2.22	\$1,000.00	\$1,100.00	Utility Recapture \$125.00 (RUB)
Totals/Averages		1,680	\$2.50	\$4,225.00	\$4,350.00	



General Ledger

Exported On: 07/09/2024 05:13 PM

Properties: Augusta - 2122 W. Augusta Avenue Phoenix, AZ

Created By: All

GL Accounts: All

Exclude Zero Dollar Receipts From Cash Accounts: Yes

Date Range: 06/01/2024 to 06/30/2024

Accounting Basis: Cash

Show Reversed Transactions: Yes

Property Name	Date
1150 - Operating Cash	
Starting Balance	
Augusta	06/01/2024
Augusta	06/01/2024
Augusta	06/01/2024
Augusta	06/01/2024
Augusta	06/01/2024
Augusta	06/01/2024
Augusta	06/01/2024
Augusta	06/03/2024
Augusta	06/03/2024
Augusta	06/03/2024
Augusta	06/03/2024
Augusta	06/03/2024
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Augusta	06/05/2024
Augusta	06/05/2024
Augusta	06/05/2024
Augusta	06/05/2024
Augusta	06/10/2024
Augusta	06/10/2024
Augusta	06/14/2024
Augusta	06/14/2024
Augusta	06/14/2024
Augusta	06/14/2024

Augusta	06/14/2024
Augusta	06/14/2024
Augusta	06/14/2024
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Augusta	06/26/2024
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Augusta	06/26/2024
Augusta	06/26/2024
Augusta	06/28/2024
Augusta	06/28/2024
Augusta	06/28/2024
Augusta	06/28/2024
Augusta	06/28/2024
Augusta	06/29/2024

Augusta	06/29/2024
Augusta	06/29/2024
Augusta	06/29/2024
Augusta	06/29/2024
Augusta	06/29/2024
Net Change	

1160 - Security Deposit Cash

Starting Balance	
Augusta	06/14/2024
Net Change	

2101 - Mgmt Held Security Deposits

Starting Balance	
Augusta	06/14/2024
Net Change	

2102 - Owner Held Security Deposits

Starting Balance	
Net Change	

2111 - TPT Rental Tax (AZ)

Starting Balance	
Augusta	06/01/2024
Augusta	06/01/2024
Augusta	06/01/2024
Augusta	06/01/2024
Augusta	06/05/2024
Augusta	06/05/2024
Augusta	06/05/2024
Augusta	06/14/2024
Augusta	06/14/2024
Augusta	06/14/2024
Augusta	06/14/2024
Augusta	06/14/2024
Augusta	06/14/2024
Augusta	06/14/2024
Augusta	06/14/2024
Augusta	06/14/2024
Augusta	06/26/2024

Augusta 06/26/2024
Net Change

2300 - Prepaid Rent

Starting Balance
Augusta 06/01/2024
Augusta 06/01/2024
Augusta 06/01/2024
Augusta 06/01/2024
Augusta 06/01/2024
Augusta 06/01/2024
Augusta 06/01/2024
Augusta 06/01/2024
Augusta 06/01/2024
Augusta 06/23/2024
Augusta 06/23/2024
Augusta 06/23/2024
Augusta 06/28/2024
Augusta 06/28/2024
Augusta 06/28/2024
Augusta 06/29/2024
Augusta 06/29/2024
Augusta 06/29/2024
Augusta 06/29/2024
Augusta 06/29/2024
Net Change

3250 - Owner Distribution

Starting Balance
Augusta 06/21/2024
Net Change

4100 - Rent Income

Starting Balance
Augusta 06/01/2024
Augusta 06/01/2024
Augusta 06/01/2024
Augusta 06/01/2024
Augusta 06/01/2024

Augusta	06/05/2024
Augusta	06/14/2024
Augusta	06/14/2024
Augusta	06/14/2024
Augusta	06/14/2024
Augusta	06/26/2024
Augusta	06/30/2024
Net Change	

4115 - Gross Potential Rent

Starting Balance	
Augusta	06/30/2024
Net Change	

4120 - Loss/Gain to Market

Starting Balance	
Augusta	06/30/2024
Net Change	

4220 - Delinquency

Starting Balance	
Augusta	06/30/2024
Net Change	

4230 - Vacancy

Starting Balance	
Net Change	

4411 - Non Refundable Admin Fee

Starting Balance	
Augusta	06/14/2024
Net Change	

4431 - Pet Rent

Starting Balance	
Net Change	

4440 - Application Fee Income

Starting Balance	
Augusta	06/14/2024
Augusta	06/14/2024
Net Change	

4450 - Insurance Services

Starting Balance	
Augusta	06/01/2024
Augusta	06/01/2024
Net Change	

4451 - Administrative Charges - Mgmt Only

Starting Balance	
Augusta	06/14/2024
Augusta	06/14/2024
Augusta	06/14/2024
Net Change	

4460 - Late Fee

Starting Balance	
Augusta	06/05/2024
Augusta	06/05/2024
Net Change	

4462 - Cleaning and Damage Charges

Starting Balance	
Net Change	

4470 - Utility Reimbursement Fee

Starting Balance	
Augusta	06/01/2024
Augusta	06/01/2024
Augusta	06/01/2024
Augusta	06/01/2024
Augusta	06/01/2024
Augusta	06/05/2024

Augusta	06/14/2024
Augusta	06/14/2024
Augusta	06/14/2024
Augusta	06/26/2024
Net Change	

6051 - Legal Expense

Starting Balance	
Net Change	

6053 - Bank Fees

Starting Balance	
Augusta	06/03/2024
Augusta	06/04/2024
Net Change	

6055 - Software Fees

Starting Balance	
Augusta	06/03/2024
Net Change	

6058 - Credit Check & Screening

Starting Balance	
Augusta	06/03/2024
Net Change	

6059 - Resident Insurance

Starting Balance	
Augusta	06/03/2024
Net Change	

6072 - Unit Cleaning

Starting Balance	
Net Change	

6073 - General Turn Labor

Starting Balance
Net Change

6074 - Unit Turn Painting

Starting Balance
Net Change

6076 - Unit Turn Damage Repairs

Starting Balance
Net Change

6082 - Plumbing Repairs or Supplies

Starting Balance
Augusta 06/19/2024
Augusta 06/19/2024
Augusta 06/19/2024
Net Change

6083 - HVAC Repairs or Supplies

Starting Balance
Net Change

6085 - Key/Lock Replacement

Starting Balance
Net Change

6088 - Appliance Repair

Starting Balance
Augusta 06/19/2024
Augusta 06/19/2024
Augusta 06/19/2024
Net Change

6090 - Repairs - Other

Starting Balance
Net Change

6095 - Door & Window Repair

Starting Balance	
Augusta	06/10/2024
Augusta	06/19/2024
Augusta	06/19/2024
Augusta	06/19/2024
Net Change	

6099 - Maintenance Vendor Fee

Starting Balance	
Augusta	06/03/2024
Net Change	

6101 - Landscaping

Starting Balance	
Augusta	06/10/2024
Net Change	

6104 - Pest Control Contract

Starting Balance	
Net Change	

6105 - Groundskeeping

Starting Balance	
Net Change	

6141 - Electric - Common Area

Starting Balance	
Net Change	

6145 - Water/Sewer

Starting Balance	
Augusta	06/28/2024
Net Change	

6146 - Trash and Recycling

Starting Balance

Augusta

06/28/2024

Net Change

6301 - Property Insurance

Starting Balance

Net Change

6401 - Management Fees

Starting Balance

Augusta

06/03/2024

Net Change

6402 - Leasing and Renewal Fees

Starting Balance

Net Change

6403 - Premier Vendor Fee

Starting Balance

Net Change

7010 - Appliances

Starting Balance

Net Change

8005 - HVAC Replacement

Starting Balance

Net Change

8016 - Window and Door Replacement

Starting Balance

Net Change

Total

: 85021

Payee / Payer	Unit
Ron Garcia	3
Ron Garcia	3
Ron Garcia	3
Ron Garcia	3
Ron Garcia	3
Todd M. Holt	1
Todd M. Holt	1
Quatr Living LLC	
Quatr Living LLC	
Quatr Living LLC	
Quatr Living LLC	
Quatr Living LLC	
Quatr Living LLC	
Jessica Rashty	2
Jessica Rashty	2
Jessica Rashty	2
Jessica Rashty	2
Jessica Rashty	2
Jessica Rashty	2
Jessica Rashty	2
Titan Property Maintenance and More LLC	
Titan Property Maintenance and More LLC	6
Marlena L. Bell	5
Marlena L. Bell	5
Marlena L. Bell	5

Marlena L. Bell	5
Marlena L. Bell	5
Marlena L. Bell	5
Marlena L. Bell	5
Marlena L. Bell	5
Marlena L. Bell	5
Marlena L. Bell	5
Marlena L. Bell	5
Marlena L. Bell	5
Marlena L. Bell	5
Marlena L. Bell	5
Marlena L. Bell	5
Marlena L. Bell	5
Marlena L. Bell	5
Marlena L. Bell	5
Marlena L. Bell	5
Marlena L. Bell	5
Marlena L. Bell	5
Marlena L. Bell	5
Titan Property Maintenance and More LLC	6
Titan Property Maintenance and More LLC	6
Titan Property Maintenance and More LLC	3
Titan Property Maintenance and More LLC	6
Titan Property Maintenance and More LLC	6
Titan Property Maintenance and More LLC	3
Titan Property Maintenance and More LLC	6
Titan Property Maintenance and More LLC	6
Titan Property Maintenance and More LLC	3
Desert Sun Capital LLC / Augusta	
Kameran Johnson	7
Kameran Johnson	7
Kameran Johnson	7
Todd M. Holt	1
Todd M. Holt	1
Todd M. Holt	1
Arizona Department of Revenue	
Jerry Sebrasky	6
Jerry Sebrasky	6
Jerry Sebrasky	6
City of Phoenix	
City of Phoenix	
John Gover	4

John Gover	4
John Gover	4
Jessica Rashty	2
Jessica Rashty	2
Jessica Rashty	2

Marlena L. Bell	5
-----------------	---

John Gover	4
Jerry Sebrasky	6
Kameran Johnson	7
Ron Garcia	3
Jessica Rashty	2
Jessica Rashty	2
Jessica Rashty	2
Marlena L. Bell	5
Marlena L. Bell	5
Marlena L. Bell	5
Marlena L. Bell	5
Marlena L. Bell	5
Marlena L. Bell	5
Marlena L. Bell	5
Marlena L. Bell	5
Todd M. Holt	1

Arizona Department of Revenue

John Gover	4
John Gover	4
Jerry Sebrasky	6
Jerry Sebrasky	6
Kameron Johnson	7
Kameron Johnson	7
John Gover	4
Jerry Sebrasky	6
Kameron Johnson	7
Kameron Johnson	7
Kameron Johnson	7
Kameron Johnson	7
Jerry Sebrasky	6
Jerry Sebrasky	6
Jerry Sebrasky	6
John Gover	4
John Gover	4
John Gover	4
Jessica Rashty	2
Jessica Rashty	2
Jessica Rashty	2

Desert Sun Capital LLC / Augusta

John Gover	4
Jerry Sebrasky	6
Kameron Johnson	7
Ron Garcia	3
Todd M. Holt	1

Jessica Rashty	2
Marlena L. Bell	5
Marlena L. Bell	5
Marlena L. Bell	5
Marlena L. Bell	5
Todd M. Holt	1

Marlena L. Bell	5
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Marlena L. Bell	5
Marlena L. Bell	5

Ron Garcia	3
Ron Garcia	3

Marlena L. Bell	5
Marlena L. Bell	5
Marlena L. Bell	5

Jessica Rashty	2
Jessica Rashty	2

John Gover	4
Jerry Sebrasky	6
Kameron Johnson	7
Ron Garcia	3
Todd M. Holt	1
Jessica Rashty	2

Marlena L. Bell	5
Marlena L. Bell	5
Marlena L. Bell	5
Todd M. Holt	1

Quartr Living LLC

Quartr Living LLC

Quartr Living LLC

Quartr Living LLC

Titan Property Maintenance and More LLC	3
Titan Property Maintenance and More LLC	3
Titan Property Maintenance and More LLC	3

Titan Property Maintenance and More LLC	6
Titan Property Maintenance and More LLC	6
Titan Property Maintenance and More LLC	6

Titan Property Maintenance and More LLC	6
Titan Property Maintenance and More LLC	6
Titan Property Maintenance and More LLC	6
Titan Property Maintenance and More LLC	6

Quartr Living LLC

Titan Property Maintenance and More LLC

City of Phoenix

City of Phoenix

Quatr Living LLC



Type	Reference	Debit
------	-----------	-------

CC receipt	D709-8870	1,399.00
CC receipt	D709-8870	55.00
CC receipt	D709-8870	32.18
CC receipt	D709-8870	10.50
CC receipt	D709-8870	4.50
Receipt	ACH20240531-46	809.70
Receipt	ACH20240531-46	39.39
eCheck	DFCF-DA6C	
Payment	20986531531	
Payment	20986531531	
Payment	20986531531	
Payment	20986531531	
Payment	20986531531	
JE	775	
eCheck receipt	55C0-7890	55.00
eCheck receipt	55C0-7890	32.18
eCheck receipt	55C0-7890	1,425.00
eCheck receipt	55C0-7890	1.15
eCheck receipt	55C0-7890	50.00
eCheck receipt	55C0-7890	0.23
eCheck receipt	55C0-7890	10.00
eCheck	8817-BD62	
eCheck	8817-BD62	
Receipt	ACH20240614-10	1,531.59
Receipt	ACH20240614-10	29.78
JE	875	
Receipt	ACH20240614-09	437.96

Receipt	ACH20240614-09	17.74
Receipt	ACH20240614-09	1.51
Receipt	ACH20240614-09	7.02
Receipt	ACH20240614-09	55.00
Receipt	ACH20240614-09	55.00
Receipt	ACH20240614-09	3.45
Receipt	ACH20240614-09	150.00
Receipt	ACH20240614-09	1.15
Receipt	ACH20240614-09	1.38
Receipt	ACH20240614-09	1,450.00
Receipt	ACH20240614-09	55.00
Receipt	ACH20240614-09	34.62
Receipt	ACH20240614-09	21.75
Receipt	ACH20240614-09	1.15
Receipt	ACH20240614-09	5.98
Receipt	ACH20240614-09	357.04
Receipt	ACH20240614-09	55.00
Receipt	ACH20240614-09	34.62
Receipt	ACH20240614-09	18.30
Reversed eCheck	4F01-EE6E	
Reversed eCheck	4F01-EE6E	
Reversed eCheck	4F01-EE6E	
Reverse ACH payment	4F01-EE6E	175.00
Reverse ACH payment	4F01-EE6E	95.00
Reverse ACH payment	4F01-EE6E	205.00
eCheck	CAAD-0AF2	
eCheck	CAAD-0AF2	
eCheck	CAAD-0AF2	
Payment	11135823860	
eCheck receipt	9A08-F900	999.00
eCheck receipt	9A08-F900	125.00
eCheck receipt	9A08-F900	22.98
CC receipt	6B54-D6B0	15.61
CC receipt	6B54-D6B0	36.23
CC receipt	6B54-D6B0	797.25
Payment	ACH Payment	
eCheck receipt	1157-0850	1,425.00
eCheck receipt	1157-0850	155.00
eCheck receipt	1157-0850	32.78
Payment	200120315684	
Payment	200120315684	
eCheck receipt	7EC7-8D70	1,650.00

eCheck receipt	7EC7-8D70	55.00
eCheck receipt	7EC7-8D70	37.95
eCheck receipt	2A42-FC80	55.00
eCheck receipt	2A42-FC80	32.18
eCheck receipt	2A42-FC80	1,425.00
		15,587.85

JE	875	1,531.59
		1,531.59

Receipt	ACH20240614-10	
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0.00

Receipt	
Receipt	
Receipt	
CC receipt	D709-8870
eCheck receipt	55C0-7890
eCheck receipt	55C0-7890
eCheck receipt	55C0-7890
Receipt	ACH20240614-09
Receipt	ACH20240614-09
Receipt	ACH20240614-09
Receipt	ACH20240614-09
Receipt	ACH20240614-09
Receipt	ACH20240614-09
Receipt	ACH20240614-09
Receipt	ACH20240614-09
CC receipt	6B54-D6B0

Payment	ACH Payment	187.58
		187.58

Receipt		1,650.00
Receipt		55.00
Receipt		1,425.00
Receipt		155.00
Receipt		999.00
Receipt		125.00
Receipt		37.95
Receipt		32.78
Receipt		22.98
eCheck receipt	9A08-F900	
eCheck receipt	9A08-F900	
eCheck receipt	9A08-F900	
eCheck receipt	1157-0850	
eCheck receipt	1157-0850	
eCheck receipt	1157-0850	
eCheck receipt	7EC7-8D70	
eCheck receipt	7EC7-8D70	
eCheck receipt	7EC7-8D70	
eCheck receipt	2A42-FC80	
eCheck receipt	2A42-FC80	
eCheck receipt	2A42-FC80	
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Payment	11135823860	9,500.00
		9,500.00

Receipt		
Receipt		
Receipt		
CC receipt	D709-8870	
Receipt	ACH20240531-46	

eCheck receipt	55C0-7890	
Receipt	ACH20240614-10	
Receipt	ACH20240614-09	
Receipt	ACH20240614-09	
Receipt	ACH20240614-09	
CC receipt	6B54-D6B0	
JE	818	8,504.95
		8,504.95

JE	818	
		0.00

JE	818	
		0.00

JE	818	1,418.05
		1,418.05

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Receipt	ACH20240614-09	
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		0.00
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Receipt	ACH20240614-09	
Receipt	ACH20240614-09	
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CC receipt	D709-8870	
CC receipt	D709-8870	
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Receipt	ACH20240614-09	
Receipt	ACH20240614-09	
Receipt	ACH20240614-09	
		0.00

eCheck receipt	55C0-7890	
eCheck receipt	55C0-7890	
		0.00

0.00

Receipt		
Receipt		
Receipt		
CC receipt	D709-8870	
Receipt	ACH20240531-46	
eCheck receipt	55C0-7890	

Receipt	ACH20240614-09	
Receipt	ACH20240614-09	
Receipt	ACH20240614-09	
CC receipt	6B54-D6B0	

0.00

0.00

Payment	20986531531	3.00
JE	775	30.00
		33.00

eCheck	DFCF-DA6C	21.00
		21.00

Payment	20986531531	50.00
		50.00

Payment	20986531531	30.00
		30.00

0.00

0.00

0.00

0.00

Reversed eCheck	4F01-EE6E	205.00
Reverse ACH payment	4F01-EE6E	
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		410.00

0.00

0.00

Reversed eCheck	4F01-EE6E	175.00
Reverse ACH payment	4F01-EE6E	
eCheck	CAAD-0AF2	175.00
		350.00

0.00

eCheck	8817-BD62	95.00
Reversed eCheck	4F01-EE6E	95.00
Reverse ACH payment	4F01-EE6E	
eCheck	CAAD-0AF2	95.00
		285.00

Payment	20986531531	70.00
		70.00

eCheck	8817-BD62	225.00
		225.00

0.00

0.00

0.00

Payment	200120315684	444.88
		444.88

Payment	200120315684	215.52
		215.52

0.00

Payment	20986531531	407.79
		407.79

0.00

0.00

0.00

0.00

0.00

43,774.92



Credit	Balance
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	7,122.55
	7,154.73
	7,165.23
	7,169.73
	7,979.43
	8,018.82
21.00	7,997.82
407.79	7,590.03
70.00	7,520.03
50.00	7,470.03
3.00	7,467.03
30.00	7,437.03
30.00	7,407.03
	7,462.03
	7,494.21
	8,919.21
	8,920.36
	8,970.36
	8,970.59
	8,980.59
225.00	8,755.59
95.00	8,660.59
	10,192.18
	10,221.96
1,531.59	8,690.37
	9,128.33

	9,146.07
	9,147.58
	9,154.60
	9,209.60
	9,264.60
	9,268.05
	9,418.05
	9,419.20
	9,420.58
	10,870.58
	10,925.58
	10,960.20
	10,981.95
	10,983.10
	10,989.08
	11,346.12
	11,401.12
	11,435.74
	11,454.04
175.00	11,279.04
95.00	11,184.04
205.00	10,979.04
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175.00	11,279.04
95.00	11,184.04
205.00	10,979.04
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187.58	3,287.53
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	4,867.53
	4,900.31
444.88	4,455.43
215.52	4,239.91
	5,889.91

	5,944.91
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	6,037.86
	6,070.04
	7,495.04
	1,826.49
13,761.36	7,495.04

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0.00	3,891.59

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1,531.59	-3,891.59
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1,531.59	-3,891.59

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0.00	-5,974.00

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37.95	172.26
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22.98	116.50
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32.18	52.14
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0.23	50.76
1.51	49.25
3.45	45.80
1.15	44.65
1.38	43.27
34.62	8.65
1.15	7.50
5.98	1.52
34.62	-33.10
36.23	-69.33

	118.25
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279.54	118.25

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	4,930.08
	5,929.08
	6,054.08
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125.00	5,023.79
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155.00	3,420.81
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1,425.00	-7,707.70
29.78	-7,737.48
437.96	-8,175.44
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357.04	-9,982.48
797.25	-10,779.73
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110.00	-110.00

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627.74	-3,214.68

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0.00	105.00

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0.00	-840.00	

43,774.92

14,224.75

Description

June 2024

June 2024

June 2024 - TPT Rental Tax - Rent

June 2024 - Liability to Landlord Insurance

June 2024 - Admin Fee - Liability to Landlord Insurance

Base Rent

Utility Recapture

Monthly Software Fees - \$3.00/unit

May Management Fees

May Maintenance Fees

May Screening Applications

May Bank Fees

May LLIP Policies

Bank Fee

June 2024

June 2024 - TPT Rental Tax - Rent

June 2024

Tax charge from Late Fee

Late Fee for Jun 2024

Tax charge from Late Fee

Late Fee of \$10.00 per day: 06/05/2024 - 06/05/2024

Bi-weekly landscaping service

Made adjustments on door to secure door hinges & resecured all door hinges with bigger screws

Move In Charge: Mgmt Held Security Deposits

Move In Charge: Base Rent (Prorated)

Move In Charge: Base Rent (Prorated)

Move In Charge: Utility Reimbursement (W/S/T) (Prorated)
 Move In Charge: Rental Tax (Prorated)
 Move In Charge: Administration Fee (Prorated)
 Move In Charge: Application Fee - Marlana Bell
 Move In Charge: Application Fee - Terry Bell
 Tax charge from Non Refundable Admin Fee
 Move In Charge: Non Refundable Admin Fee
 Tax charge from Late Fee
 Tax charge from Late Fee
 Base Rent
 Utility Reimbursement (W/S/T)
 Rental Tax
 Administration Fee
 Tax charge from Late Fee
 Tax charge from Late Fee
 Base Rent
 Utility Reimbursement (W/S/T)
 Rental Tax
 Administration Fee
 Inspected fridge and cleaned evap coils and opened damper door to allow air flow
 Adjusted door by the hinges/ used longer screws to pull door tighter/ repaired bottom of door b
 Fixed toilet flapper and wax ring/ Replaced plumbing under sink
 Inspected fridge and cleaned evap coils and opened damper door to allow air flow
 Adjusted door by the hinges/ used longer screws to pull door tighter/ repaired bottom of door b
 Fixed toilet flapper and wax ring/ Replaced plumbing under sink
 Inspected fridge and cleaned evap coils and opened damper door to allow air flow
 Adjusted door by the hinges/ used longer screws to pull door tighter/ repaired bottom of door b
 Fixed toilet flapper and wax ring/ Replaced plumbing under sink
 June Distributions
 Online Payment Rent Income
 Online Payment Utility Reimbursement Fee
 Online Payment TPT Rental Tax (AZ)
 May 2024 - Utility Recapture
 May 2024 - TPT Rental Tax - Rent
 June 2024 - Base Rent
 May TPT Tax Payment
 Online Payment Rent Income
 Online Payment Utility Reimbursement Fee
 Online Payment TPT Rental Tax (AZ)
 Water & Sewer
 Trash - Solid Waste
 Online Payment Rent Income

Online Payment Utility Reimbursement Fee
Online Payment TPT Rental Tax (AZ)
Online Payment Utility Reimbursement Fee
Online Payment TPT Rental Tax (AZ)
Online Payment Rent Income

Move In Charge: Mgmt Held Security Deposits

June 2024 - TPT Rental Tax - Rent
June 2024 - TPT Rental Tax - Rent
Tax charge from Late Fee
Tax charge from Late Fee
Move In Charge: Rental Tax (Prorated)
Tax charge from Non Refundable Admin Fee
Tax charge from Late Fee
Tax charge from Late Fee
Rental Tax
Tax charge from Late Fee
Tax charge from Late Fee
Rental Tax
May 2024 - TPT Rental Tax - Rent

May TPT Tax Payment

- Online Payment Rent Income
 - Online Payment Utility Reimbursement Fee
 - Online Payment TPT Rental Tax (AZ)
 - Online Payment Rent Income
 - Online Payment Utility Reimbursement Fee
 - Online Payment TPT Rental Tax (AZ)
 - Online Payment Rent Income
 - Online Payment Utility Reimbursement Fee
 - Online Payment TPT Rental Tax (AZ)
 - Online Payment Utility Reimbursement Fee
 - Online Payment TPT Rental Tax (AZ)
 - Online Payment Rent Income
-

June Distributions

June 2024
Base Rent

June 2024
Move In Charge: Base Rent (Prorated)
Move In Charge: Base Rent (Prorated)
Base Rent
Base Rent
June 2024 - Base Rent

Move In Charge: Non Refundable Admin Fee

Move In Charge: Application Fee - Marlena Bell
Move In Charge: Application Fee - Terry Bell

June 2024 - Liability to Landlord Insurance
June 2024 - Admin Fee - Liability to Landlord Insurance

Move In Charge: Administration Fee (Prorated)
Administration Fee
Administration Fee

Late Fee for Jun 2024
Late Fee of \$10.00 per day: 06/05/2024 - 06/05/2024

June 2024
Utility Recapture
June 2024

Move In Charge: Utility Reimbursement (W/S/T) (Prorated)
Utility Reimbursement (W/S/T)
Utility Reimbursement (W/S/T)
May 2024 - Utility Recapture

May Bank Fees
Bank Fee

Monthly Software Fees - \$3.00/unit

May Screening Applications

May LLIP Policies

Fixed toilet flapper and wax ring/ Replaced plumbing under sink
Fixed toilet flapper and wax ring/ Replaced plumbing under sink
Fixed toilet flapper and wax ring/ Replaced plumbing under sink

Inspected fridge and cleaned evap coils and opened damper door to allow air flow
Inspected fridge and cleaned evap coils and opened damper door to allow air flow
Inspected fridge and cleaned evap coils and opened damper door to allow air flow

Made adjustments on door to secure door hinges & resecured all door hinges with bigger screws
Adjusted door by the hinges/ used longer screws to pull door tighter/ repaired bottom of door by
Adjusted door by the hinges/ used longer screws to pull door tighter/ repaired bottom of door by
Adjusted door by the hinges/ used longer screws to pull door tighter/ repaired bottom of door by

May Maintenance Fees

Bi-weekly landscaping service

Water & Sewer

Trash - Solid Waste

May Management Fees

ecause it was coming apart

ecause it was coming apart

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ecause it was coming apart



04

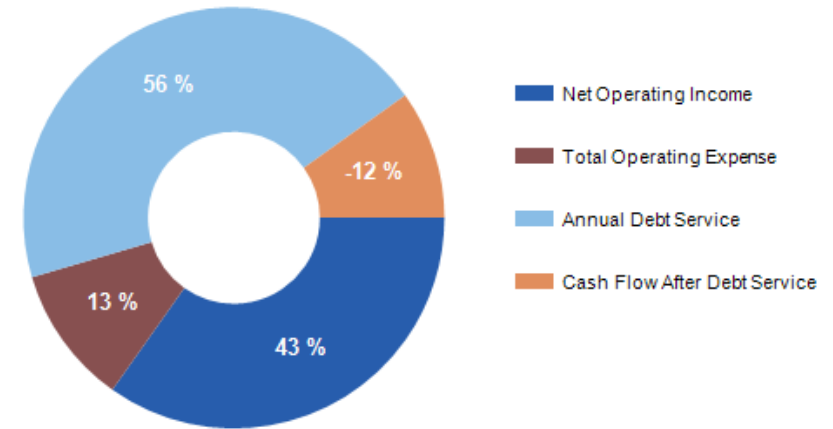
Financial Analysis

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

REVENUE ALLOCATION

CURRENT

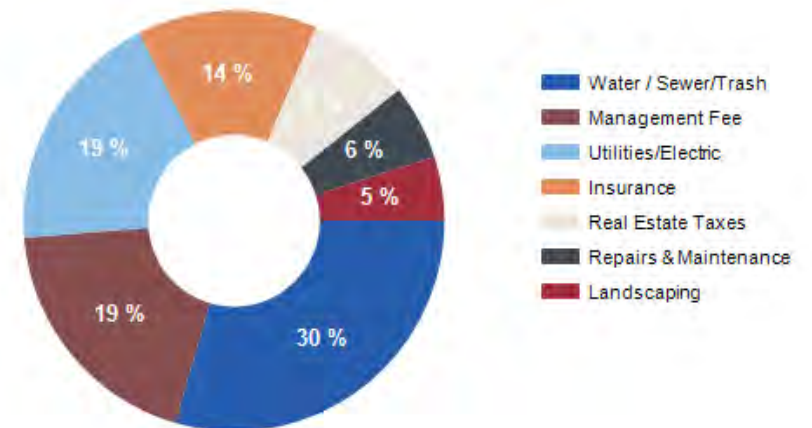
INCOME	CURRENT		PRO FORMA	
Gross Potential Rent	\$48,300	90.2 %	\$51,000	90.4 %
RUBS	\$4,020	7.5 %	\$4,200	7.4 %
Storage Room	\$1,200	2.2 %	\$1,200	2.1 %
Gross Potential Income	\$53,520		\$56,400	
General Vacancy	-3.00 %		-3.00 %	
Effective Gross Income	\$52,071		\$54,870	
Less Expenses	\$12,194	23.41 %	\$12,194	22.22 %
Net Operating Income	\$39,877		\$42,676	
Annual Debt Service	\$51,195		\$51,195	
Cash flow	(\$11,318)		(\$8,519)	
Debt Coverage Ratio	0.78		0.83	



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$970	\$323	\$970	\$323
Insurance	\$1,684	\$561	\$1,684	\$561
Management Fee	\$2,340	\$780	\$2,340	\$780
Repairs & Maintenance	\$700	\$233	\$700	\$233
Water / Sewer/Trash	\$3,600	\$1,200	\$3,600	\$1,200
Landscaping	\$600	\$200	\$600	\$200
Utilities/Electric	\$2,300	\$767	\$2,300	\$767
Total Operating Expense	\$12,194	\$4,065	\$12,194	\$4,065
Annual Debt Service	\$51,195		\$51,195	
Expense / SF	\$10.37		\$10.37	
% of EGI	23.41 %		22.22 %	

DISTRIBUTION OF EXPENSES

CURRENT



GLOBAL

Offering Price	\$855,000
Analysis Period	5 year(s)
Millage Rate (not a growth rate)	0.11000 %

INCOME - Growth Rates

Gross Potential Rent	3.00 %
RUBS	1.50 %
Storage Room	1.50 %

Notes Rents are projected to increase a minimum of 3%

EXPENSES - Growth Rates

Real Estate Taxes	1.50 %
Insurance	1.50 %
Management Fee	3.00 %
Repairs & Maintenance	1.50 %
Water / Sewer/Trash	1.50 %
Landscaping	1.50 %
Utilities/Electric	1.50 %

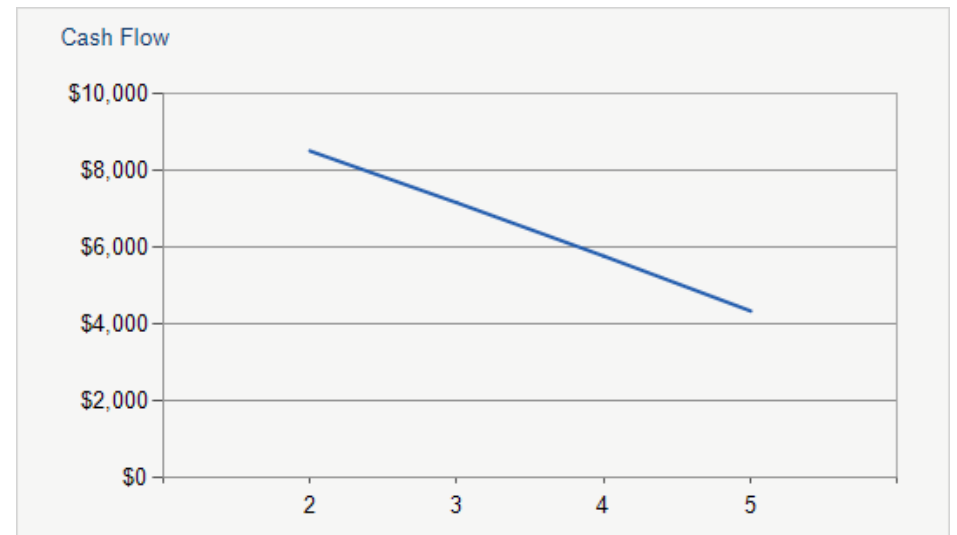
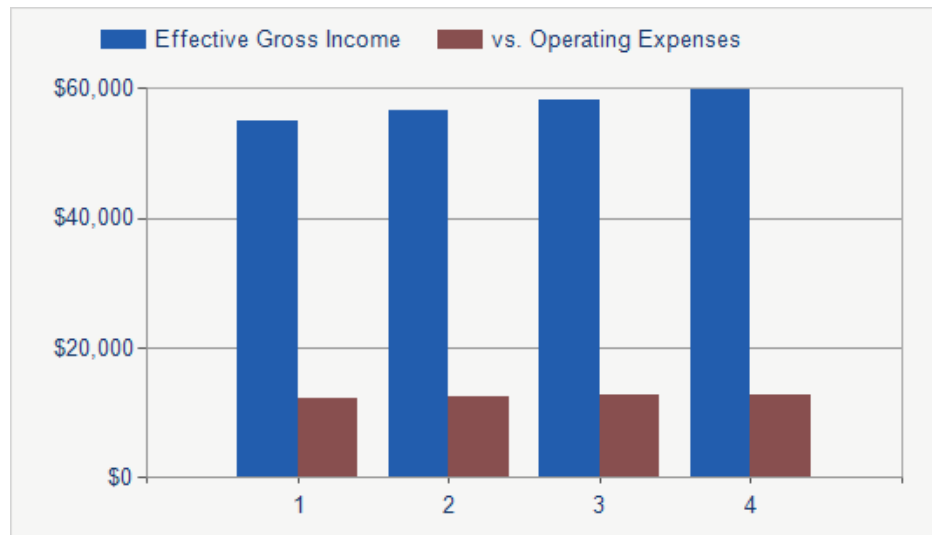
PROPOSED FINANCING

Commercial Financing

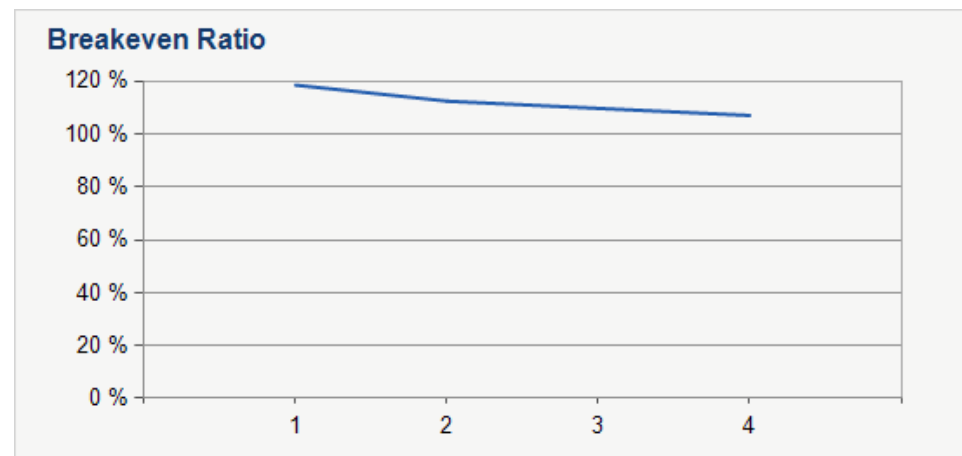
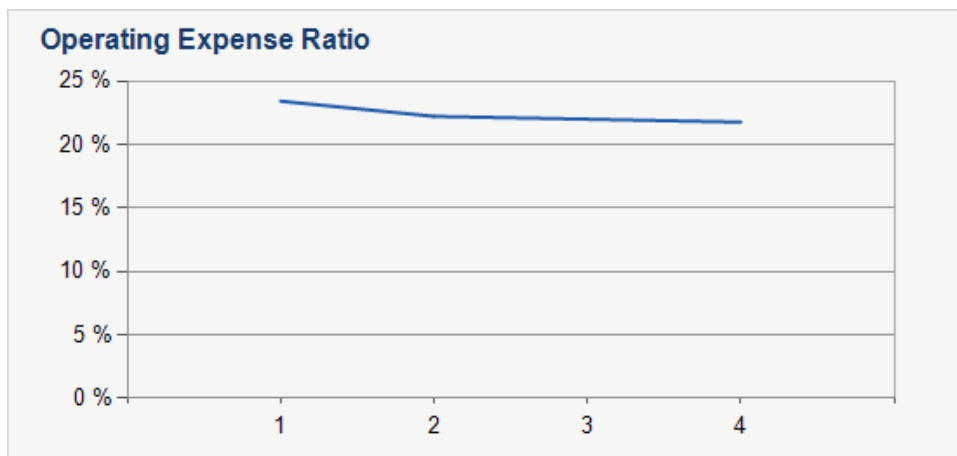
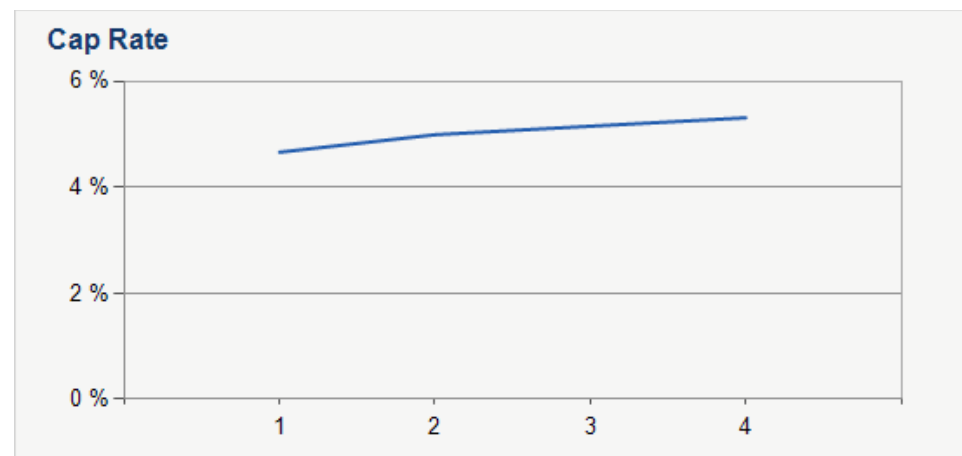
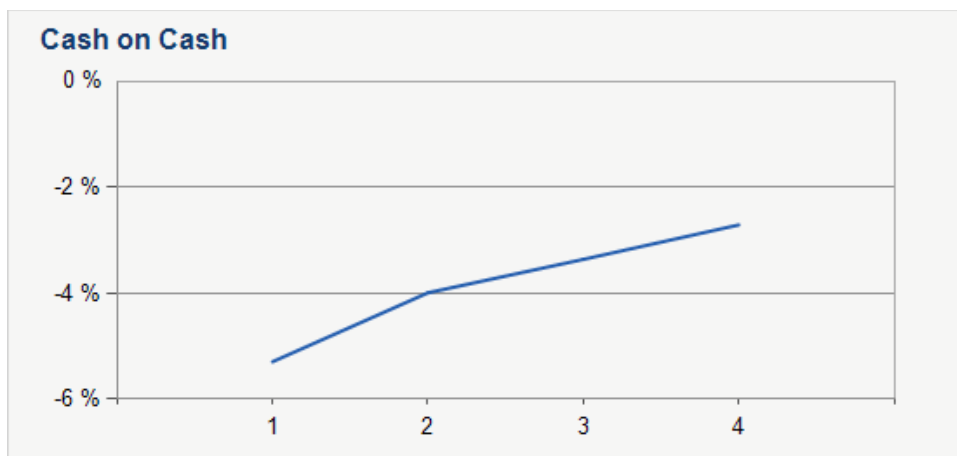
Loan Type	Amortized
Down Payment	\$213,750
Loan Amount	\$641,250
Interest Rate	7.00 %
Loan Terms	30
Annual Debt Service	\$51,195
Loan to Value	75 %
Amortization Period	30 Years



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5
Gross Revenue					
Gross Rental Income	\$48,300	\$51,000	\$52,530	\$54,106	\$55,729
RUBS	\$4,020	\$4,200	\$4,263	\$4,327	\$4,392
Storage Room	\$1,200	\$1,200	\$1,218	\$1,236	\$1,255
Gross Potential Income	\$53,520	\$56,400	\$58,011	\$59,669	\$61,376
General Vacancy	-3.00 %	-3.00 %	-3.00 %	-3.00 %	-3.00 %
Effective Gross Income	\$52,071	\$54,870	\$56,435	\$58,046	\$59,704
Operating Expenses					
Real Estate Taxes	\$970	\$970	\$985	\$999	\$1,014
Insurance	\$1,684	\$1,684	\$1,709	\$1,735	\$1,761
Management Fee	\$2,340	\$2,340	\$2,410	\$2,483	\$2,557
Repairs & Maintenance	\$700	\$700	\$711	\$721	\$732
Water / Sewer/Trash	\$3,600	\$3,600	\$3,654	\$3,709	\$3,764
Landscaping	\$600	\$600	\$609	\$618	\$627
Utilities/Electric	\$2,300	\$2,300	\$2,335	\$2,370	\$2,405
Total Operating Expense	\$12,194	\$12,194	\$12,412	\$12,634	\$12,861
Net Operating Income	\$39,877	\$42,676	\$44,023	\$45,412	\$46,843
Annual Debt Service	\$51,195	\$51,195	\$51,195	\$51,195	\$51,195
Cash Flow	(\$11,318)	(\$8,519)	(\$7,172)	(\$5,783)	(\$4,352)



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5
Cash on Cash Return b/t	-5.29 %	-3.99 %	-3.36 %	-2.71 %	-2.04 %
CAP Rate	4.66 %	4.99 %	5.15 %	5.31 %	5.48 %
Debt Coverage Ratio	0.78	0.83	0.86	0.89	0.92
Operating Expense Ratio	23.41 %	22.22 %	21.99 %	21.76 %	21.54 %
Gross Multiplier (GRM)	15.98	15.16	14.74	14.33	13.93
Loan to Value	74.94 %	74.21 %	73.43 %	72.51 %	71.60 %
Breakeven Ratio	118.44 %	112.39 %	109.65 %	106.97 %	104.37 %
Price / SF	\$727.04	\$727.04	\$727.04	\$727.04	\$727.04
Price / Unit	\$285,000	\$285,000	\$285,000	\$285,000	\$285,000
Income / SF	\$44.27	\$46.65	\$47.98	\$49.35	\$50.76
Expense / SF	\$10.36	\$10.36	\$10.55	\$10.74	\$10.93





05

Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	20,846	175,560	423,636
2010 Population	20,376	169,222	403,549
2024 Population	23,452	190,767	450,942
2029 Population	23,497	190,723	454,093
2024 African American	3,203	18,766	39,500
2024 American Indian	1,168	7,192	15,403
2024 Asian	650	8,544	18,505
2024 Hispanic	8,863	80,773	189,242
2024 Other Race	4,541	42,386	96,423
2024 White	10,457	85,067	210,105
2024 Multiracial	3,405	28,415	70,022
2024-2029: Population: Growth Rate	0.20 %	0.00 %	0.70 %

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	843	7,022	17,028
\$15,000-\$24,999	872	5,430	12,374
\$25,000-\$34,999	1,011	6,150	14,701
\$35,000-\$49,999	1,671	9,309	21,799
\$50,000-\$74,999	2,036	12,083	32,389
\$75,000-\$99,999	1,165	8,925	23,423
\$100,000-\$149,999	1,388	10,960	27,742
\$150,000-\$199,999	534	4,200	11,581
\$200,000 or greater	526	5,240	12,626
Median HH Income	\$55,622	\$61,626	\$63,877
Average HH Income	\$80,007	\$90,840	\$91,217

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	9,811	72,284	174,285
2010 Total Households	8,654	63,201	152,834
2024 Total Households	10,046	69,318	173,667
2029 Total Households	10,246	70,364	178,186
2024 Average Household Size	2.31	2.62	2.52
2000 Owner Occupied Housing	3,181	35,129	87,235
2000 Renter Occupied Housing	5,867	32,702	75,779
2024 Owner Occupied Housing	3,536	35,050	88,285
2024 Renter Occupied Housing	6,510	34,268	85,382
2024 Vacant Housing	857	5,251	13,299
2024 Total Housing	10,903	74,569	186,966
2029 Owner Occupied Housing	3,840	37,588	94,826
2029 Renter Occupied Housing	6,406	32,776	83,360
2029 Vacant Housing	858	5,343	13,523
2029 Total Housing	11,104	75,707	191,709
2024-2029: Households: Growth Rate	2.00 %	1.50 %	2.60 %



Source: esri

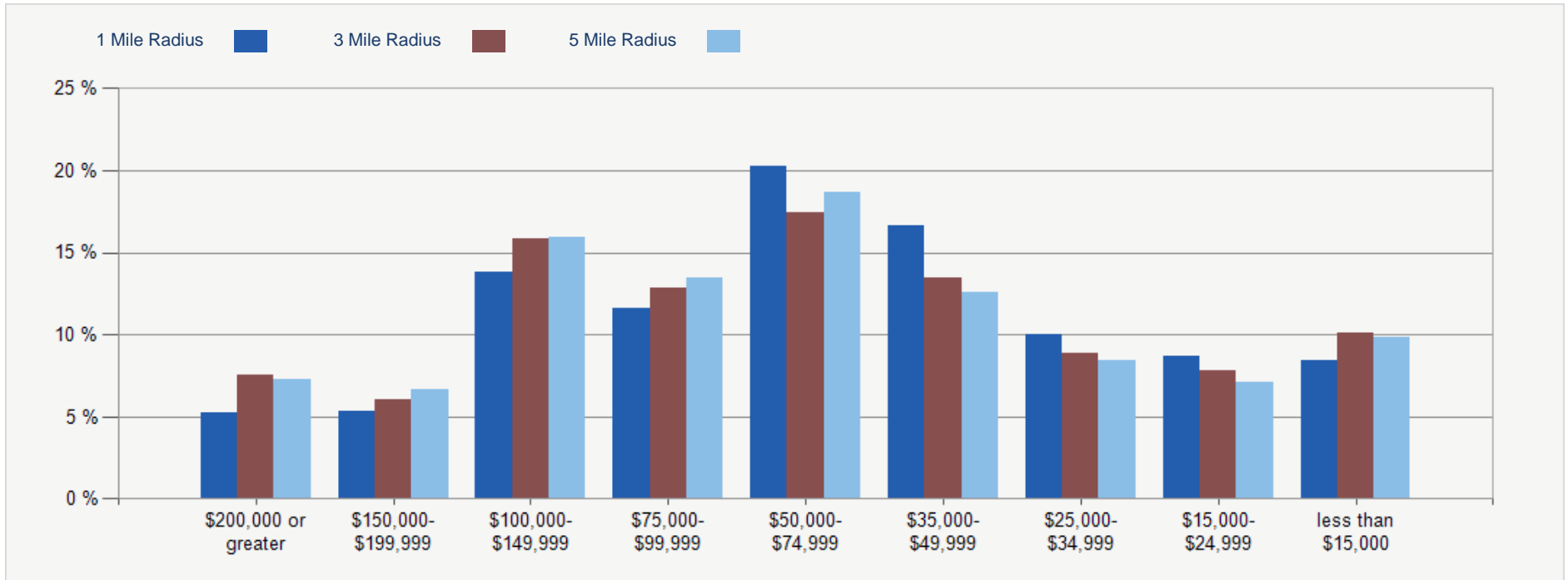
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,969	13,628	35,449
2024 Population Age 35-39	1,771	12,933	31,322
2024 Population Age 40-44	1,562	12,469	29,776
2024 Population Age 45-49	1,304	11,050	26,314
2024 Population Age 50-54	1,286	11,110	26,839
2024 Population Age 55-59	1,209	10,239	24,857
2024 Population Age 60-64	1,223	10,066	24,581
2024 Population Age 65-69	1,006	8,299	20,361
2024 Population Age 70-74	753	6,303	16,011
2024 Population Age 75-79	518	4,592	11,820
2024 Population Age 80-84	345	2,859	7,001
2024 Population Age 85+	519	3,107	6,677
2024 Population Age 18+	18,112	146,535	350,734
2024 Median Age	34	34	35

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$56,517	\$60,784	\$63,099
Average Household Income 25-34	\$76,486	\$81,220	\$84,332
Median Household Income 35-44	\$63,231	\$71,752	\$75,402
Average Household Income 35-44	\$89,491	\$100,809	\$103,211
Median Household Income 45-54	\$64,058	\$75,824	\$76,838
Average Household Income 45-54	\$90,038	\$107,078	\$105,508
Median Household Income 55-64	\$58,649	\$65,268	\$69,100
Average Household Income 55-64	\$87,716	\$97,493	\$97,672
Median Household Income 65-74	\$51,805	\$54,646	\$56,413
Average Household Income 65-74	\$78,458	\$86,355	\$84,788
Average Household Income 75+	\$63,076	\$73,622	\$73,102

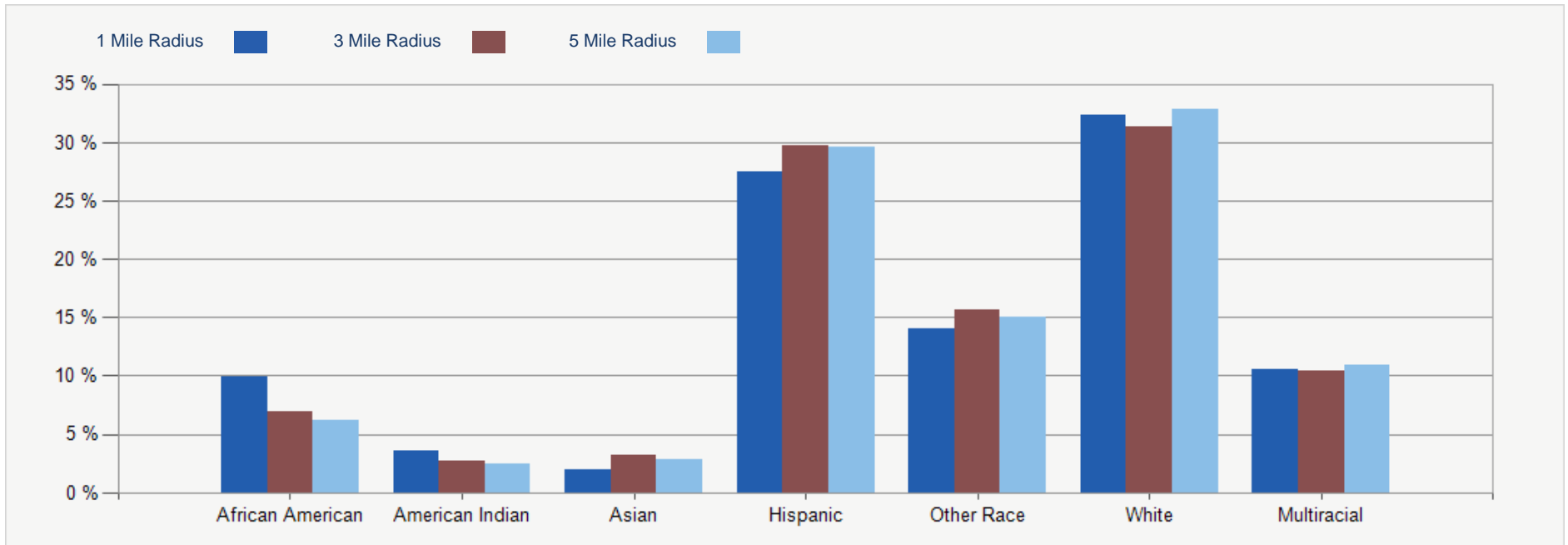
2029 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2029 Population Age 30-34	1,918	13,413	34,564
2029 Population Age 35-39	1,778	12,780	33,038
2029 Population Age 40-44	1,648	12,198	29,615
2029 Population Age 45-49	1,449	11,774	28,388
2029 Population Age 50-54	1,218	10,352	25,103
2029 Population Age 55-59	1,136	9,999	24,547
2029 Population Age 60-64	1,069	9,235	22,920
2029 Population Age 65-69	1,056	8,975	22,045
2029 Population Age 70-74	894	7,437	18,586
2029 Population Age 75-79	668	5,386	13,928
2029 Population Age 80-84	473	3,617	9,405
2029 Population Age 85+	531	3,444	7,849
2029 Population Age 18+	18,248	148,440	358,495
2029 Median Age	36	35	36

2029 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$68,412	\$76,653	\$77,242
Average Household Income 25-34	\$91,049	\$97,810	\$100,341
Median Household Income 35-44	\$77,199	\$84,643	\$88,066
Average Household Income 35-44	\$103,360	\$115,392	\$119,367
Median Household Income 45-54	\$79,251	\$90,844	\$92,447
Average Household Income 45-54	\$107,296	\$126,400	\$124,900
Median Household Income 55-64	\$72,350	\$82,607	\$84,480
Average Household Income 55-64	\$105,146	\$117,937	\$116,340
Median Household Income 65-74	\$60,663	\$66,951	\$69,086
Average Household Income 65-74	\$93,209	\$101,470	\$100,887
Average Household Income 75+	\$74,355	\$90,909	\$91,491

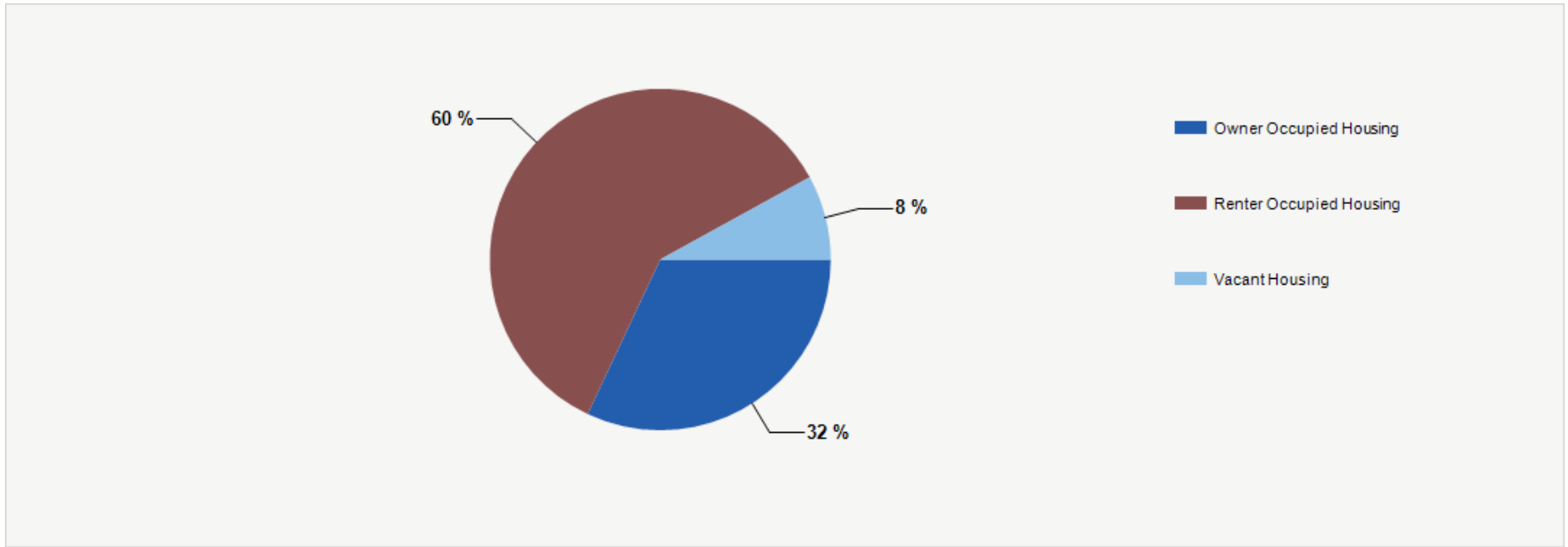
2024 Household Income



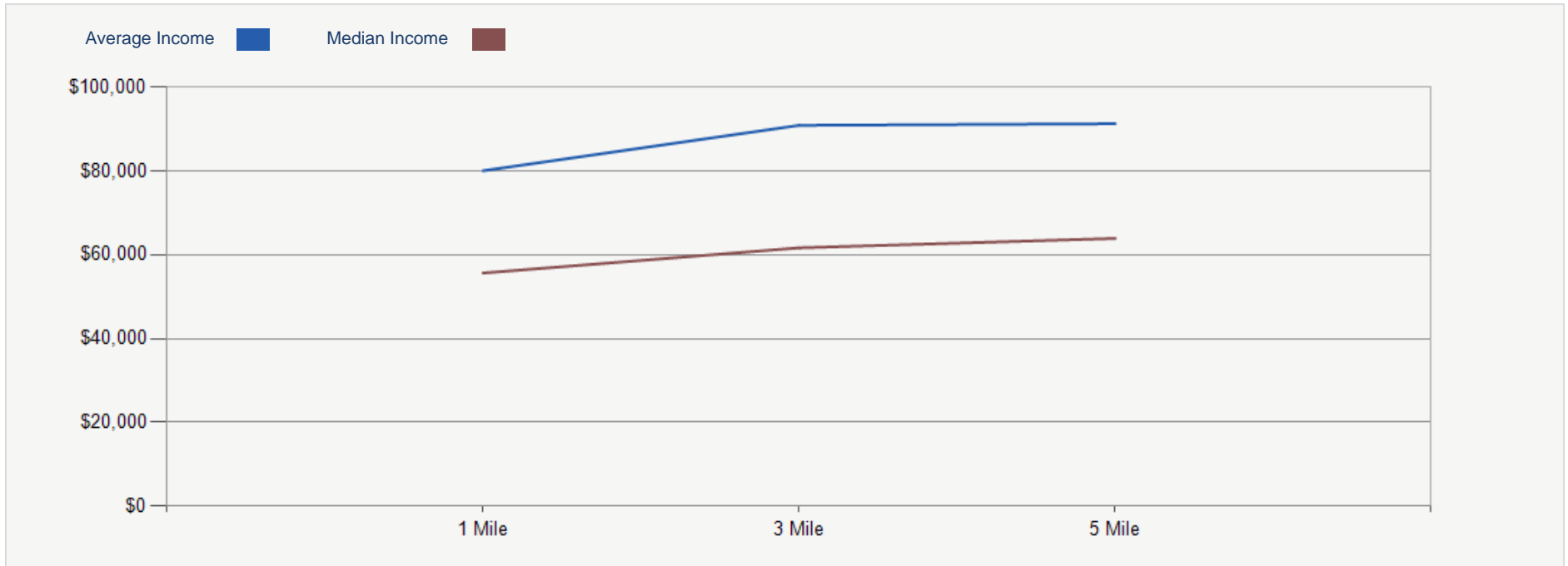
2024 Population by Race



2024 Household Occupancy - 1 Mile Radius



2024 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.

Fully Remodeled and Stunning triplex plex- Occupied



Exclusively Marketed by:

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Gerchick Real Estate
CCIM
(602) 688-9279
linda@justsoldit.com
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