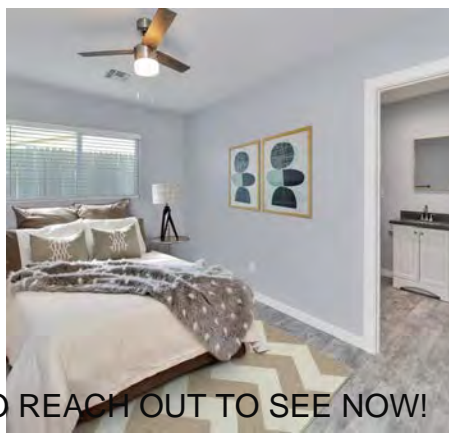


# Remodeled from the Ground UP!



OFFERING MEMORANDUM | CERTIFICATE OF OCCUPANCY DUE THE END OF AUGUST BUT FEEL FREE TO REACH OUT TO SEE NOW!

2222 E Garfield Street  
Phoenix, AZ 85006



# Remodeled from the Ground UP!

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- Unit Mix Summary
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*Exclusively Marketed by:*

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



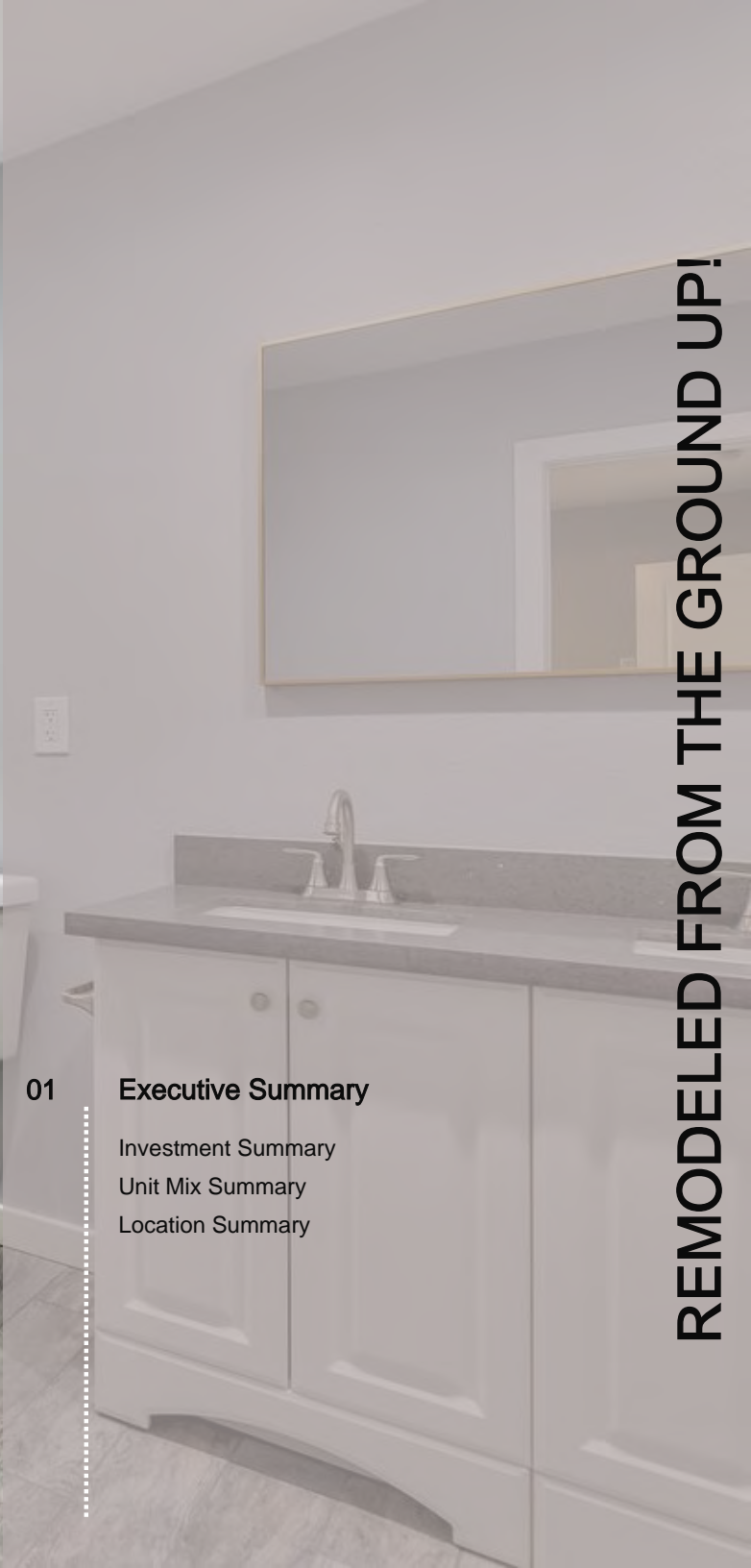
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01

**Executive Summary**

- Investment Summary
- Unit Mix Summary
- Location Summary



## OFFERING SUMMARY

ADDRESS	2222 E Garfield Street Phoenix AZ 85006
COUNTY	Maricopa
MARKET	Phoenix
SUBMARKET	Roosevelt District
BUILDING SF	2,604 SF
LAND SF	6,764 SF
LAND ACRES	0.155
NUMBER OF UNITS	4
YEAR BUILT	1958
YEAR RENOVATED	2024
APN	116-03-014
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

PRICE	\$1,395,000
PRICE PSF	\$535.71
PRICE PER UNIT	\$348,750
OCCUPANCY	97.00 %
NOI (CURRENT-After rented)	\$80,268
NOI (Pro Forma)	\$81,859
CAP RATE (CURRENT-After rented)	5.75 %
CAP RATE (Pro Forma)	5.87 %
CASH ON CASH (CURRENT-After rented)	-0.93 %
CASH ON CASH (Pro Forma)	-0.48 %
GRM (CURRENT-After rented)	14.94
GRM (Pro Forma)	14.68

## PROPOSED FINANCING

Residential Financing	
LOAN TYPE	Amortized
DOWN PAYMENT	\$348,750
LOAN AMOUNT	\$1,046,250
INTEREST RATE	7.00 %
LOAN TERMS	30
ANNUAL DEBT SERVICE	\$83,528
LOAN TO VALUE	75 %
AMORTIZATION PERIOD	30 Years

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	19,203	133,529	320,599
2023 Median HH Income	\$38,541	\$55,942	\$59,900
2023 Average HH Income	\$55,640	\$83,090	\$93,577



## **\*\*Investment Opportunity: Prime Real Estate with High Potential\*\***

- Introducing a lucrative investment opportunity in the heart of Phoenix, presenting a meticulously renovated 4-unit property poised to deliver exceptional returns. Situated in a highly sought-after area, this property is strategically positioned near hospitals, ensuring a steady flow of potential tenants seeking convenient accommodation. With a Certificate of Occupancy expected by the end of May, this property promises immediate rental income upon acquisition.

### **\*\*Property Overview:\*\***

#### **- \*\*Unit Mix\*\*:**

- 1 x 3 Bedroom, 2 Bath
- 2 x 2 Bedroom, 1 Bath
- 1 x 1 Bedroom, 1 Bath

**- \*\*Complete Renovation\*\*:** Total gut and remodel, ensuring a modern and attractive living space.

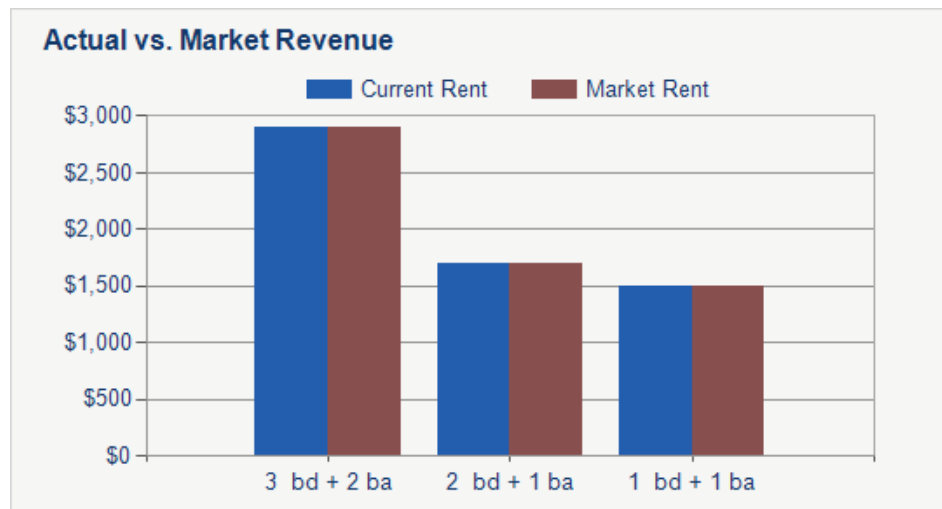
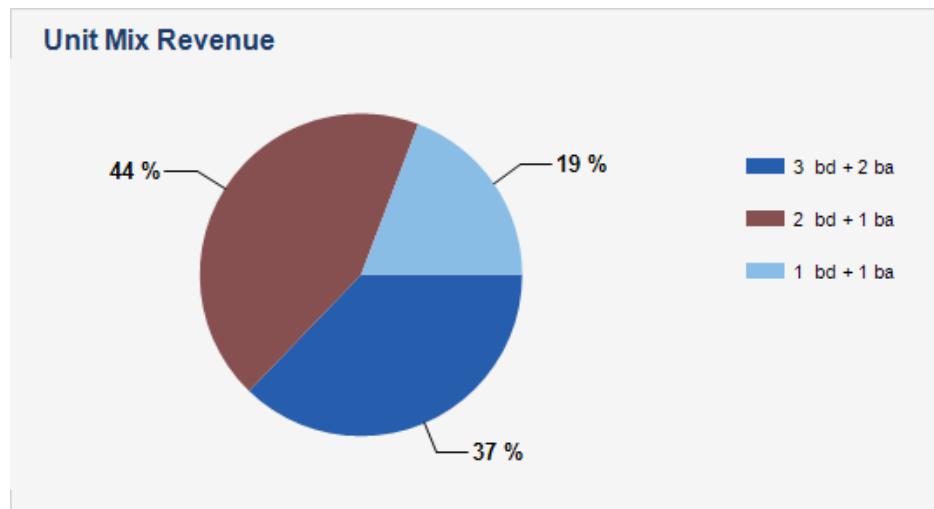
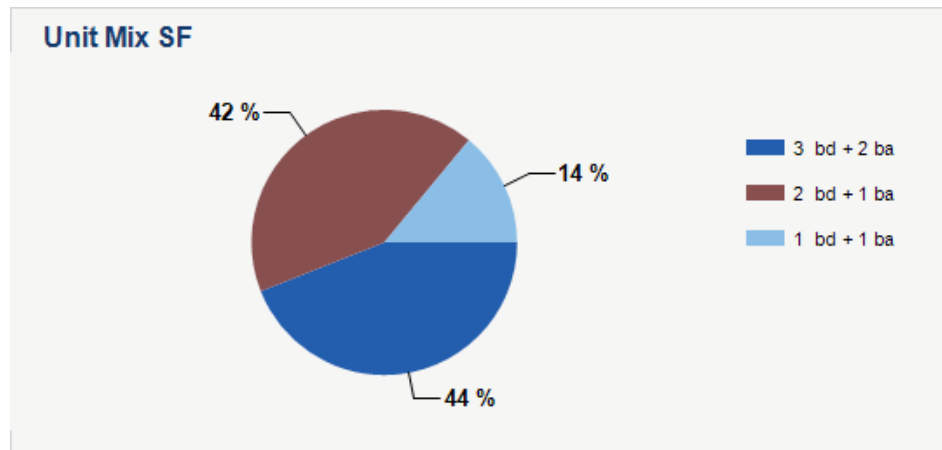
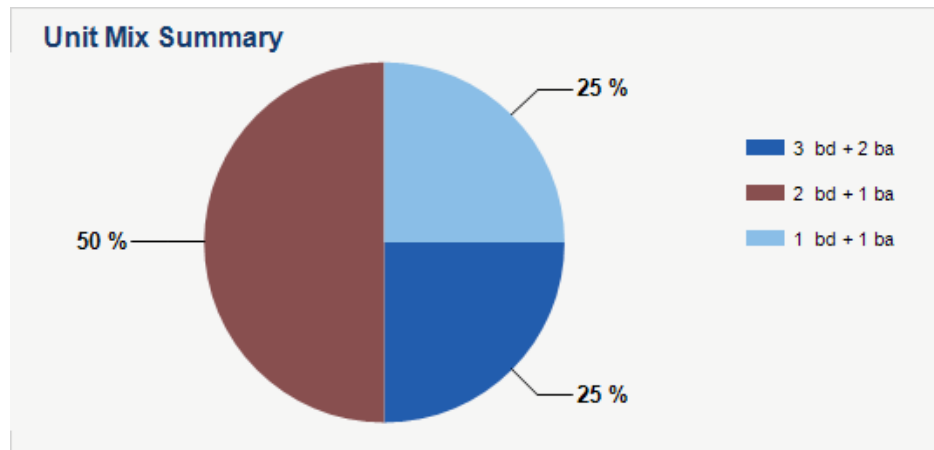
#### **- \*\*Key Improvements\*\*:**

- New Plumbing, Electric, and Roof with Reinforced Joists
- New Flooring, Air Conditioning, and Exterior Stucco
- New Concrete Walkways and Parking Spaces for Tenant Convenience
- New Dual Pane Windows and Exterior Doors for Energy Efficiency and Security
- New Ceiling Fans in Living Room and ALL Bedrooms for Comfort
- New Landscaping for Enhanced Curb Appeal
- New Cabinets, Bathrooms, and Stainless Appliances for Modern Living
- New Quartz Countertops for a Sleek Finish

- **\*\*Investment Highlights:\*\***
  1. **\*\*High Demand Location\*\*:** Proximity to hospitals ensures a consistent pool of potential tenants, including healthcare professionals and staff.
  2. **\*\*Turnkey Investment\*\*:** With permits closed and a comprehensive renovation nearing completion, investors can expect immediate rental income without the hassle of further improvements.
  3. **\*\*Diverse Unit Mix\*\*:** Catering to various tenant preferences, including families, professionals, and individuals, maximizing occupancy rates and rental income potential.
  4. **\*\*Quality Craftsmanship\*\*:** Renovation carried out with meticulous attention to detail and quality materials, ensuring durability and tenant satisfaction.
  5. **\*\*Attractive Amenities\*\*:** Modern amenities such as ceiling fans, stainless appliances, and quartz countertops offer tenants a comfortable and stylish living experience.
  6. **\*\*Strong Rental Market\*\*:** [Location] boasts a robust rental market, offering stability and potential for long-term capital appreciation.
- **\*\*Investment Strategy:\*\***
  - **\*\*Immediate Income Generation\*\*:** Start earning rental income as soon as the Certificate of Occupancy is issued, maximizing return on investment.
  - **\*\*Long-Term Appreciation\*\*:** Capitalize on the property's potential for appreciation in value, driven by its prime location and high-quality renovations.
  - **\*\*Tenant Retention\*\*:** Provide exceptional living standards to attract and retain quality tenants, ensuring consistent cash flow and minimal vacancy rates.

Don't miss out on this exceptional opportunity to invest in a newly renovated property with immense income potential. Contact us today to learn more and secure your position in this thriving real estate market.

Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
3 bd + 2 ba	1	1,330	\$2,895 - \$2,895	\$2.18	\$2,895	\$2,895	\$2.18	\$2,895
2 bd + 1 ba	2	645	\$1,695 - \$1,695	\$2.63	\$3,390	\$1,695	\$2.63	\$3,390
1 bd + 1 ba	1	425	\$1,495 - \$1,495	\$3.52	\$1,495	\$1,495	\$3.52	\$1,495
<b>Totals/Averages</b>	<b>4</b>	<b>761</b>	<b>\$1,945</b>	<b>\$2.74</b>	<b>\$7,780</b>	<b>\$1,945</b>	<b>\$2.74</b>	<b>\$7,780</b>



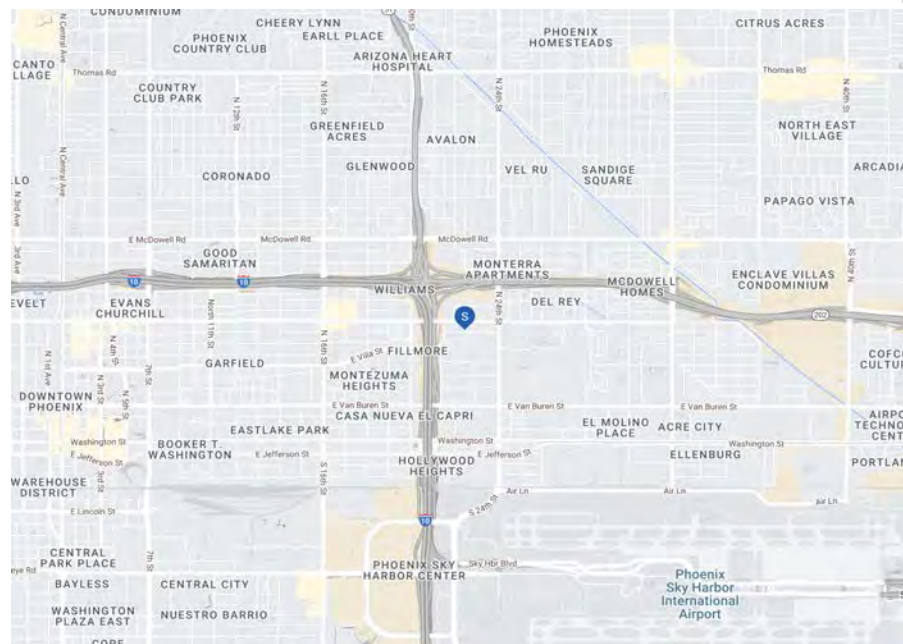
# The Garfield Historical District

- The Garfield Historic District contains primarily modest bungalows and Period Revival style homes but it also includes a noteworthy concentration of older turn-of-the-century structures, including the largest concentration of “Pyramid Cottages” in Phoenix. The neighborhood provides a sampling of architectural styles from the earliest vernacular homes in Phoenix to the early Ranch-style homes that would become prevalent following World War II. Garfield was developed from 1883 to 1955. The neighborhood was one of the first additions to the original Phoenix townsite. It is also an excellent example of a “streetcar subdivision,” where residential development was directly related to the establishment of a streetcar line through the neighborhood. Before becoming a residential area, the Garfield Historic District was part of an extensive agricultural tract. The area was farmed by John T. Dennis, a pioneer settler who emigrated from Ohio in 1868. As Phoenix grew, Dennis saw the value of his land for future residential development. The original subdivision was platted with a rectilinear street grid clearly based on the original townsite layout. The Dennis Addition was recorded with Maricopa County on Nov. 16, 1883, and was annexed into Phoenix in 1899. Many municipal improvements stimulated development in the Dennis Addition during the late 1800s. The first city well and pumping plant was located on a block of land at the northeast corner of 9th and Van Buren streets. One vernacular brick building related to the pumping station is still standing at the northwest corner of Verde Park near the corner of 9th and Polk streets.

Regional Map



Locator Map



- The Phoenix Street Railway built the first powerhouse just to the west of the pumping plant. In 1895, the Phoenix Street Railway extended their streetcar line through the Dennis Addition. Called the Brill Line, it ran along Pierce Street to 10th Street and then north to the Brill Addition, which was located just north of the Dennis Addition. Both Dennis and Frederick Brill, the owner of the Brill Addition, were investors in the extension of the line. Virtually all of the early streetcar lines were backed by large landholders in order to promote land sales in the new subdivisions. The Dennis Addition itself was subdivided repeatedly in the following decades. The growth of the neighborhood as a solid residential area in the 1920s encouraged the establishment of local businesses and other institutions. Six of the seven churches located in the Garfield neighborhood were constructed between 1925 and 1931. Commercial establishments and small businesses also flourished at that time, particularly at the corner of 10th and Pierce streets where the streetcar line turned north.







02

## Property Description

Property Features

Aerial Map

Common Amenities

Unit Amenities

Property Images

REMODELED FROM THE GROUND UP!

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## PROPERTY FEATURES

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NUMBER OF UNITS	4
BUILDING SF	2,604
LAND SF	6,764
LAND ACRES	0.155
YEAR BUILT	1958
YEAR RENOVATED	2024
# OF PARCELS	1
ZONING TYPE	R-4
BUILDING CLASS	A
TOPOGRAPHY	Flat
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	6
POOL / JACUZZI	None
WASHER/DRYER	Ind. Hook Ups

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## MECHANICAL

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HVAC	New Individual
FIRE SPRINKLERS	New
HOT WATER HEATERS	New

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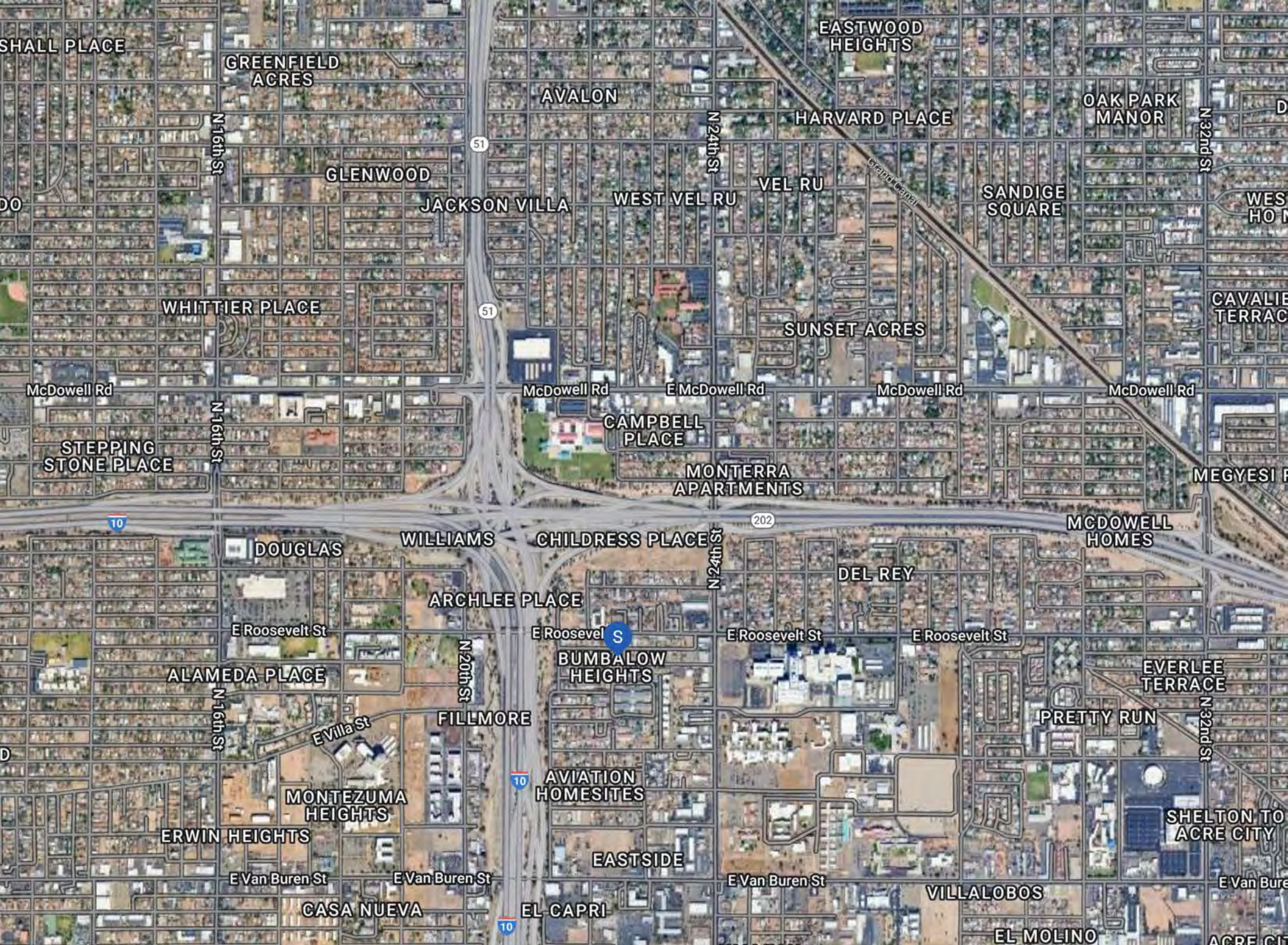
## UTILITIES

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WATER	City of Phoenix
TRASH	City of Phoenix
GAS	None
ELECTRIC	APS

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SHALL PLACE

GREENFIELD ACRES

EASTWOOD HEIGHTS

AVALON

HARVARD PLACE

OAK PARK MANOR

GLENWOOD

JACKSON VILLA

WEST VEL RU

VEL RU

SANDIGE SQUARE

WHITTIER PLACE

SUNSET ACRES

McDowell Rd

McDowell Rd

E McDowell Rd

McDowell Rd

McDowell Rd

STEPPING STONE PLACE

CAMPBELL PLACE

MONTERRA APARTMENTS

MEGYESI P

10

51

202

DOUGLAS

WILLIAMS

CHILDRESS PLACE

MCDOWELL HOMES

ARCHLEE PLACE

DEL REY

E Roosevelt St

E Roosevelt St

E Roosevelt St

E Roosevelt St

ALAMEDA PLACE

BUMBALOW HEIGHTS

EVERLEE TERRACE

N 16th St

N 20th St

N 24th St

N 32nd St

E Villa St

FILLMORE

PRETTY RUN

MONTEZUMA HEIGHTS

AVIATION HOMESITES

SHELTON TO ACRE CITY

ERWIN HEIGHTS

EASTSIDE

VILLALOBOS

E Van Buren St

E Van Buren St

E Van Buren St

E Van Buren St

CASA NUEVA

EL CAPRI

EL MOLINO

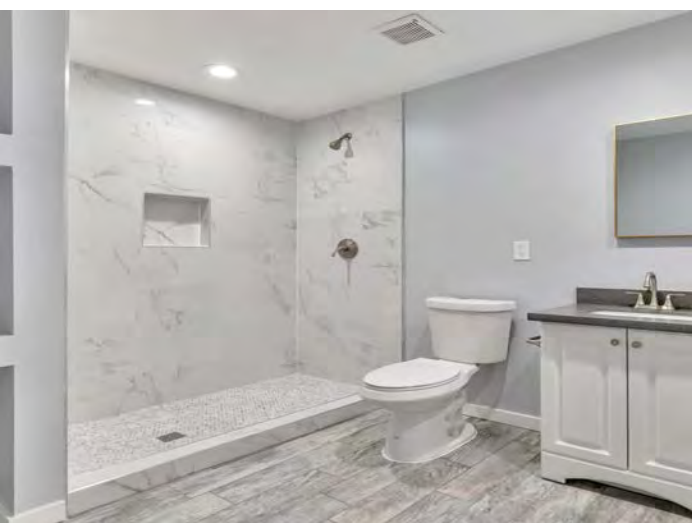
10

## Common Amenities

- 1. **\*\*High Demand Location\*\***: Proximity to hospitals ensures a consistent pool of potential tenants, including healthcare professionals and staff.
- 2. **\*\*Turnkey Investment\*\***: With permits closed and a comprehensive renovation nearing completion, investors can expect immediate rental income without the hassle of further improvements.
- 3. **\*\*Diverse Unit Mix\*\***: Catering to various tenant preferences, including families, professionals, and individuals, maximizing occupancy rates and rental income potential.
- 4. **\*\*Quality Craftsmanship\*\***: Renovation carried out with meticulous attention to detail and quality materials, ensuring durability and tenant satisfaction.
- 5. **\*\*Attractive Amenities\*\***: Modern amenities such as ceiling fans, stainless appliances, and quartz countertops offer tenants a comfortable and stylish living experience.
- 6. **\*\*Strong Rental Market\*\***: [Location] boasts a robust rental market, offering stability and potential for long-term capital appreciation.

## Unit Amenities

- **Property Overview:**
  - **Unit Mix:**
    - 1 x 3 Bedroom, 2 Bath
    - 2 x 2 Bedroom, 1 Bath
    - 1 x 1 Bedroom, 1 Bath
  - **Complete Renovation:** Total gut and remodel, ensuring a modern and attractive living space.
  - **Key Improvements:**
    - New Plumbing, Electric, and Roof with Reinforced Joists
    - New Flooring, Air Conditioning, and Exterior Stucco
    - New Concrete Walkways and Parking Spaces for Tenant
- **Convenience**
  - New Dual Pane Windows and Exterior Doors for Energy Efficiency and Security
  - New Ceiling Fans in Living Room and ALL Bedrooms for Comfort
  - New Landscaping for Enhanced Curb Appeal
  - New Cabinets, Bathrooms, and Stainless Appliances for Modern Living
  - New Quartz Countertops for a Sleek Finish





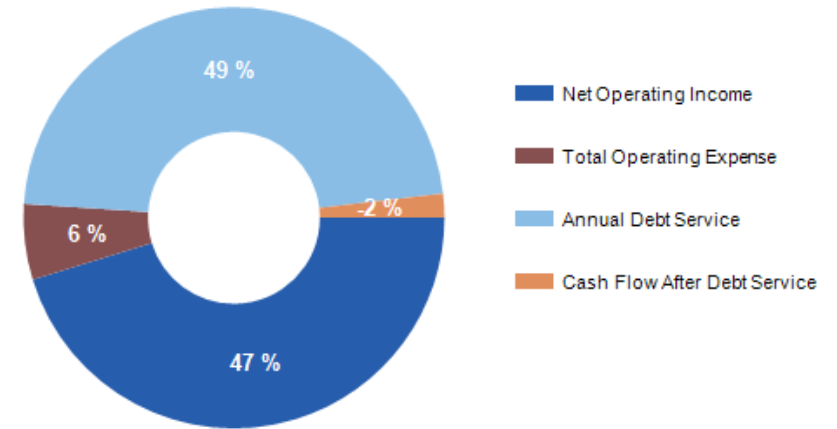
03

**Financial Analysis**

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

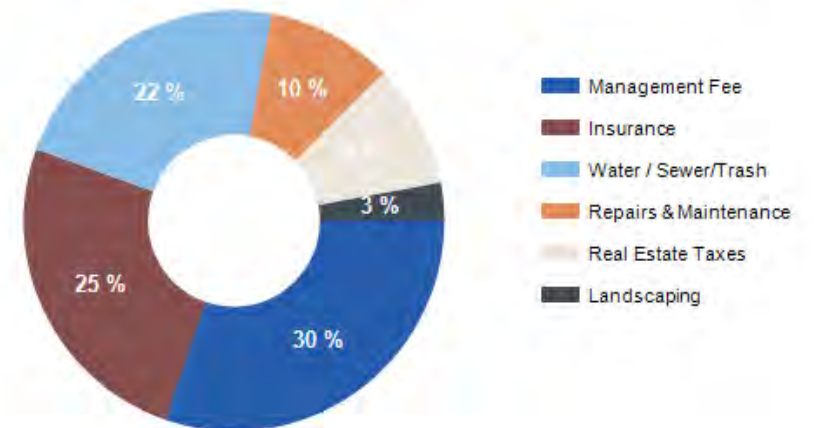
REVENUE ALLOCATION  
CURRENT-AFTER RENTED

INCOME	CURRENT-AFTER RENTED	PRO FORMA		
Gross Scheduled Rent	\$93,360	\$95,000		
<b>Gross Potential Income</b>	<b>\$93,360</b>	<b>\$95,000</b>		
General Vacancy	-3.00 %	-3.00 %		
<b>Effective Gross Income</b>	<b>\$90,559</b>	<b>\$92,150</b>		
Less Expenses	\$10,291	11.36 %	\$10,291	11.16 %
<b>Net Operating Income</b>	<b>\$80,268</b>	<b>\$81,859</b>		
Annual Debt Service	\$83,528	\$83,528		
<b>Cash flow</b>	<b>(\$3,260)</b>	<b>(\$1,669)</b>		
Debt Coverage Ratio	0.96	0.98		



EXPENSES	CURRENT-AFTER RENTED	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$974	\$244	\$974	\$244
Insurance	\$2,597	\$649	\$2,597	\$649
Management Fee	\$3,120	\$780	\$3,120	\$780
Repairs & Maintenance	\$1,000	\$250	\$1,000	\$250
Water / Sewer/Trash	\$2,300	\$575	\$2,300	\$575
Landscaping	\$300	\$75	\$300	\$75
<b>Total Operating Expense</b>	<b>\$10,291</b>	<b>\$2,573</b>	<b>\$10,291</b>	<b>\$2,573</b>
Annual Debt Service	\$83,528	\$83,528		
Expense / SF	\$3.95	\$3.95		
% of EGI	11.36 %	11.16 %		

DISTRIBUTION OF EXPENSES  
CURRENT-AFTER RENTED





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## GLOBAL

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Price	\$1,395,000
Analysis Period	5 year(s)

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## INCOME - Growth Rates

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Gross Scheduled Rent	5.00 %
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## PROPOSED FINANCING

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### Residential Financing

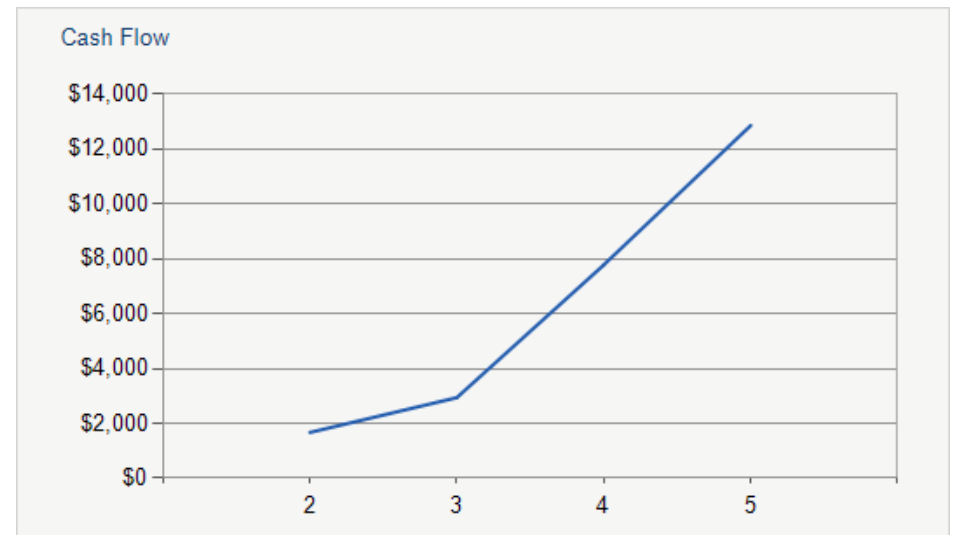
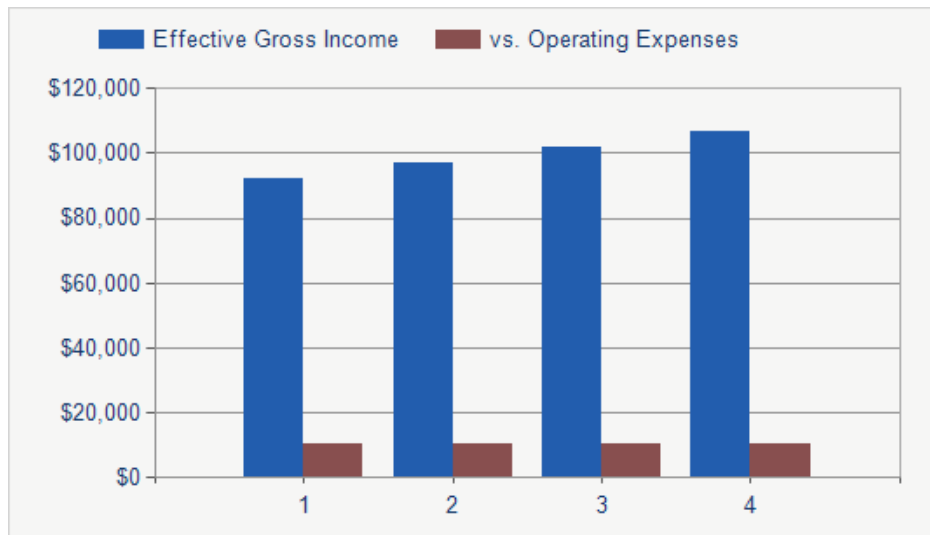
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Loan Type	Amortized
Down Payment	\$348,750
Loan Amount	\$1,046,250
Interest Rate	7.00 %
Loan Terms	30
Annual Debt Service	\$83,528
Loan to Value	75 %
Amortization Period	30 Years

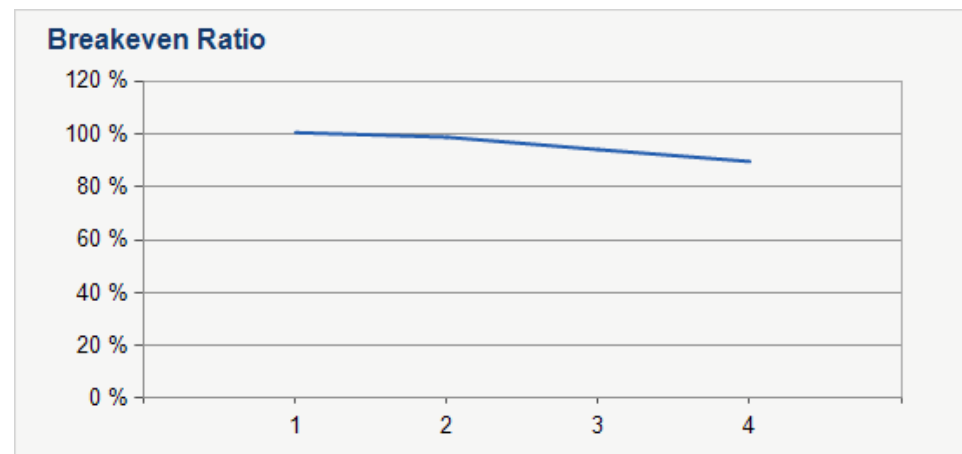
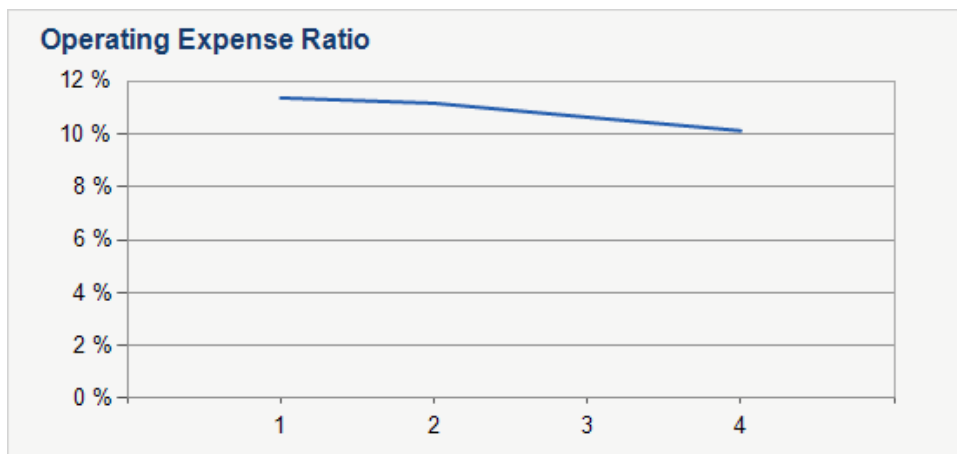
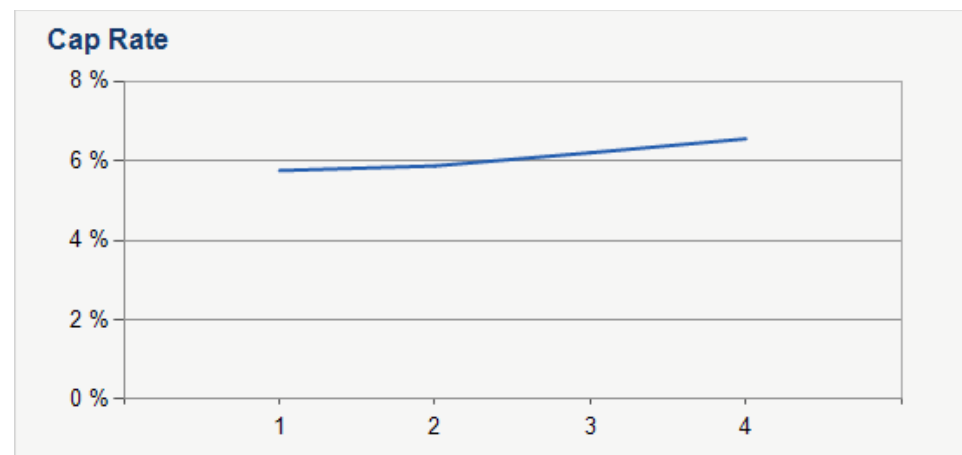
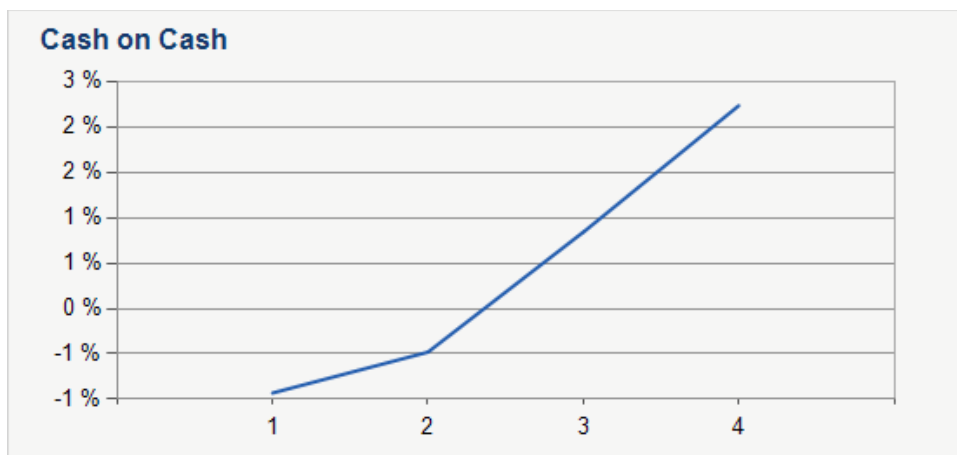
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Calendar Year	CURRENT-After rented	Year 2	Year 3	Year 4	Year 5
<b>Gross Revenue</b>					
Gross Scheduled Rent	\$93,360	\$95,000	\$99,750	\$104,738	\$109,974
General Vacancy	-3.00 %	-3.00 %	-3.00 %	-3.00 %	-3.00 %
<b>Effective Gross Income</b>	<b>\$90,559</b>	<b>\$92,150</b>	<b>\$96,758</b>	<b>\$101,595</b>	<b>\$106,675</b>
<b>Operating Expenses</b>					
Real Estate Taxes	\$974	\$974	\$974	\$974	\$974
Insurance	\$2,597	\$2,597	\$2,597	\$2,597	\$2,597
Management Fee	\$3,120	\$3,120	\$3,120	\$3,120	\$3,120
Repairs & Maintenance	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Water / Sewer/Trash	\$2,300	\$2,300	\$2,300	\$2,300	\$2,300
Landscaping	\$300	\$300	\$300	\$300	\$300
<b>Total Operating Expense</b>	<b>\$10,291</b>	<b>\$10,291</b>	<b>\$10,291</b>	<b>\$10,291</b>	<b>\$10,291</b>
<b>Net Operating Income</b>	<b>\$80,268</b>	<b>\$81,859</b>	<b>\$86,467</b>	<b>\$91,304</b>	<b>\$96,384</b>
Annual Debt Service	\$83,528	\$83,528	\$83,528	\$83,528	\$83,528
<b>Cash Flow</b>	<b>(\$3,260)</b>	<b>(\$1,669)</b>	<b>\$2,938</b>	<b>\$7,776</b>	<b>\$12,856</b>



Calendar Year	CURRENT-After rented	Year 2	Year 3	Year 4	Year 5
Cash on Cash Return b/t	-0.93 %	-0.48 %	0.84 %	2.23 %	3.69 %
CAP Rate	5.75 %	5.87 %	6.20 %	6.55 %	6.91 %
Debt Coverage Ratio	0.96	0.98	1.04	1.09	1.15
Operating Expense Ratio	11.36 %	11.16 %	10.63 %	10.12 %	9.64 %
Gross Multiplier (GRM)	14.94	14.68	13.99	13.32	12.68
Loan to Value	74.95 %	74.26 %	73.43 %	72.58 %	71.59 %
Breakeven Ratio	100.49 %	98.76 %	94.05 %	89.58 %	85.31 %
Price / SF	\$535.71	\$535.71	\$535.71	\$535.71	\$535.71
Price / Unit	\$348,750	\$348,750	\$348,750	\$348,750	\$348,750
Income / SF	\$34.77	\$35.38	\$37.15	\$39.01	\$40.96
Expense / SF	\$3.95	\$3.95	\$3.95	\$3.95	\$3.95





04

Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	23,319	135,756	308,124
2010 Population	19,688	121,794	284,877
2023 Population	19,203	133,529	320,599
2028 Population	19,631	143,427	335,858
2023 African American	2,078	12,681	32,643
2023 American Indian	770	5,180	11,282
2023 Asian	155	3,463	9,417
2023 Hispanic	13,109	63,818	138,550
2023 Other Race	6,744	30,691	66,238
2023 White	5,070	57,229	146,692
2023 Multiracial	4,361	23,932	53,352
2023-2028: Population: Growth Rate	2.20 %	7.20 %	4.65 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,299	7,567	16,106
\$15,000-\$24,999	737	4,801	10,684
\$25,000-\$34,999	795	5,157	12,039
\$35,000-\$49,999	917	7,646	18,283
\$50,000-\$74,999	1,091	10,070	24,078
\$75,000-\$99,999	575	7,437	16,980
\$100,000-\$149,999	512	7,342	19,425
\$150,000-\$199,999	192	3,253	8,569
\$200,000 or greater	98	3,442	11,632
Median HH Income	\$38,541	\$55,942	\$59,900
Average HH Income	\$55,640	\$83,090	\$93,577

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,117	49,100	122,219
2010 Total Households	5,527	44,781	111,058
2023 Total Households	6,215	56,717	137,807
2028 Total Households	6,449	63,361	148,260
2023 Average Household Size	2.90	2.26	2.27
2000 Owner Occupied Housing	2,039	17,896	48,680
2000 Renter Occupied Housing	3,729	27,403	63,619
2023 Owner Occupied Housing	1,763	18,805	52,968
2023 Renter Occupied Housing	4,452	37,912	84,839
2023 Vacant Housing	658	7,915	16,049
2023 Total Housing	6,873	64,632	153,856
2028 Owner Occupied Housing	1,830	19,972	55,877
2028 Renter Occupied Housing	4,620	43,388	92,383
2028 Vacant Housing	637	7,048	14,551
2028 Total Housing	7,086	70,409	162,811
2023-2028: Households: Growth Rate	3.70 %	11.20 %	7.35 %



Source: esri

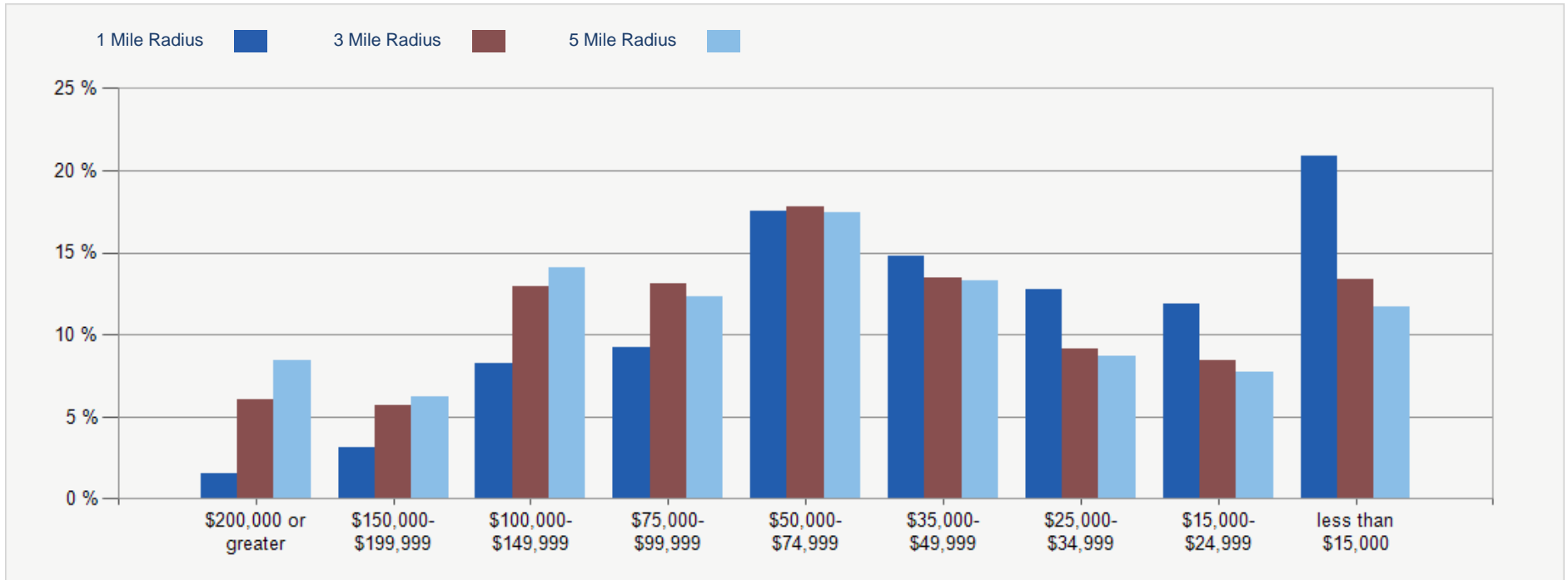
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,356	10,979	25,494
2023 Population Age 35-39	1,217	9,844	23,149
2023 Population Age 40-44	1,146	8,866	21,151
2023 Population Age 45-49	1,003	7,550	18,123
2023 Population Age 50-54	885	7,449	18,295
2023 Population Age 55-59	815	6,902	17,216
2023 Population Age 60-64	715	6,555	16,757
2023 Population Age 65-69	598	5,548	14,540
2023 Population Age 70-74	428	4,261	11,413
2023 Population Age 75-79	302	2,790	7,546
2023 Population Age 80-84	175	1,735	4,656
2023 Population Age 85+	183	1,732	4,718
2023 Population Age 18+	12,785	101,017	244,248
2023 Median Age	28	33	35

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$48,358	\$60,313	\$61,156
Average Household Income 25-34	\$63,182	\$81,244	\$84,325
Median Household Income 35-44	\$42,748	\$64,676	\$70,482
Average Household Income 35-44	\$61,130	\$93,702	\$105,022
Median Household Income 45-54	\$45,337	\$65,708	\$71,649
Average Household Income 45-54	\$60,340	\$95,945	\$109,218
Median Household Income 55-64	\$39,167	\$57,725	\$64,407
Average Household Income 55-64	\$57,055	\$88,520	\$104,682
Median Household Income 65-74	\$30,336	\$46,347	\$52,799
Average Household Income 65-74	\$45,027	\$76,269	\$89,491
Average Household Income 75+	\$36,475	\$60,419	\$74,321

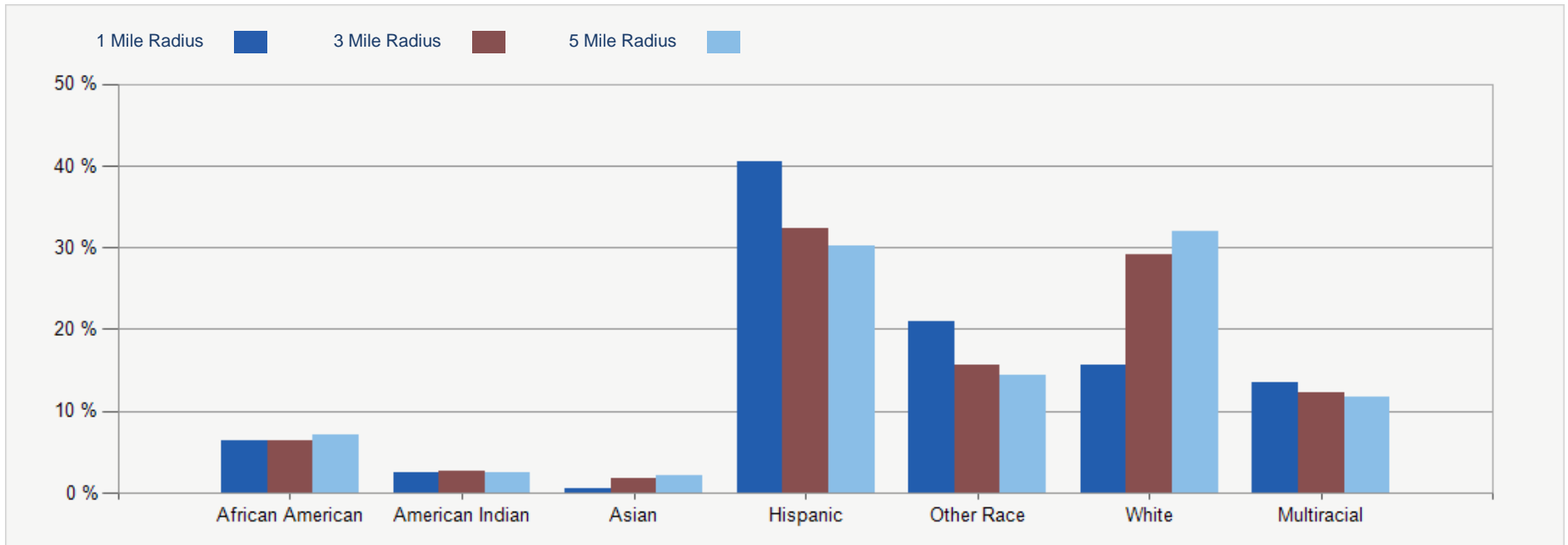
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	1,402	10,895	24,831
2028 Population Age 35-39	1,283	9,998	23,162
2028 Population Age 40-44	1,174	9,365	21,748
2028 Population Age 45-49	1,035	8,497	20,305
2028 Population Age 50-54	878	7,358	17,507
2028 Population Age 55-59	792	7,163	17,474
2028 Population Age 60-64	665	6,647	16,186
2028 Population Age 65-69	629	6,388	15,747
2028 Population Age 70-74	466	5,301	13,114
2028 Population Age 75-79	344	4,021	9,947
2028 Population Age 80-84	256	2,568	6,379
2028 Population Age 85+	197	2,261	5,623
2028 Population Age 18+	13,179	109,902	258,324
2028 Median Age	28	34	35

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$56,288	\$71,103	\$72,334
Average Household Income 25-34	\$75,277	\$95,862	\$99,801
Median Household Income 35-44	\$51,252	\$76,679	\$82,311
Average Household Income 35-44	\$72,630	\$110,186	\$121,500
Median Household Income 45-54	\$52,638	\$78,918	\$84,736
Average Household Income 45-54	\$71,800	\$114,156	\$126,606
Median Household Income 55-64	\$45,991	\$69,845	\$78,319
Average Household Income 55-64	\$67,899	\$105,226	\$121,640
Median Household Income 65-74	\$34,311	\$56,838	\$65,178
Average Household Income 65-74	\$52,272	\$92,496	\$107,346
Average Household Income 75+	\$44,888	\$74,360	\$91,041

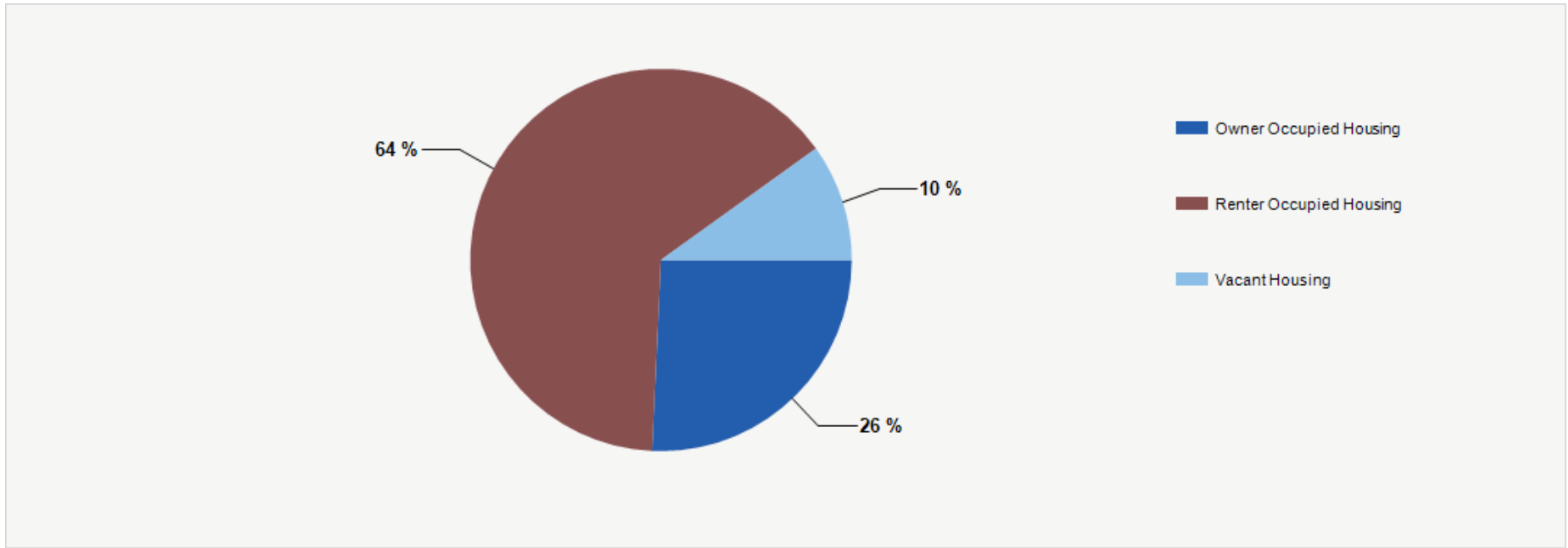
## 2023 Household Income



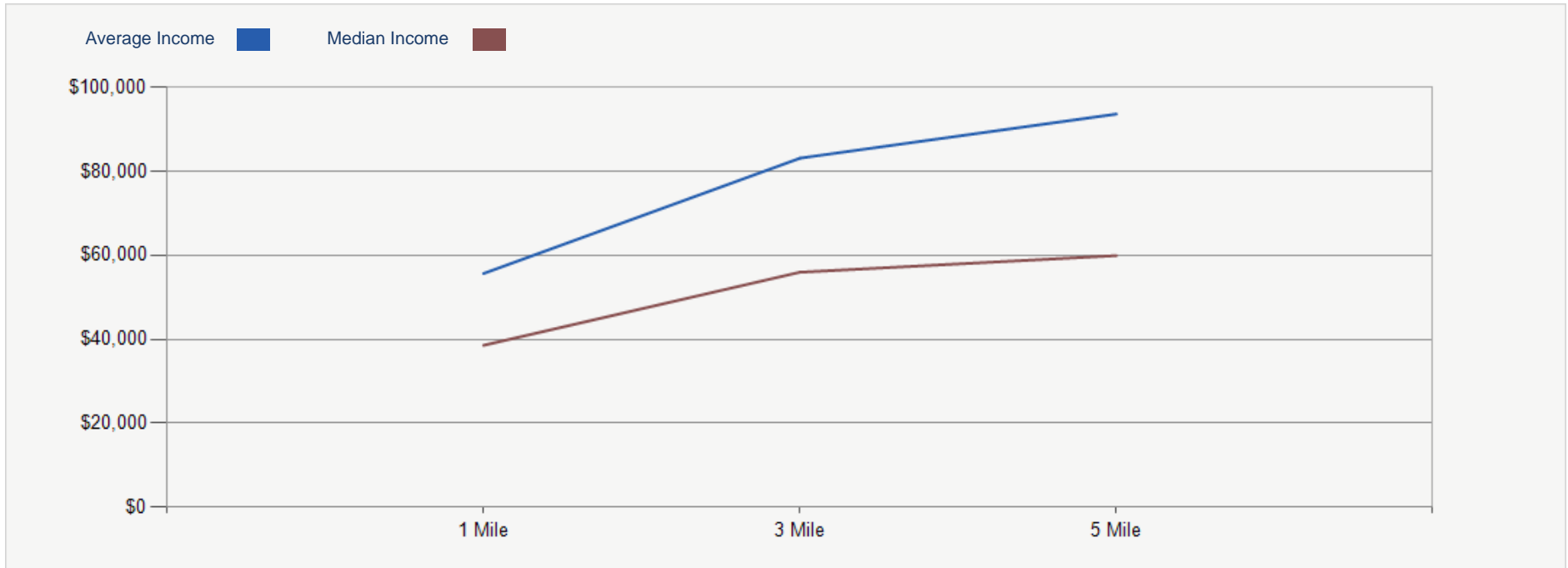
## 2023 Population by Race



### 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.

Remodeled from the Ground UP!



*Exclusively Marketed by:*

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



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

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