

Single Family Tenant Occupied with HIGH RENTS



OFFERING MEMORANDUM | COMPLETELY REDONE WITH PERMITS-TENANTED AT \$2,088 A MONTH IN RENT

3039 West Holly Street
Phoenix, AZ 85009



Single Family Tenant Occupied with HIGH RENTS

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Exclusively Marketed by:

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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
BUILDING SF	800 SF
LAND ACRES	0.145
NUMBER OF UNITS	1
YEAR BUILT	1955
YEAR RENOVATED	2024
APN	108-16-175-A
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

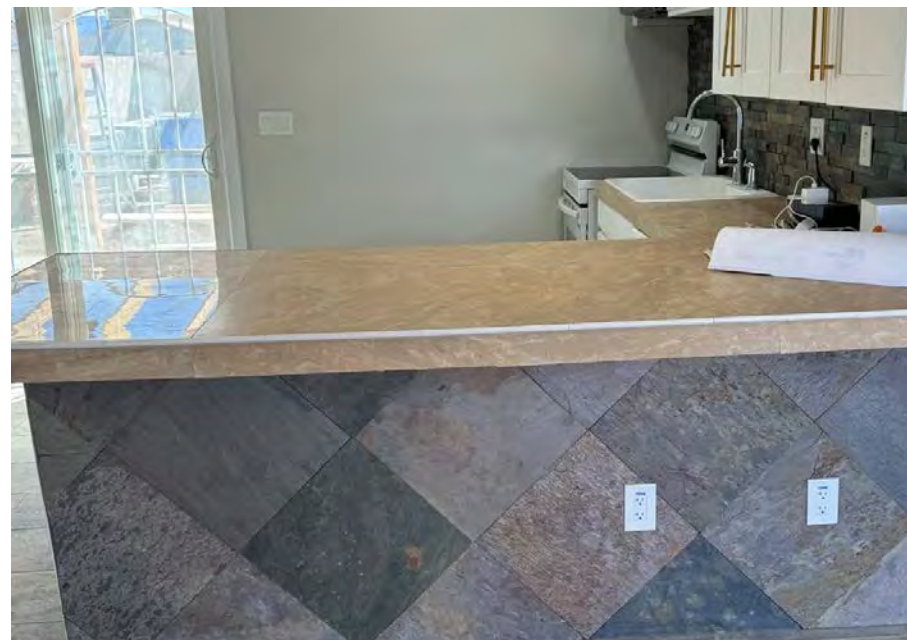
PRICE	\$320,000
PRICE PSF	\$400.00
PRICE PER UNIT	\$320,000
OCCUPANCY	97.00 %
NOI (CURRENT)	\$19,376
NOI (Pro Forma)	\$20,292
CAP RATE (CURRENT)	6.06 %
CAP RATE (Pro Forma)	6.34 %
CASH ON CASH (CURRENT)	0.27 %
CASH ON CASH (Pro Forma)	1.41 %
GRM (CURRENT)	12.77
GRM (Pro Forma)	12.31

PROPOSED FINANCING

Residential Investment	
LOAN TYPE	Amortized
DOWN PAYMENT	\$80,000
LOAN AMOUNT	\$240,000
INTEREST RATE	7.00 %
LOAN TERMS	30
ANNUAL DEBT SERVICE	\$19,161
LOAN TO VALUE	75 %
AMORTIZATION PERIOD	30 Years

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population	12,436	152,569	415,207
2024 Median HH Income	\$63,532	\$55,812	\$58,159
2024 Average HH Income	\$80,087	\$77,260	\$80,832



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.

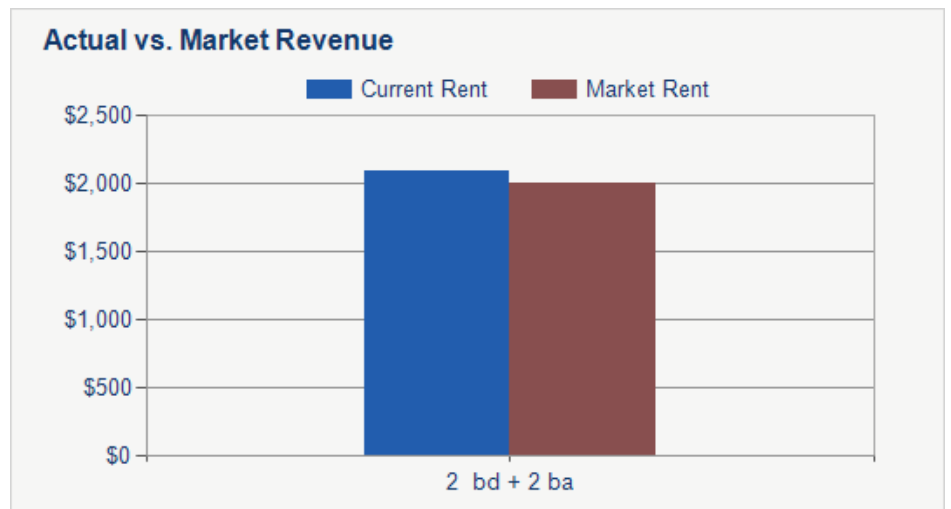
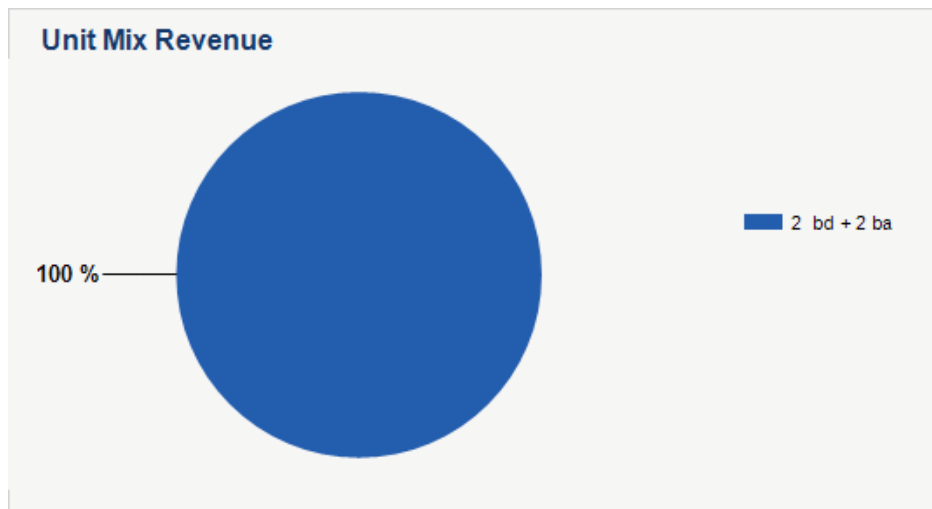
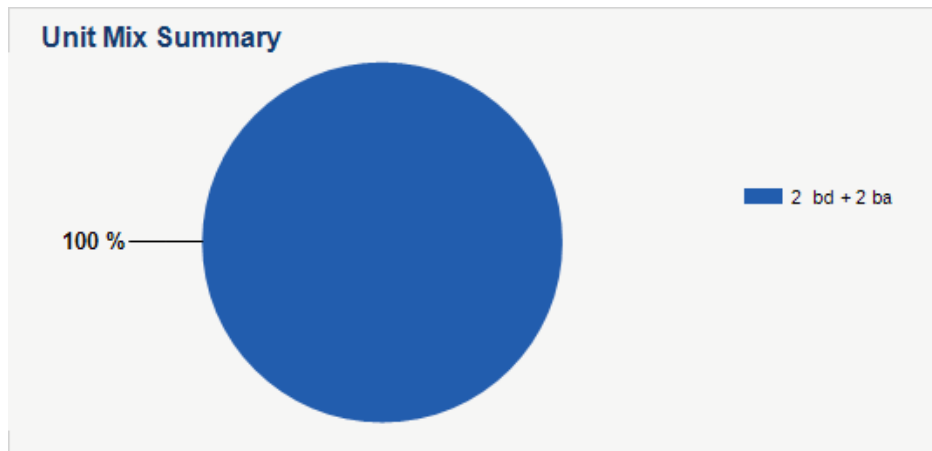
****Key Features:****

- ****Modern Kitchen:**** Enjoy cooking in a sleek, updated kitchen equipped with new Samsung Be Spoke 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.

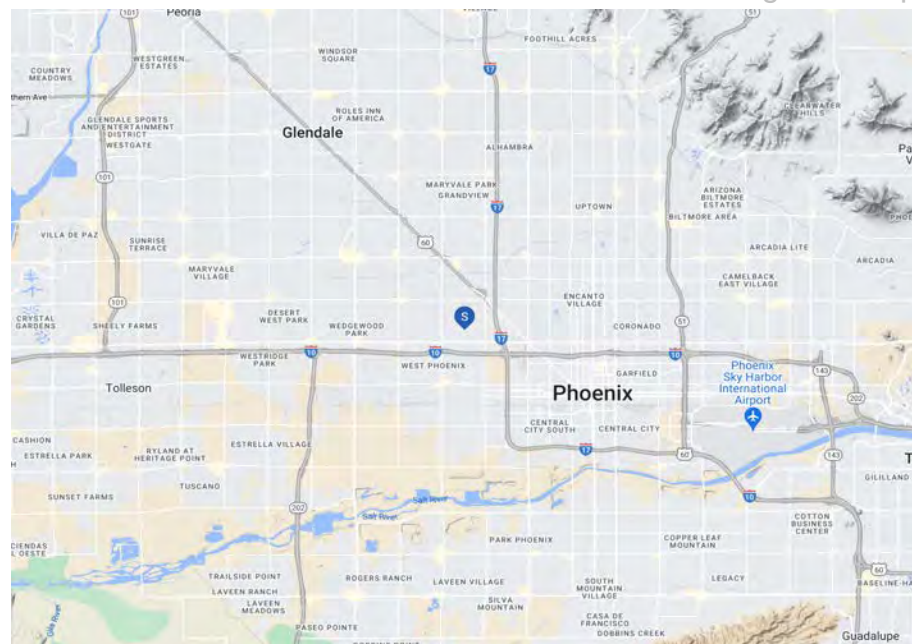
- ****Embrace Community:****

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.

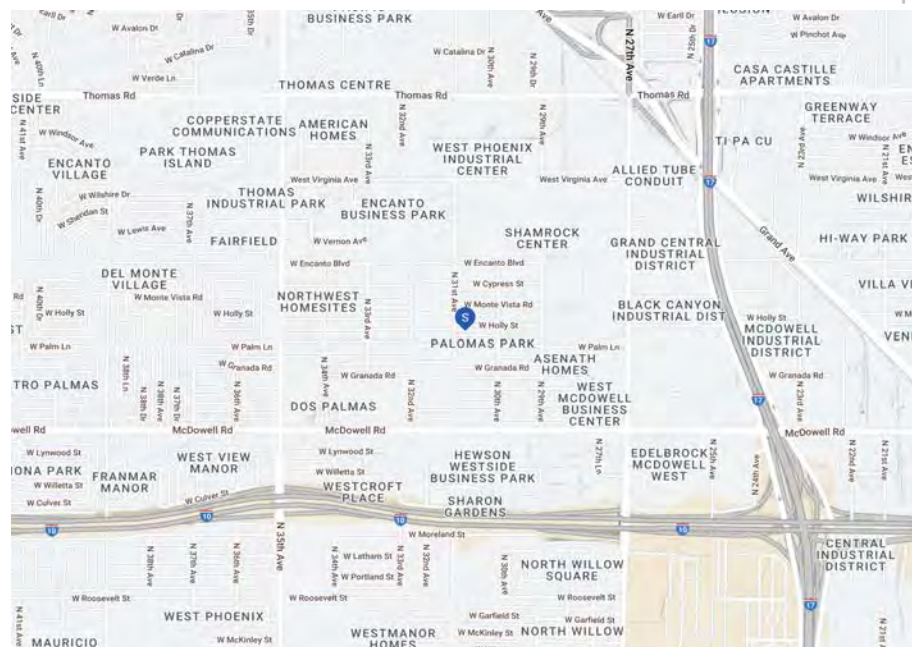
Explore Opportunity:

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.

Regional Map



Locator Map



- ****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.

****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

Common Amenities

Unit Amenities

PROPERTY FEATURES

NUMBER OF UNITS	1
BUILDING SF	800
LAND ACRES	0.145
YEAR BUILT	1955
YEAR RENOVATED	2024
# 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
LOT DIMENSION	0.145
NUMBER OF PARKING SPACES	4
POOL / JACUZZI	No
FIRE PLACE IN UNIT	No
WASHER/DRYER	Yes

MECHANICAL

HVAC	Individual Heat Pump
SMOKE ALARM	Installed

UTILITIES

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





Common Amenities

- Large Backyard
- Front Paver Driveway
- Covered Patio



Unit Amenities

- Breakfast , New Cabinets and New Appliances
- Total Remodel with Permits-New Roof and other major upgrades
- New Washer and Dryer
- Kitchen and bath backsplash and Tile Surround



03

Rent Roll

Rent Roll

Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent	Move-in Date	Notes
1	2 bd + 2 ba	800	\$2.61	\$2,088.00	\$2,000.00	05/31/2024	Section 8 Tenant
Totals/Averages		800	\$2.61	\$2,088.00	\$2,000.00		



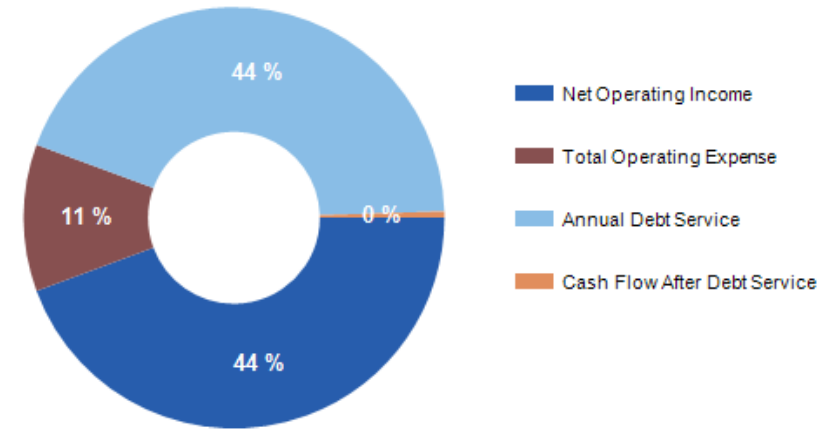
04 Financial Analysis

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



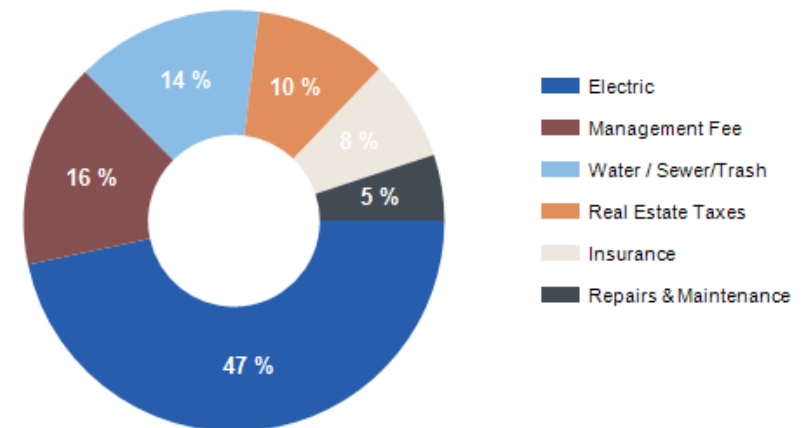
REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$25,056		\$26,000	
Gross Potential Income	\$25,056		\$26,000	
General Vacancy	-3.00 %		-3.00 %	
Effective Gross Income	\$24,304		\$25,220	
Less Expenses	\$4,928	20.27 %	\$4,928	19.53 %
Net Operating Income	\$19,376		\$20,292	
Annual Debt Service	\$19,161		\$19,161	
Cash flow	\$216		\$1,132	
Debt Coverage Ratio	1.01		1.06	



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$504	\$504	\$504	\$504
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	\$4,928	\$4,928	\$4,928	\$4,928
Annual Debt Service	\$19,161		\$19,161	
Expense / SF	\$6.16		\$6.16	
% of EGI	20.27 %		19.53 %	

DISTRIBUTION OF EXPENSES CURRENT



GLOBAL

Price	\$320,000
Analysis Period	5 year(s)
Millage Rate	0.16000 %
General Vacancy	300.00 %

INCOME - Growth Rates

Gross Scheduled Rent	5.00 %
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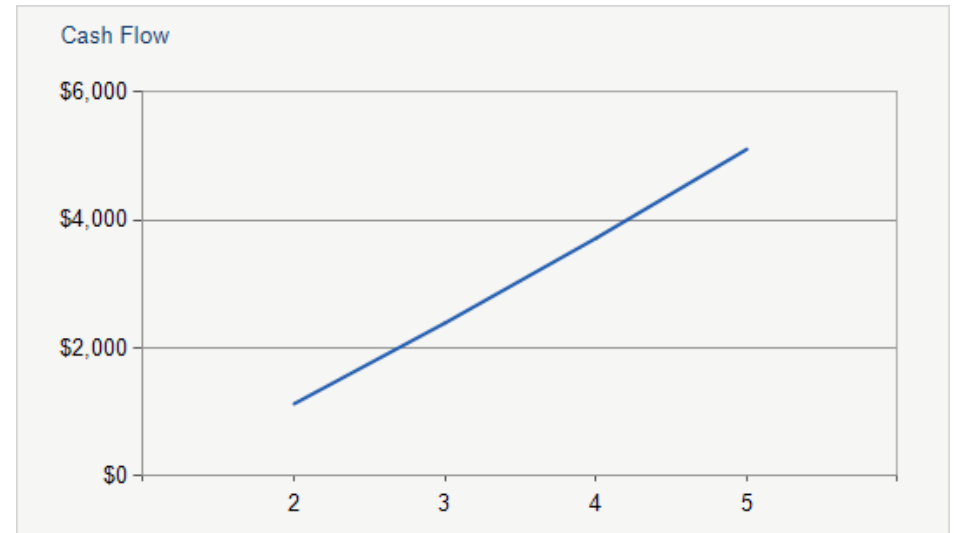
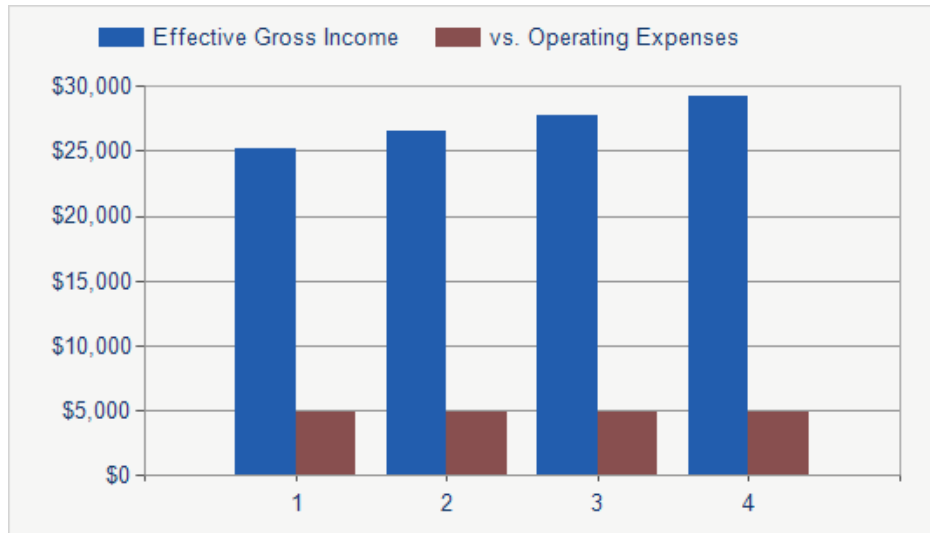
PROPOSED FINANCING

Residential Investment

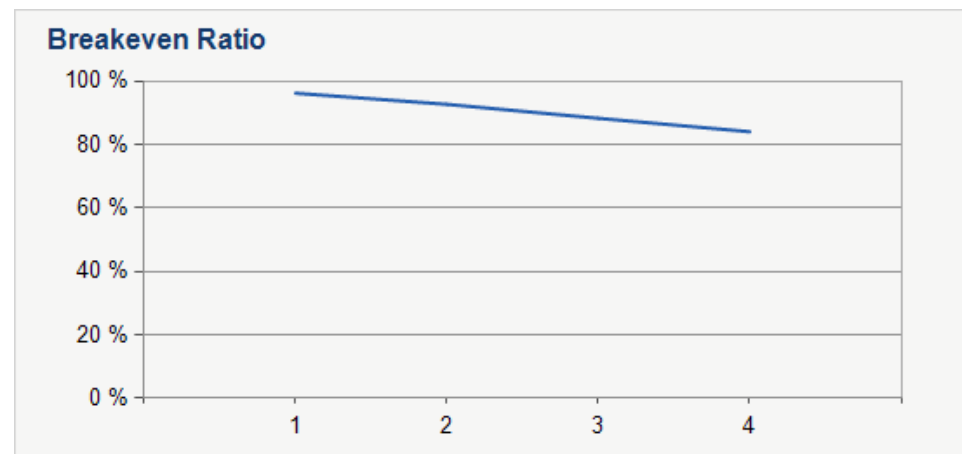
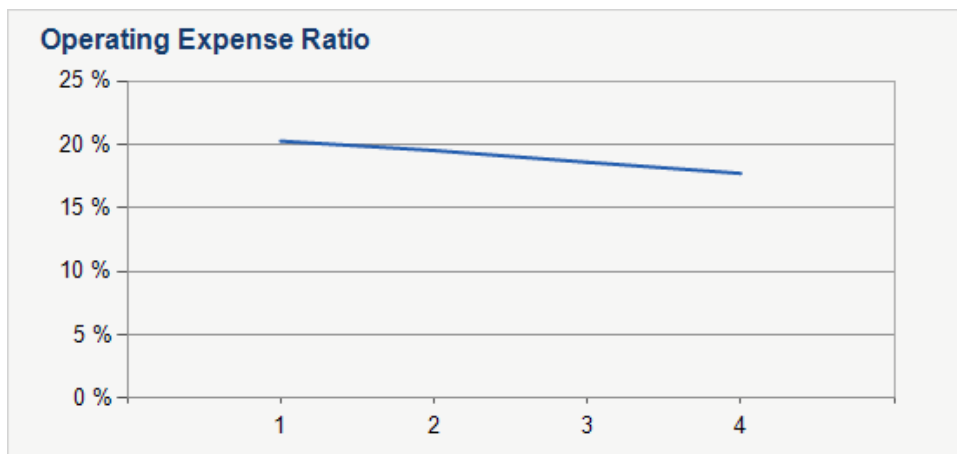
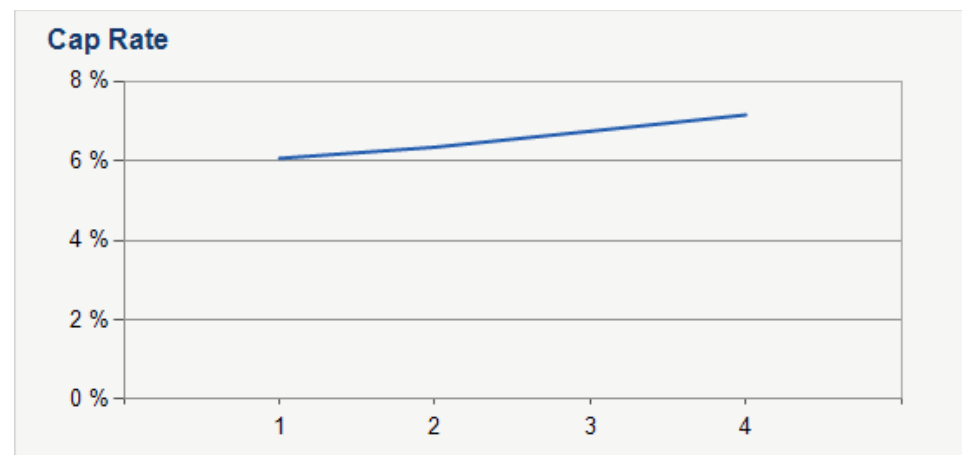
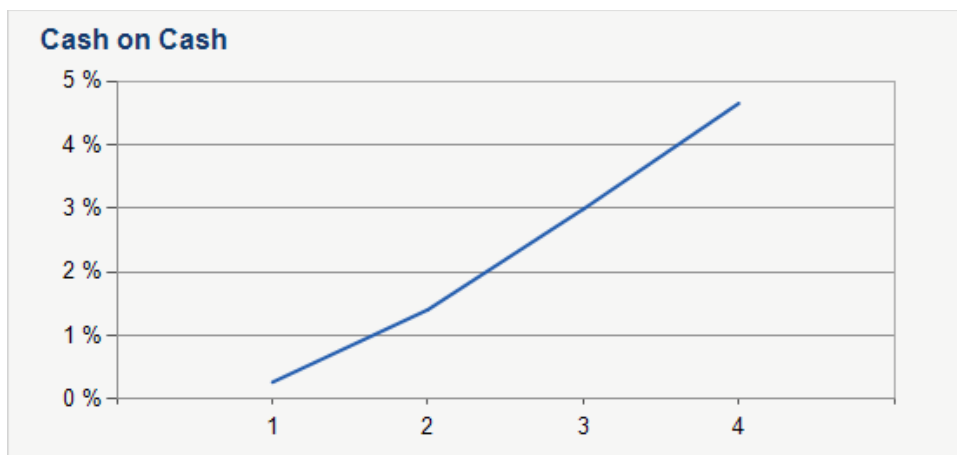
Loan Type	Amortized
Down Payment	\$80,000
Loan Amount	\$240,000
Interest Rate	7.00 %
Loan Terms	30
Annual Debt Service	\$19,161
Loan to Value	75 %
Amortization Period	30 Years



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5
Gross Revenue					
Gross Scheduled Rent	\$25,056	\$26,000	\$27,300	\$28,665	\$30,098
General Vacancy	-3.00 %	-3.00 %	-3.00 %	-3.00 %	-3.00 %
Effective Gross Income	\$24,304	\$25,220	\$26,481	\$27,805	\$29,195
Operating Expenses					
Real Estate Taxes	\$504	\$504	\$504	\$504	\$504
Insurance	\$383	\$383	\$383	\$383	\$383
Management Fee	\$780	\$780	\$780	\$780	\$780
Electric	\$2,300	\$2,300	\$2,300	\$2,300	\$2,300
Repairs & Maintenance	\$250	\$250	\$250	\$250	\$250
Water / Sewer/Trash	\$711	\$711	\$711	\$711	\$711
Total Operating Expense	\$4,928	\$4,928	\$4,928	\$4,928	\$4,928
Net Operating Income	\$19,376	\$20,292	\$21,553	\$22,877	\$24,267
Annual Debt Service	\$19,161	\$19,161	\$19,161	\$19,161	\$19,161
Cash Flow	\$216	\$1,132	\$2,393	\$3,717	\$5,107



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5
Cash on Cash Return b/t	0.27 %	1.41 %	2.99 %	4.65 %	6.38 %
CAP Rate	6.06 %	6.34 %	6.74 %	7.15 %	7.58 %
Debt Coverage Ratio	1.01	1.06	1.12	1.19	1.27
Operating Expense Ratio	20.27 %	19.53 %	18.60 %	17.72 %	16.87 %
Gross Multiplier (GRM)	12.77	12.31	11.72	11.16	10.63
Loan to Value	75.06 %	74.22 %	73.46 %	72.54 %	71.55 %
Breakeven Ratio	96.14 %	92.65 %	88.24 %	84.03 %	80.03 %
Price / SF	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00
Price / Unit	\$320,000	\$320,000	\$320,000	\$320,000	\$320,000
Income / SF	\$30.38	\$31.52	\$33.10	\$34.75	\$36.49
Expense / SF	\$6.15	\$6.15	\$6.15	\$6.15	\$6.15





05

Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,694	161,659	398,443
2010 Population	12,516	146,381	378,978
2024 Population	12,436	152,569	415,207
2029 Population	12,365	153,769	428,621
2024 African American	363	11,904	36,344
2024 American Indian	346	5,201	14,696
2024 Asian	103	3,688	12,441
2024 Hispanic	10,960	103,711	255,815
2024 Other Race	5,883	57,174	138,101
2024 White	3,200	45,568	137,661
2024 Multiracial	2,529	28,822	75,314
2024-2029: Population: Growth Rate	-0.55 %	0.80 %	3.20 %
2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	210	6,153	17,073
\$15,000-\$24,999	251	4,056	11,244
\$25,000-\$34,999	306	5,177	13,012
\$35,000-\$49,999	480	6,590	18,686
\$50,000-\$74,999	613	9,222	26,631
\$75,000-\$99,999	494	6,850	20,264
\$100,000-\$149,999	549	6,803	19,934
\$150,000-\$199,999	287	2,629	8,031
\$200,000 or greater	81	2,232	7,477
Median HH Income	\$63,532	\$55,812	\$58,159
Average HH Income	\$80,087	\$77,260	\$80,832

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,303	50,434	134,133
2010 Total Households	2,976	42,445	117,651
2024 Total Households	3,272	49,719	142,361
2029 Total Households	3,305	51,725	152,671
2024 Average Household Size	3.79	2.91	2.78
2000 Owner Occupied Housing	2,072	22,892	61,244
2000 Renter Occupied Housing	1,111	24,146	63,556
2024 Owner Occupied Housing	1,972	22,628	62,508
2024 Renter Occupied Housing	1,300	27,091	79,853
2024 Vacant Housing	132	4,300	13,800
2024 Total Housing	3,404	54,019	156,161
2029 Owner Occupied Housing	2,140	24,698	68,183
2029 Renter Occupied Housing	1,164	27,027	84,489
2029 Vacant Housing	133	4,344	13,867
2029 Total Housing	3,438	56,069	166,538
2024-2029: Households: Growth Rate	1.00 %	3.95 %	7.05 %

Source: esri

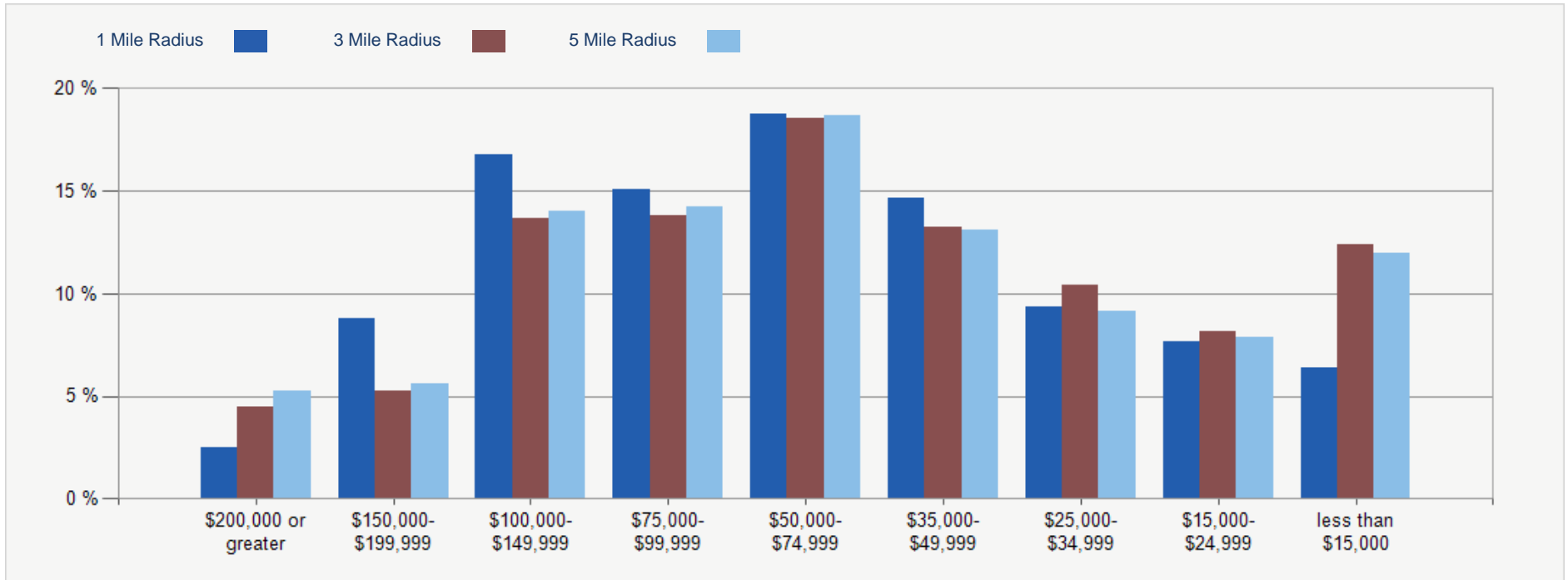
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	873	11,999	35,021
2024 Population Age 35-39	760	10,305	29,418
2024 Population Age 40-44	784	10,145	27,433
2024 Population Age 45-49	783	9,276	24,409
2024 Population Age 50-54	722	8,961	23,841
2024 Population Age 55-59	628	7,946	21,049
2024 Population Age 60-64	573	6,965	18,709
2024 Population Age 65-69	403	5,513	14,880
2024 Population Age 70-74	289	3,913	10,861
2024 Population Age 75-79	177	2,512	7,145
2024 Population Age 80-84	112	1,418	4,031
2024 Population Age 85+	116	1,226	3,714
2024 Population Age 18+	8,711	113,891	313,459
2024 Median Age	30	32	32

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$77,751	\$62,842	\$62,810
Average Household Income 25-34	\$86,174	\$80,230	\$81,455
Median Household Income 35-44	\$65,601	\$60,919	\$64,940
Average Household Income 35-44	\$85,003	\$85,014	\$90,234
Median Household Income 45-54	\$71,066	\$61,198	\$65,397
Average Household Income 45-54	\$82,946	\$83,275	\$89,632
Median Household Income 55-64	\$61,196	\$55,193	\$57,550
Average Household Income 55-64	\$80,219	\$78,717	\$81,695
Median Household Income 65-74	\$46,778	\$43,167	\$46,446
Average Household Income 65-74	\$71,037	\$68,403	\$72,227
Average Household Income 75+	\$67,628	\$59,781	\$63,940

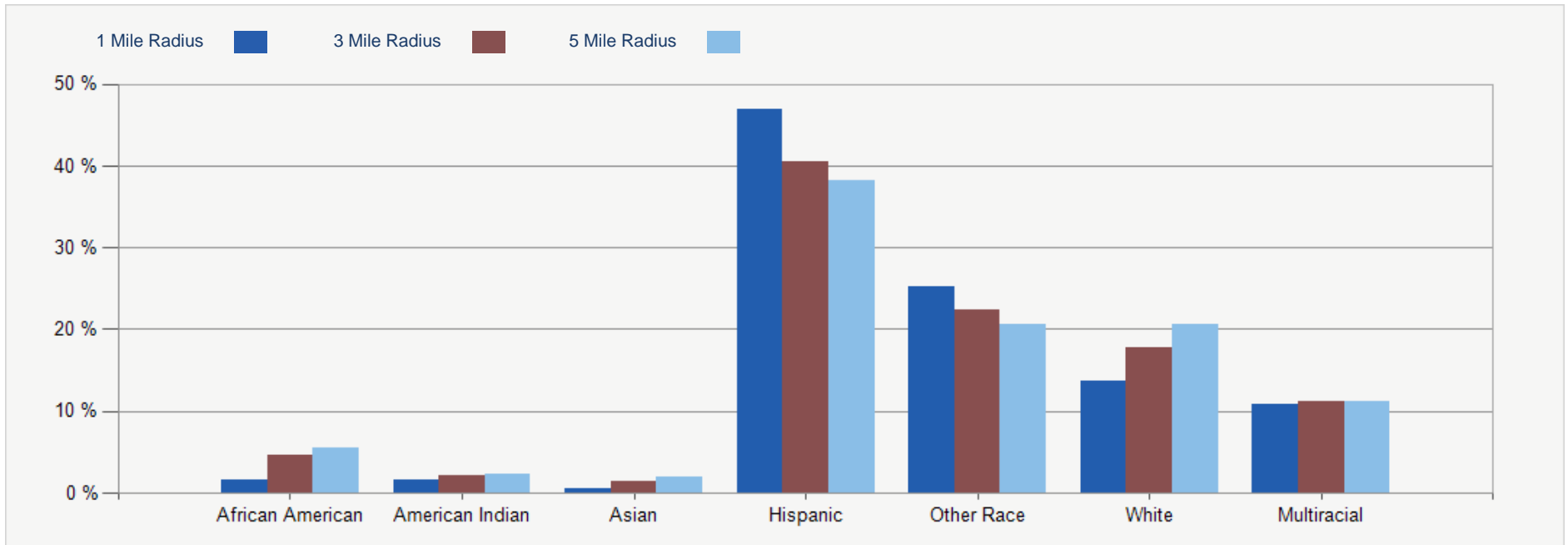
2029 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2029 Population Age 30-34	888	11,755	35,331
2029 Population Age 35-39	794	10,829	31,750
2029 Population Age 40-44	711	9,485	27,236
2029 Population Age 45-49	747	9,348	25,761
2029 Population Age 50-54	668	8,497	22,839
2029 Population Age 55-59	608	7,982	21,616
2029 Population Age 60-64	547	6,988	19,120
2029 Population Age 65-69	494	6,154	17,160
2029 Population Age 70-74	339	4,792	13,320
2029 Population Age 75-79	225	3,135	9,090
2029 Population Age 80-84	126	1,900	5,538
2029 Population Age 85+	113	1,351	4,249
2029 Population Age 18+	8,912	117,544	331,708
2029 Median Age	30	32	33

2029 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$94,313	\$77,822	\$77,331
Average Household Income 25-34	\$102,296	\$96,275	\$97,812
Median Household Income 35-44	\$81,781	\$76,926	\$80,448
Average Household Income 35-44	\$105,301	\$103,973	\$109,588
Median Household Income 45-54	\$85,241	\$75,827	\$80,711
Average Household Income 45-54	\$99,262	\$101,118	\$109,274
Median Household Income 55-64	\$77,901	\$68,952	\$74,711
Average Household Income 55-64	\$100,307	\$96,365	\$100,865
Median Household Income 65-74	\$68,070	\$55,920	\$59,634
Average Household Income 65-74	\$90,162	\$84,017	\$88,926
Average Household Income 75+	\$90,828	\$76,602	\$81,325

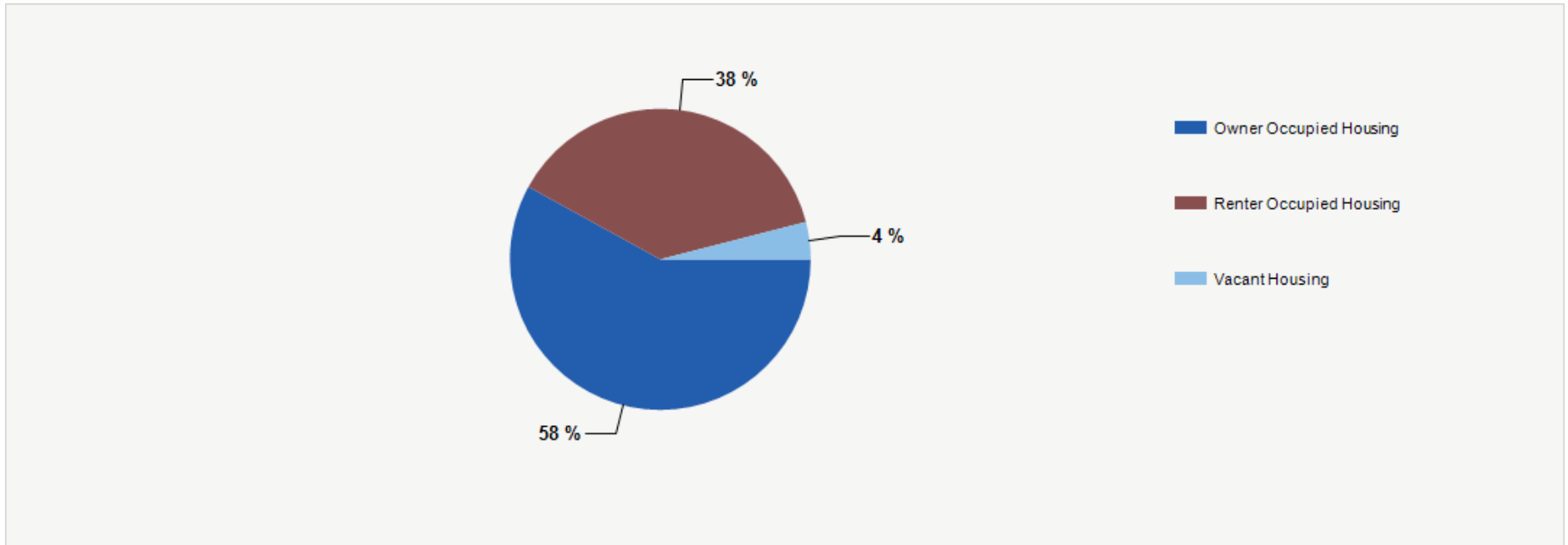
2024 Household Income



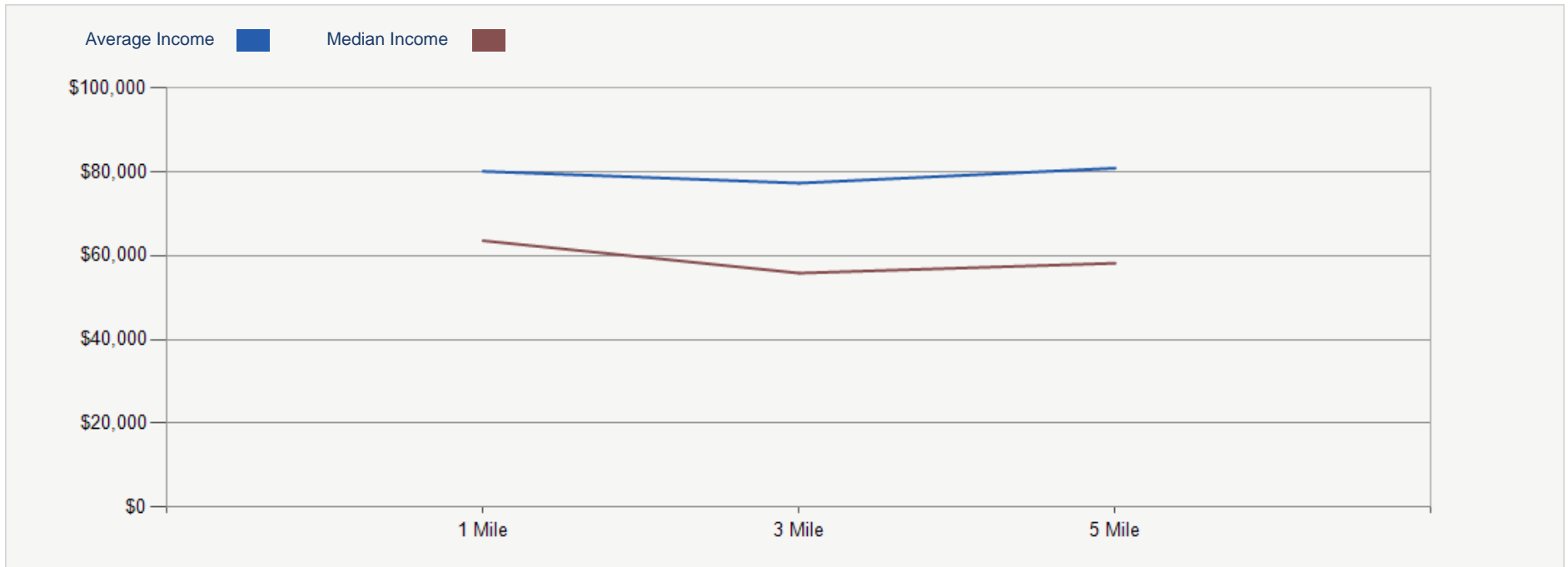
2024 Population by Race



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.

Single Family Tenant Occupied with HIGH RENTS



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