

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

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



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

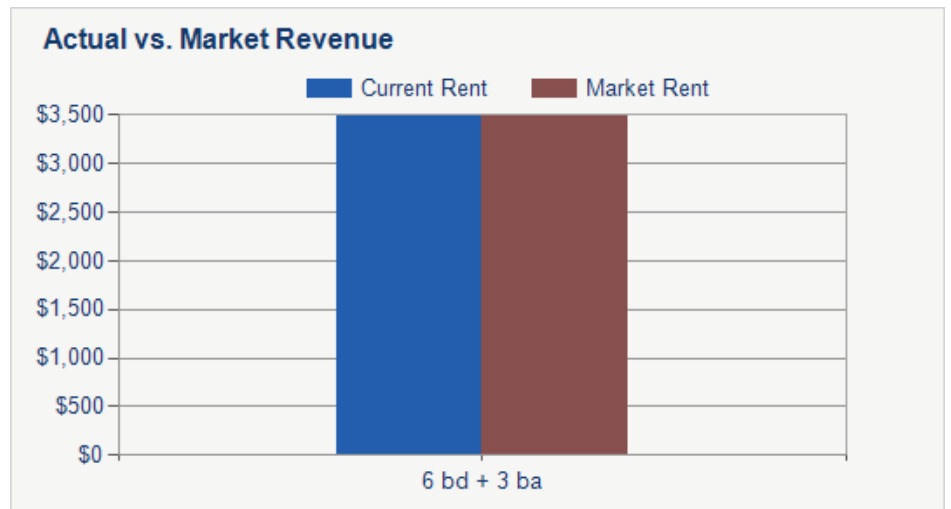
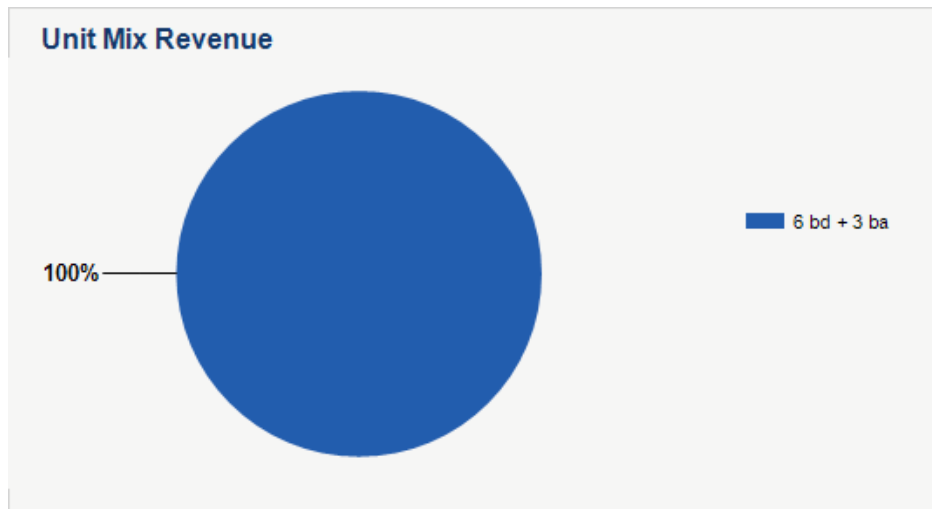
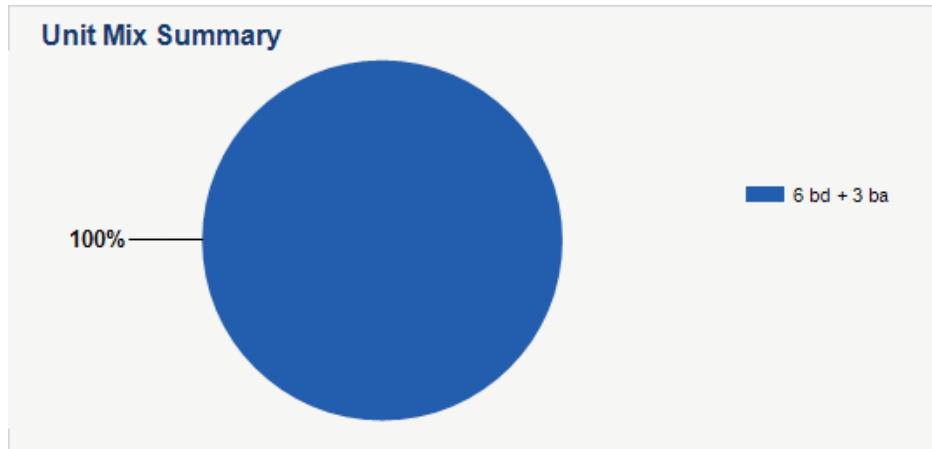
Residential Investor Financing	
LOAN TYPE	Amortized
DOWN PAYMENT	\$143,750
LOAN AMOUNT	\$431,250
INTEREST RATE	6.00%
LOAN TERMS	30
ANNUAL DEBT SERVICE	\$31,025
LOAN TO VALUE	75%
AMORTIZATION PERIOD	30 Years

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
Totals/Averages	1	1,551	\$3,495	\$2.25	\$3,495	\$3,495	\$2.25	\$3,495







02 Property Description

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

PROPERTY FEATURES

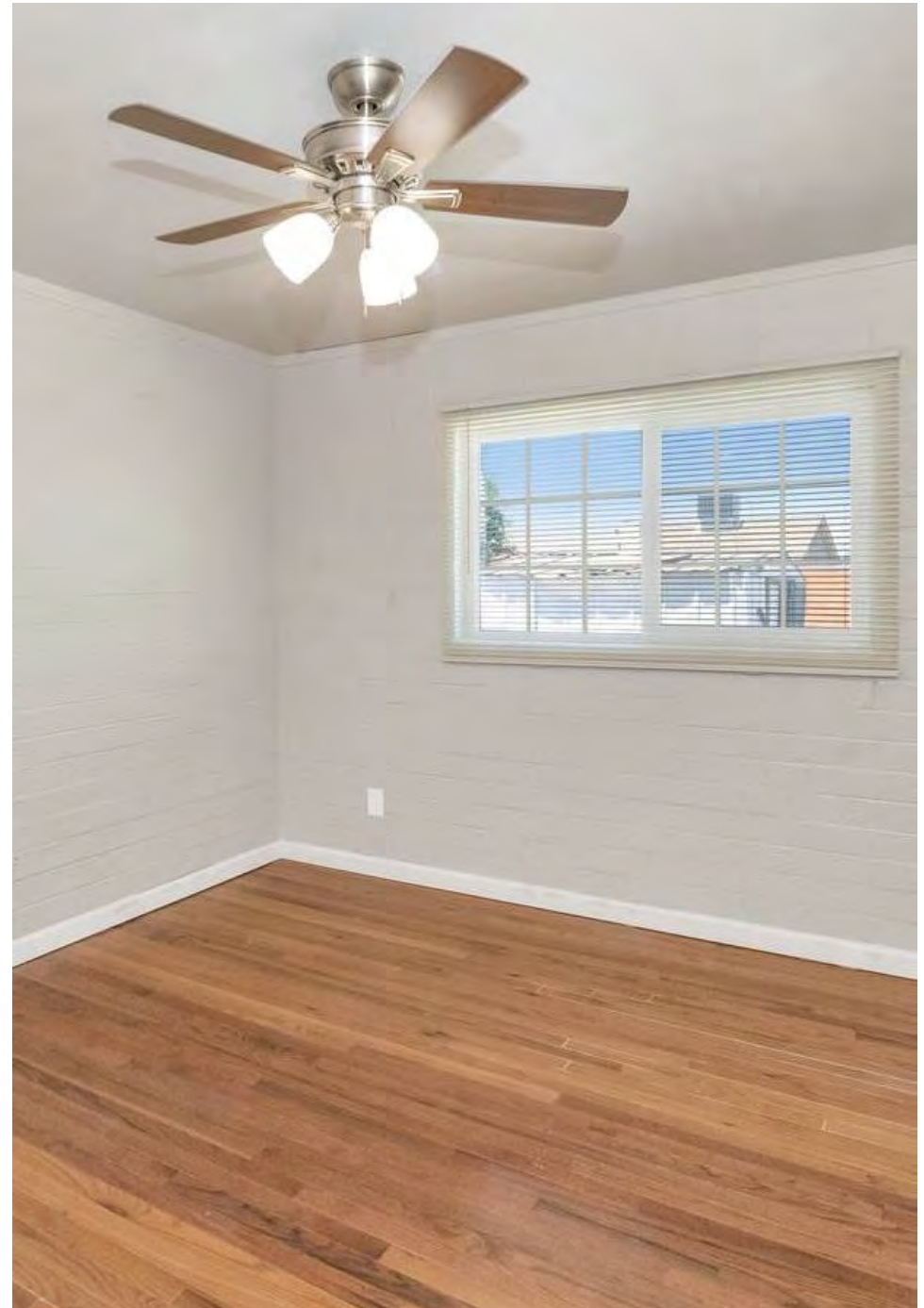
NUMBER OF UNITS	1
BUILDING SF	1,554
LAND SF	6,003
LAND ACRES	0.138
YEAR BUILT	1971
YEAR RENOVATED	2024
# OF PARCELS	1
ZONING TYPE	[R1-6] Single Family Residence
BUILDING CLASS	B
TOPOGRAPHY	Flat
LOCATION CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	4
POOL / JACUZZI	No
FIRE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

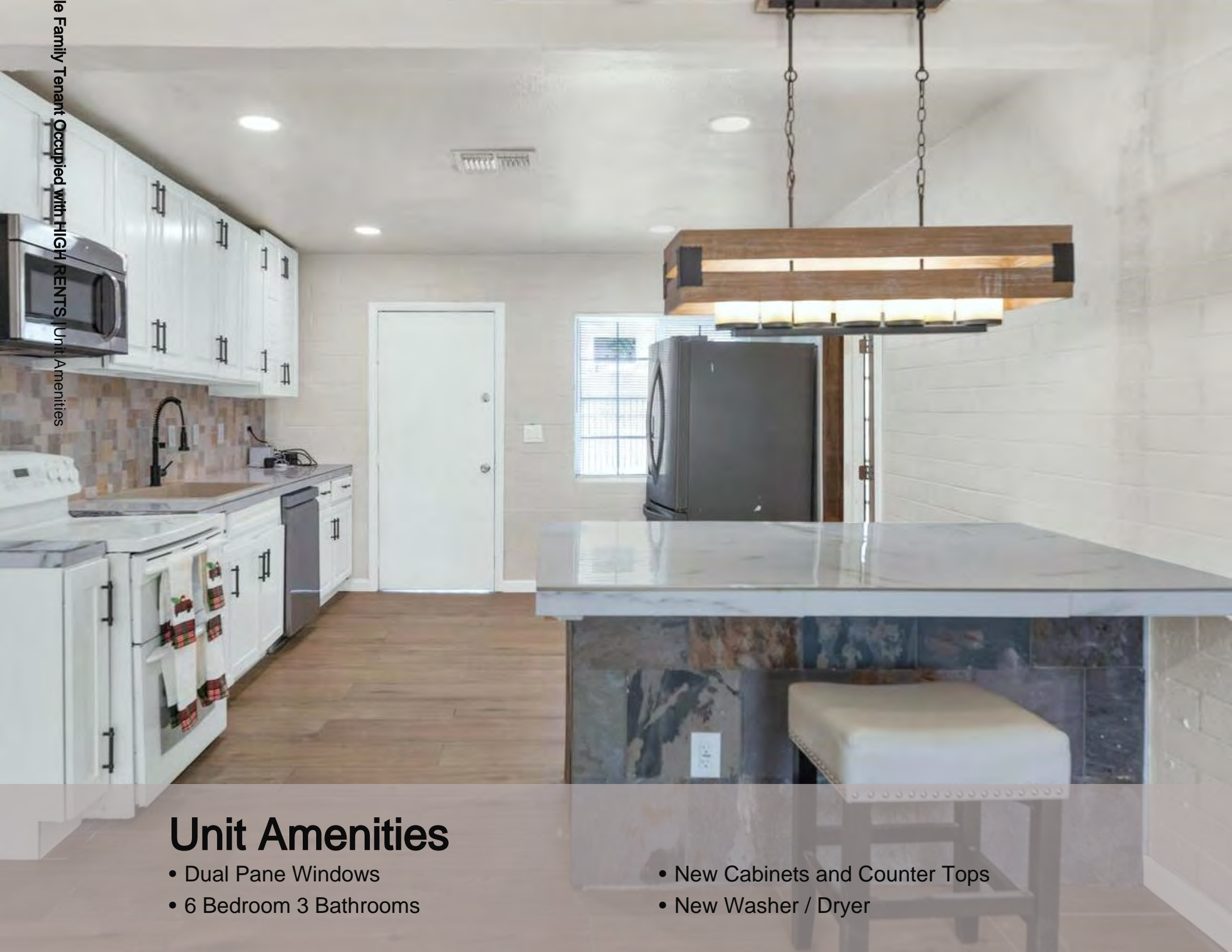






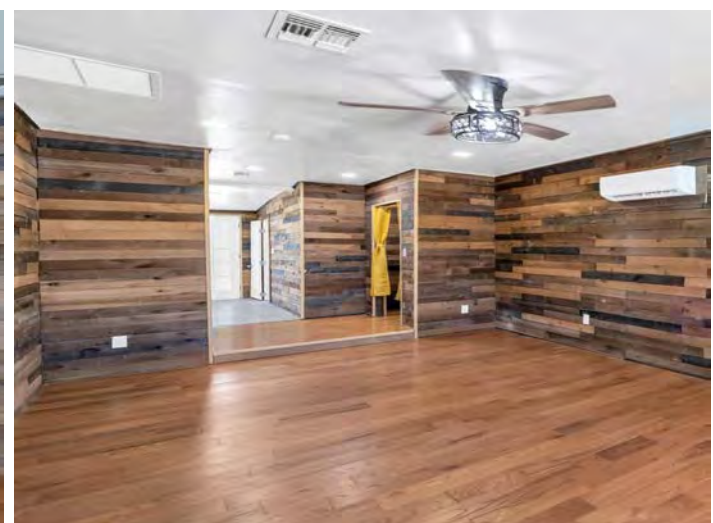
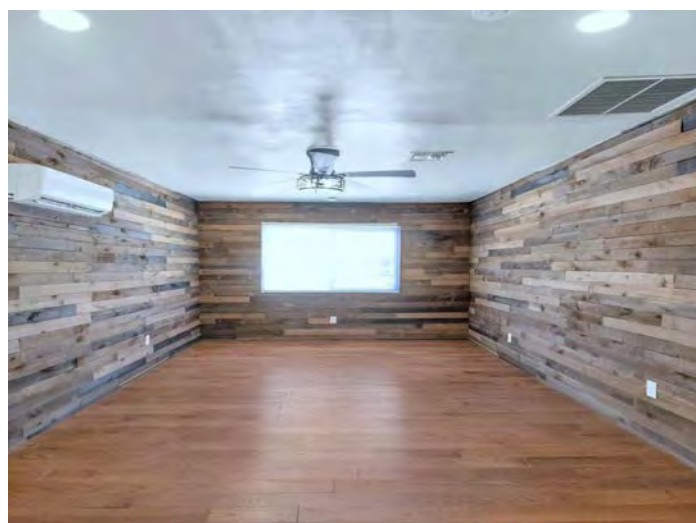
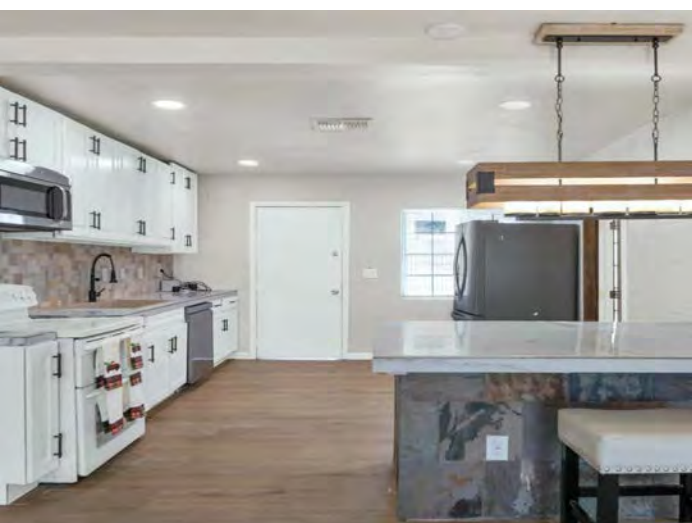
Common Amenities

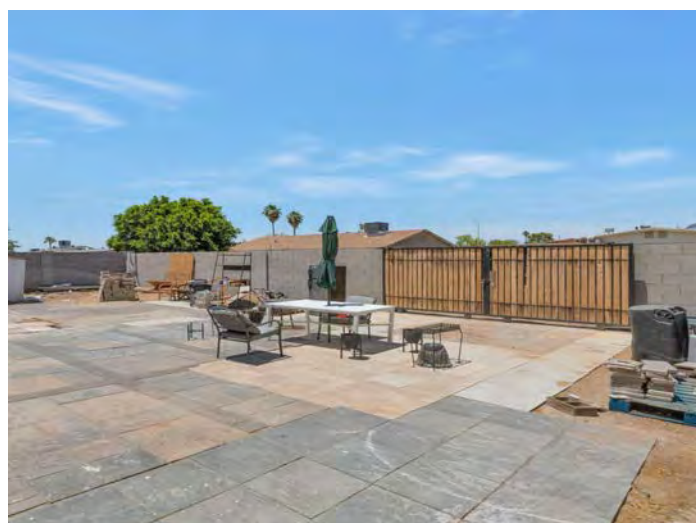
- Pavers used in Front Drive way
- Stone Front Work on Home
- RV Gates in backyard
- Large Fenced Backyard



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
Totals/Averages		1,551	\$2.25	\$3,495.00	\$3,495.00	





04

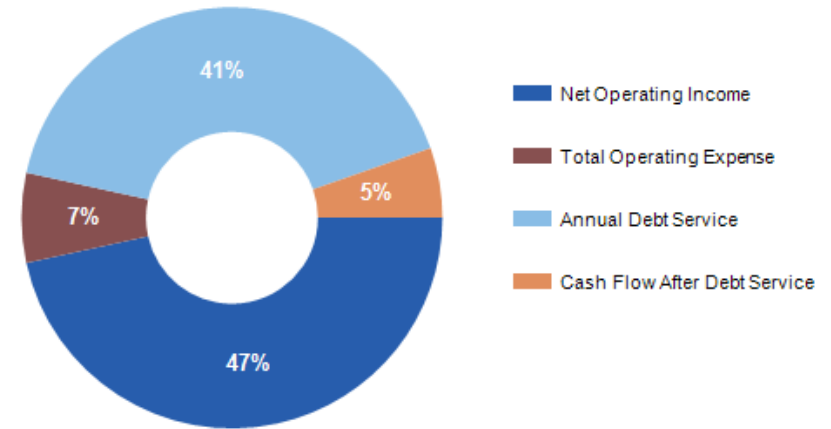
Financial Analysis

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

REVENUE ALLOCATION

CURRENT

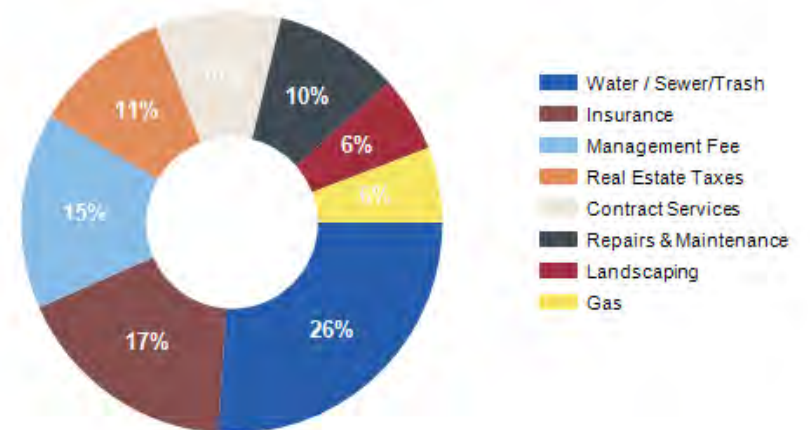
INCOME	CURRENT	PRO FORMA	
Gross Scheduled Rent	\$41,496	\$46,000	
Gross Potential Income	\$41,496	\$46,000	
General Vacancy	-3.00%	-3.00%	
Effective Gross Income	\$40,251	\$44,620	
Less Expenses	\$5,181	12.87%	\$5,181 11.61%
Net Operating Income	\$35,070	\$39,439	
Annual Debt Service	\$31,025	\$31,025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

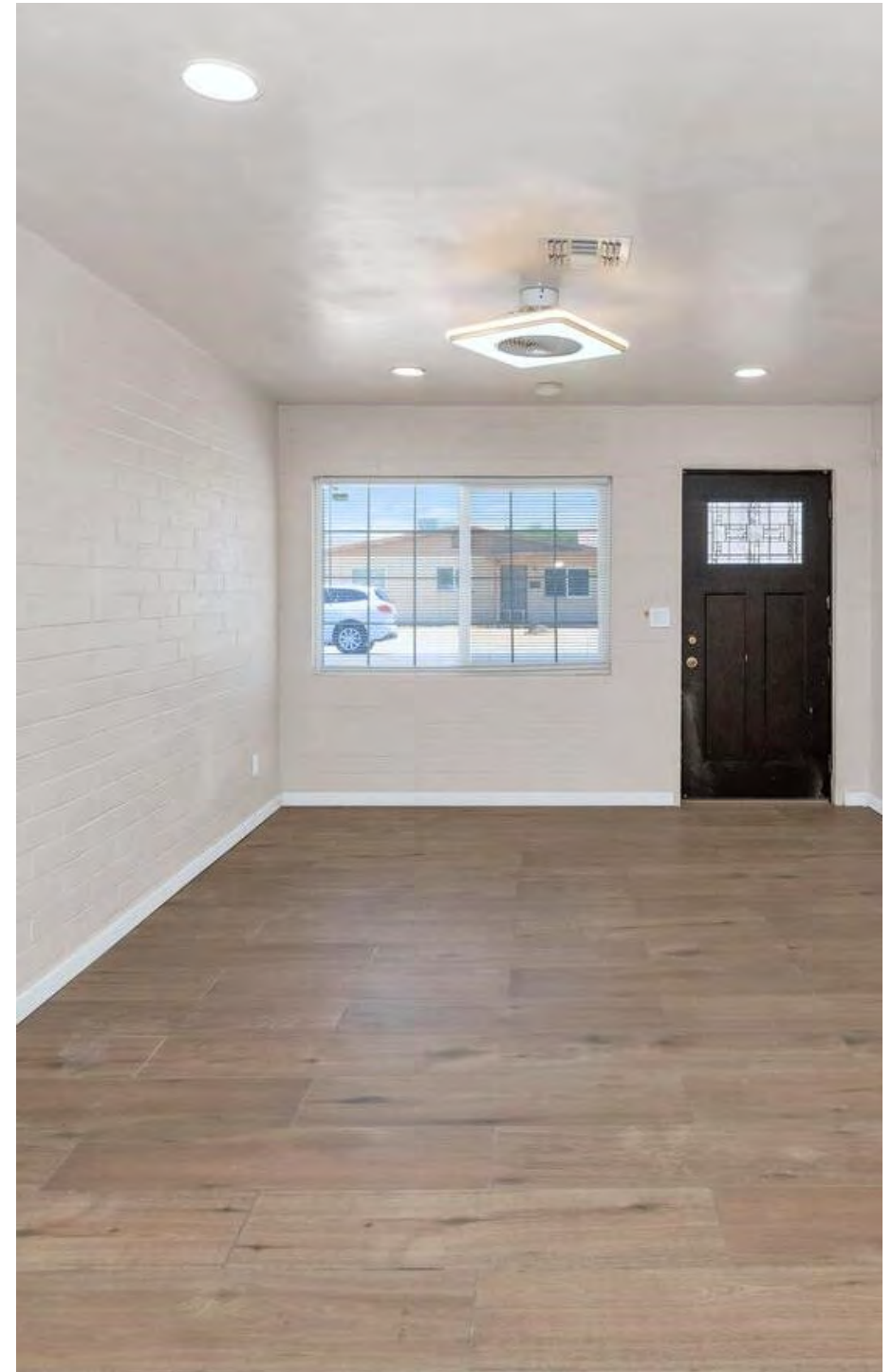
EXPENSES - Growth Rates

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%

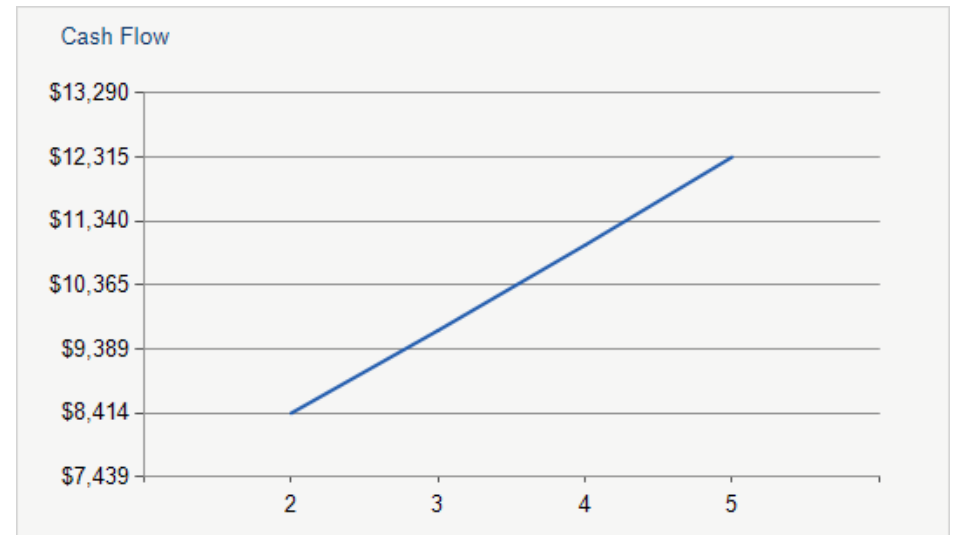
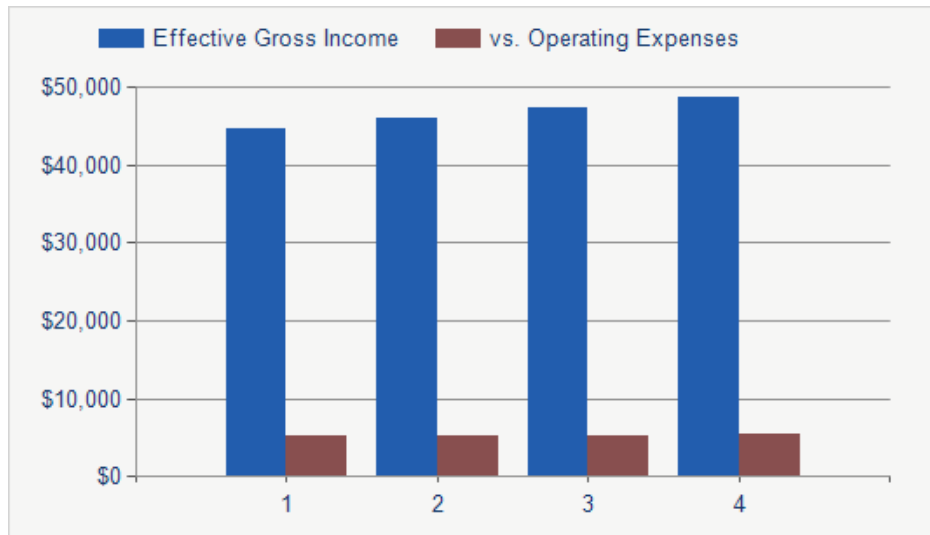
PROPOSED FINANCING

Residential Investor Financing

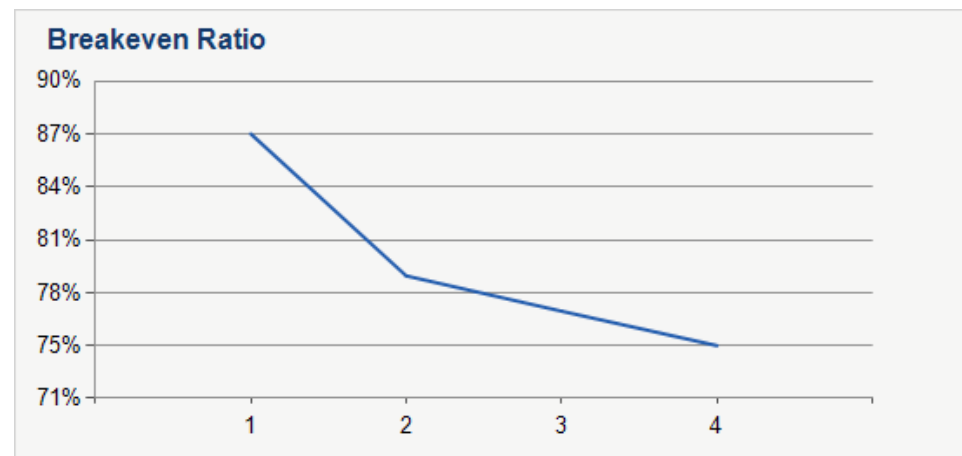
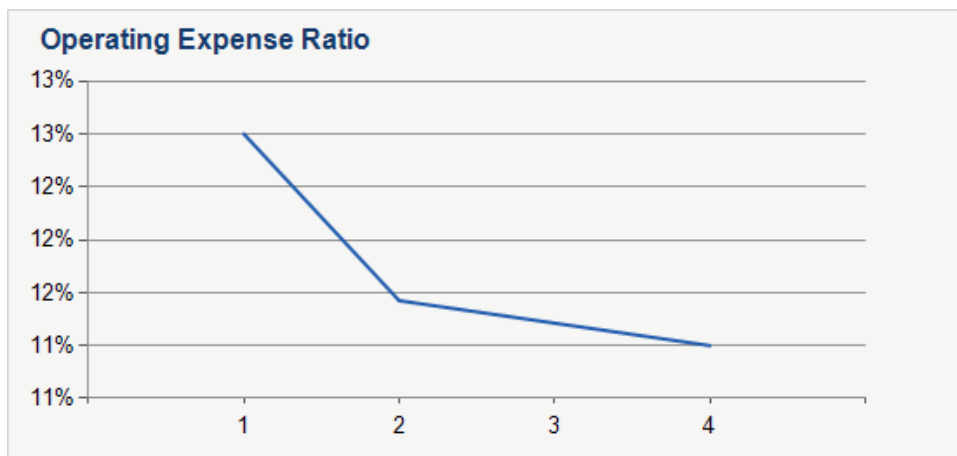
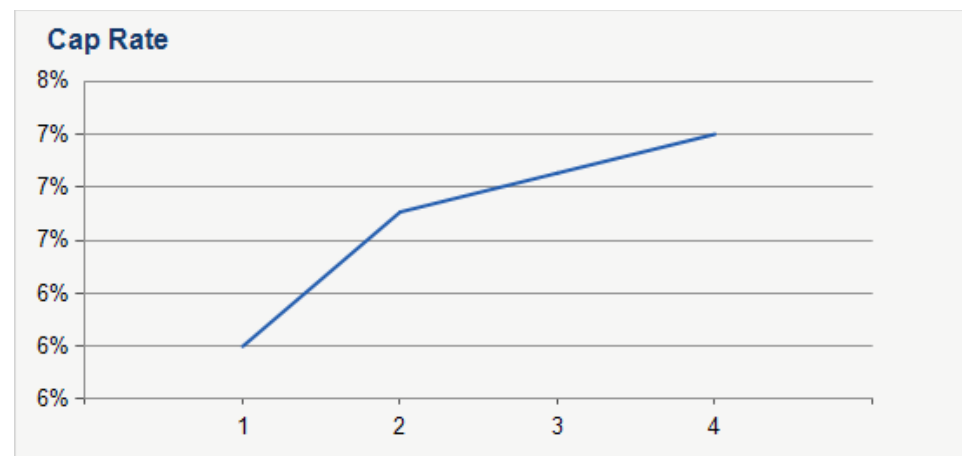
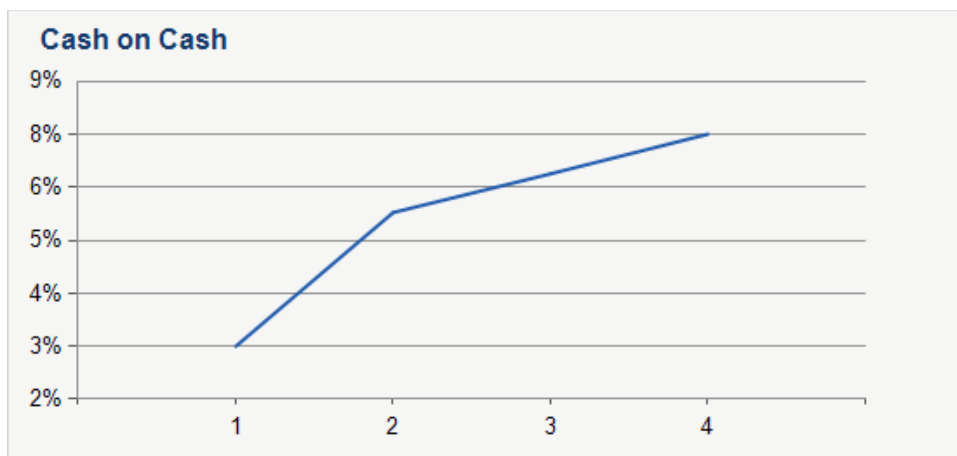
Loan Type	Amortized
Down Payment	\$143,750
Loan Amount	\$431,250
Interest Rate	6.00%
Loan Terms	30
Annual Debt Service	\$31,025
Loan to Value	75%
Amortization Period	30 Years



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5
Gross Revenue					
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%
Effective Gross Income	\$40,251	\$44,620	\$45,959	\$47,337	\$48,757
Operating Expenses					
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
Total Operating Expense	\$5,181	\$5,181	\$5,259	\$5,338	\$5,418
Net Operating Income	\$35,070	\$39,439	\$40,700	\$42,000	\$43,340
Annual Debt Service	\$31,025	\$31,025	\$31,025	\$31,025	\$31,025
Cash Flow	\$4,045	\$8,414	\$9,675	\$10,975	\$12,315



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

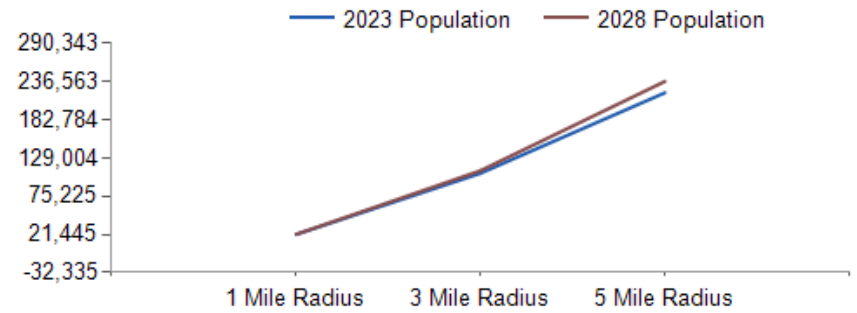
Demographics

Demographics

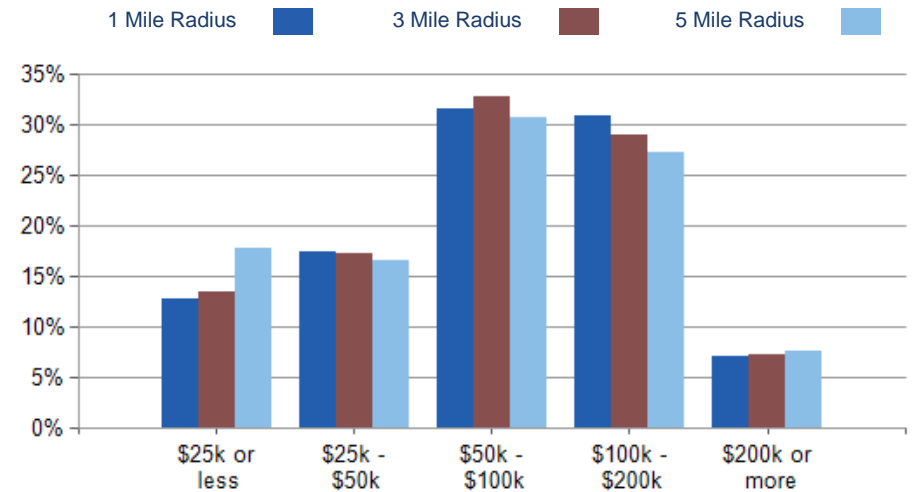
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,150	62,422	136,130
2010 Population	18,221	88,552	180,006
2023 Population	21,445	107,495	220,595
2028 Population	21,558	111,131	236,563
2023-2028: Population: Growth Rate	0.55%	3.35%	7.05%

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

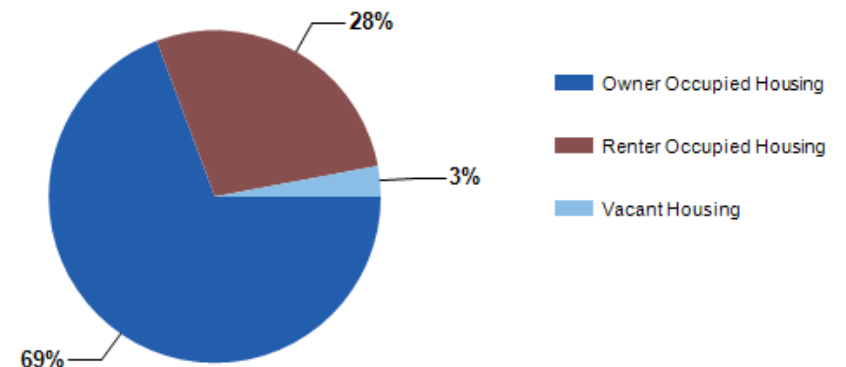
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,431	15,964	37,391
2010 Total Households	4,971	23,909	51,129
2023 Total Households	6,042	30,958	68,692
2028 Total Households	6,176	32,573	77,211
2023 Average Household Size	3.54	3.36	3.07
2023-2028: Households: Growth Rate	2.20%	5.10%	11.85%



2023 Household Income

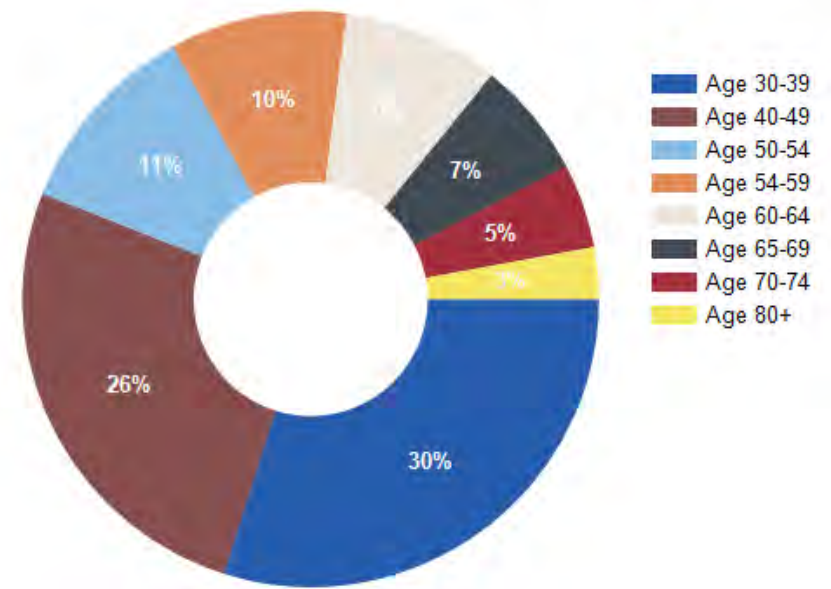


2023 Own vs. Rent - 1 Mile Radius

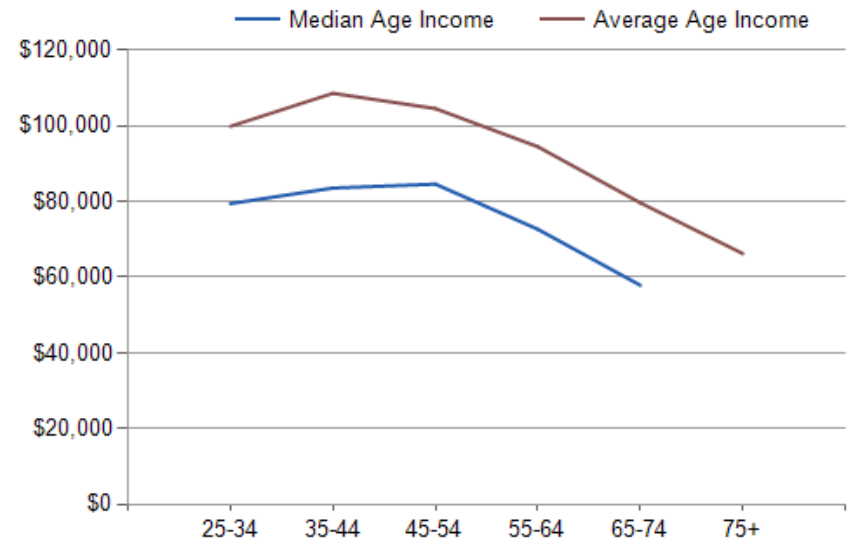


Source: esri

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
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
2028 Median Age	33	34	34



2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
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





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

powered by CREOP