

# Single Family Tenant Occupied -\$3,588 per month



OFFERING MEMORANDUM | REMODELED-6 BEDROOMS-RV PARKING-SECTION 8 TENANT

3829 W Thunderbird Rd  
Phoenix, AZ 85053



# Single Family Tenant Occupied -\$3,588 per month

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*Exclusively Marketed by:*

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01

**Executive Summary**

Investment Summary

Unit Mix Summary

## OFFERING SUMMARY

ADDRESS	3829 W Thunderbird Rd Phoenix AZ 85053
STATE	Arizona
BUILDING SF	2,450 SF
LAND SF	7,918 SF
LAND ACRES	0.182
NUMBER OF UNITS	1
YEAR BUILT	1972
YEAR RENOVATED	2024
APN	149-25-116
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

PRICE	\$545,000
PRICE PSF	\$222.45
PRICE PER UNIT	\$545,000
OCCUPANCY	97.00%
NOI (CURRENT)	\$35,405
NOI (Pro Forma)	\$36,709
CAP RATE (CURRENT)	6.50%
CAP RATE (Pro Forma)	6.74%
CASH ON CASH (CURRENT)	4.40%
CASH ON CASH (Pro Forma)	5.36%
GRM (CURRENT)	12.66
GRM (Pro Forma)	12.27

## PROPOSED FINANCING

Residential Financing	
LOAN TYPE	Amortized
DOWN PAYMENT	\$136,250
LOAN AMOUNT	\$408,750
INTEREST RATE	6.00%
LOAN TERMS	30
ANNUAL DEBT SERVICE	\$29,406
LOAN TO VALUE	75%
AMORTIZATION PERIOD	30 Years

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	18,556	153,176	412,585
2024 Median HH Income	\$74,784	\$70,176	\$72,715
2024 Average HH Income	\$96,200	\$88,518	\$95,167



## Take a good look at this SFH w/Section 8 Tenant

- Lease Details: Monthly lease of \$3,588. Tenant pays their own electric; landlord pays water/sewer/trash (~\$85/month).

Welcome to Thunderbird, where luxury meets functionality! Elevate your living experience with our top-of-the-line appliance offerings, meticulously curated to enhance every corner of your dream home.

### **\*\*Heat Pumps (Refrigerated Air + Heater)\*\* x2**

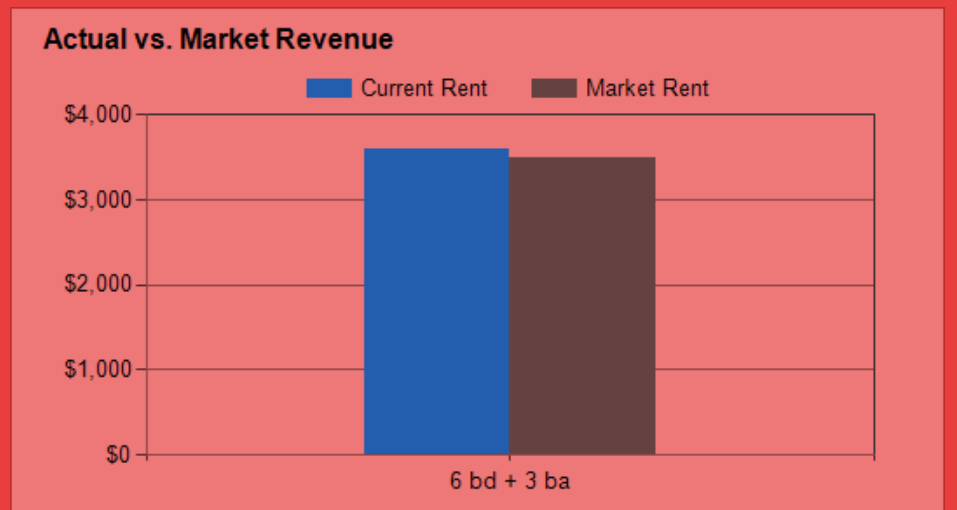
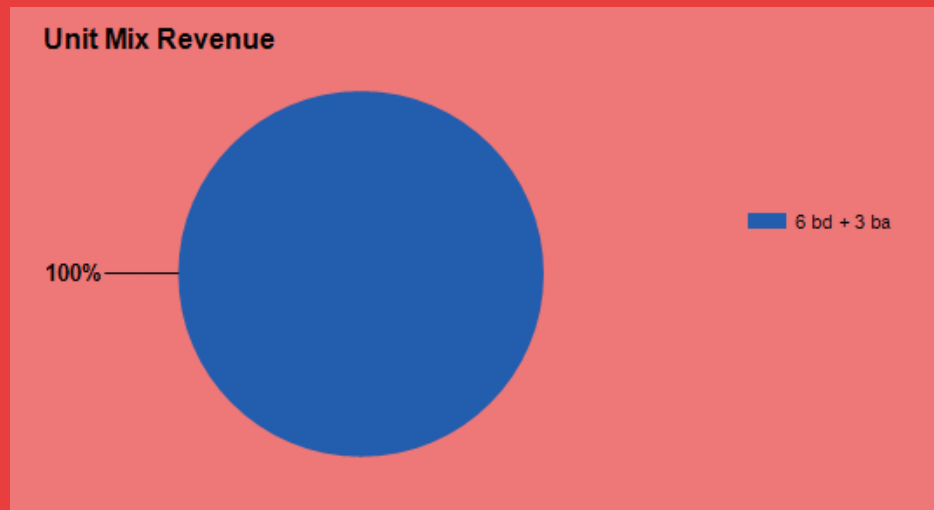
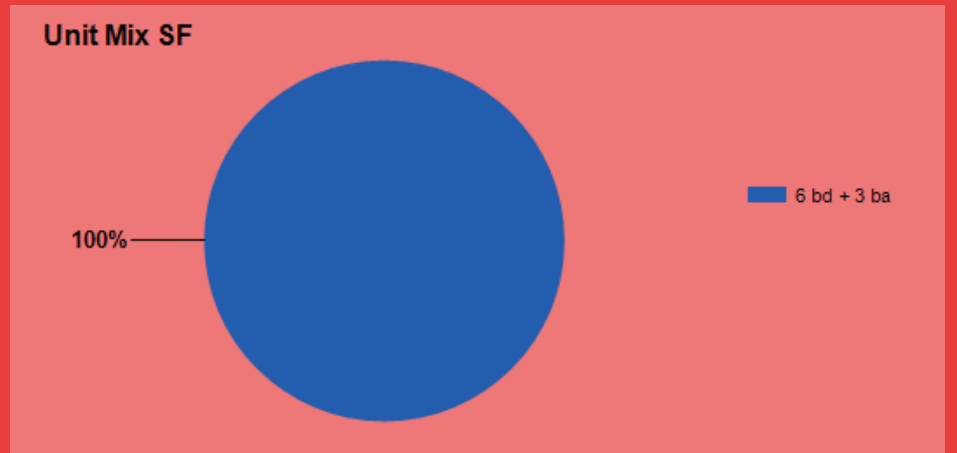
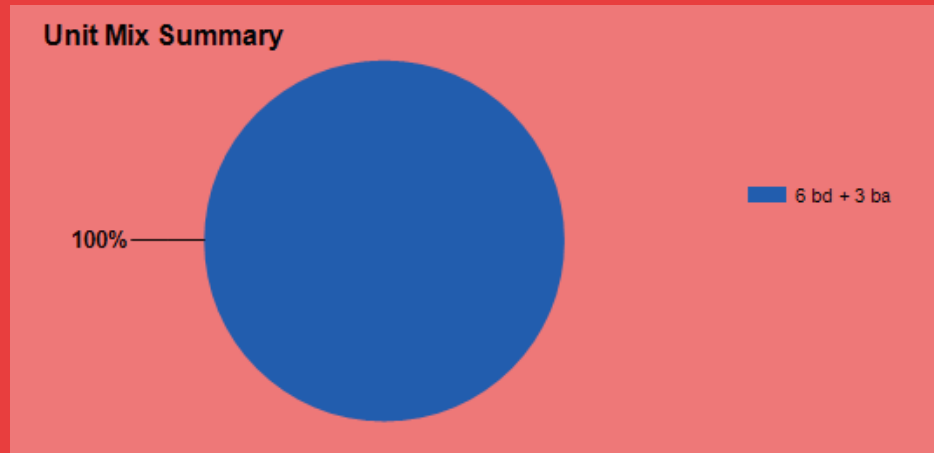
Enjoy year-round comfort with efficient heating and cooling solutions. Our heat pumps ensure optimal climate control, keeping you cozy in winter and cool in summer.

### **\*\*¾ Ton Mini Split for Casitas (Bedroom #6)\*\***

Tailored comfort for your personal retreat. This mini-split system provides targeted climate control, perfect for creating a peaceful sanctuary in Bedroom #6.

- **\*\*Instant Water Heater/Tankless Natural Gas\*\***  
Experience endless hot water on demand. Our tankless water heater combines efficiency with convenience, ensuring you never run out of hot water during those long showers.
  - **\*\*Washer / Dryer\*\***  
Effortless laundry days await with our high-capacity washer and dryer duo. Designed to handle large loads efficiently, they're your partners in keeping clothes fresh and clean.
  - **\*\*Two Refrigerators (French Doors x2)\*\***  
Double the storage, double the convenience! Our French door refrigerators offer ample space and advanced cooling technology to preserve your groceries at their best.
  - **? \*\*Garbage Disposal + Dishwasher + Over the Range Microwave + Stove (Electric)\*\***  
Create culinary masterpieces in your gourmet kitchen. Our suite of appliances includes a powerful garbage disposal, a sleek dishwasher for effortless cleanup, an over-the-range microwave for quick meals, and an electric stove for precision cooking.
  - **? \*\*Huge Backyard, Spacious Living Room, and Eat-In Kitchen\*\***  
Entertain with ease in your expansive living room and enjoy family meals in the inviting eat-in kitchen. The heart of your home awaits unforgettable gatherings and cherished memories.
  - Transform your lifestyle with Thunderbird's exclusive appliance collection. Each piece is chosen to complement the luxury and functionality Thunderbird homes are renowned for. Embrace a new standard of living—where every detail is designed to exceed your expectations.
- Contact us today to schedule a private tour and discover how Thunderbird redefines luxury living with premium appliances that elevate your everyday.
- \*\*Live. Thrive. Thunderbird.\*\***

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	2,450	\$3,588	\$1.46	\$3,588	\$3,500	\$1.43	\$3,500
<b>Totals/Averages</b>	<b>1</b>	<b>2,450</b>	<b>\$3,588</b>	<b>\$1.46</b>	<b>\$3,588</b>	<b>\$3,500</b>	<b>\$1.43</b>	<b>\$3,500</b>







02

Property Description

Property Features

Aerial Map

Common Amenities

Unit Amenities

Property Images

## PROPERTY FEATURES

NUMBER OF UNITS	1
BUILDING SF	2,450
LAND SF	7,918
LAND ACRES	0.182
YEAR BUILT	1972
YEAR RENOVATED	2024
# OF PARCELS	1
ZONING TYPE	[R1-8] Single Family Residence
BUILDING CLASS	B
TOPOGRAPHY	Flat
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	6
POOL / JACUZZI	No
FIRE PLACE IN UNIT	Yes
WASHER/DRYER	New and Included

## MECHANICAL

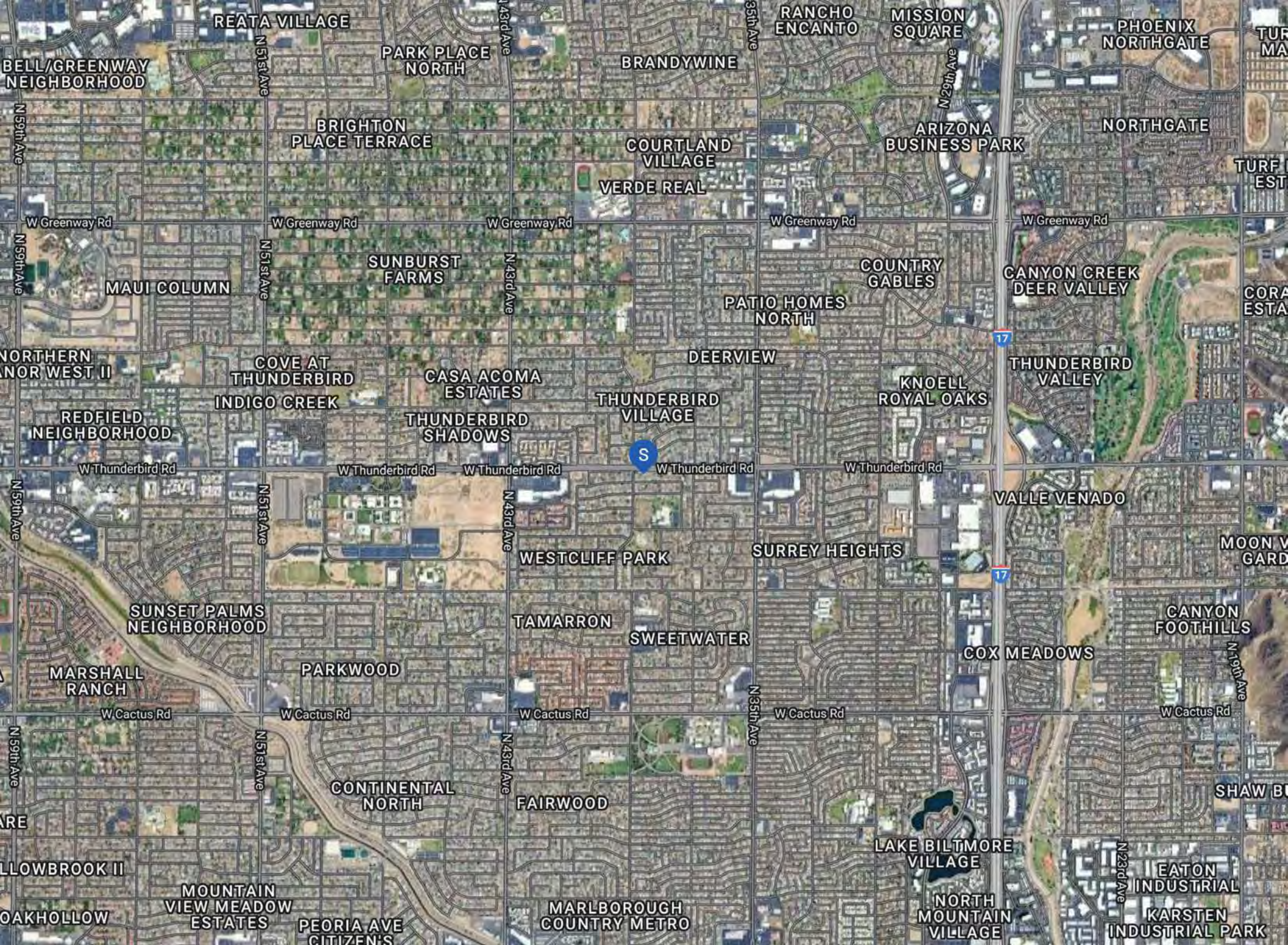
HVAC	New
SMOKE DETECTORS	2

## UTILITIES

WATER	City of Phoenix
TRASH	City of Phoenix
ELECTRIC	APS







REATA VILLAGE

PARK PLACE NORTH

BRANDYWINE

RANCHO ENCANTO

MISSION SQUARE

PHOENIX NORTHGATE

BELL/GREENWAY NEIGHBORHOOD

BRIGHTON PLACE TERRACE

COURTLAND VILLAGE

ARIZONA BUSINESS PARK

NORTHGATE

W Greenway Rd

W Greenway Rd

W Greenway Rd

W Greenway Rd

W Greenway Rd

MAUI COLUMN

SUNBURST FARMS

PATIO HOMES NORTH

COUNTRY GABLES

CANYON CREEK DEER VALLEY

NORTHERN NOR WEST II

COVE AT THUNDERBIRD

CASA ACOMA ESTATES

DEERVIEW

KNOELL ROYAL OAKS

THUNDERBIRD VALLEY

REDFIELD NEIGHBORHOOD

INDIGO CREEK

THUNDERBIRD SHADOWS

THUNDERBIRD VILLAGE

W Thunderbird Rd

W Thunderbird Rd

W Thunderbird Rd

W Thunderbird Rd

W Thunderbird Rd

VALLE VENADO

N 59th Ave

N 51st Ave

N 43rd Ave

WESTCLIFF PARK

SURREY HEIGHTS

MOON V GARD

SUNSET PALMS NEIGHBORHOOD

TAMARRON

SWEETWATER

COX MEADOWS

CANYON FOOTHILLS

MARSHALL RANCH

PARKWOOD

W Cactus Rd

W Cactus Rd

W Cactus Rd

W Cactus Rd

W Cactus Rd

CONTINENTAL NORTH

FAIRWOOD

LAKE BILTMORE VILLAGE

NORTH MOUNTAIN VILLAGE

EATON INDUSTRIAL

ARE

LOWBROOK II

MOUNTAIN VIEW MEADOW ESTATES

PEORIA AVE CITIZEN'S

MARLBOROUGH COUNTRY METRO

KARSTEN INDUSTRIAL PARK



## Common Amenities

- Lease Details: Monthly lease of \$3,588. Tenant pays their own electric; landlord pays water/sewer/trash (~\$85/month).
- 2 car garage  
BBQ and large covered patio
- **\*\*Huge Backyard, Spacious Living Room, and Eat-In Kitchen\*\***  
Entertain with ease in your expansive living room and enjoy family meals in the inviting eat-in kitchen. The heart of your home awaits unforgettable gatherings and cherished memories.
- RV Parking



personal retreat. This mini-split system provides targeted climate control, perfect for creating a peaceful sanctuary in Bedroom #6.

- **\*\*Two Refrigerators (French Doors x2)\*\***  
Double the storage, double the convenience! Our French door refrigerators offer ample space and advanced cooling technology to preserve your groceries at their best.

? **\*\*Garbage Disposal + Dishwasher + Over the Range Microwave + Stove (Electric)\*\***  
Create culinary masterpieces in your gourmet kitchen. Our suite of appliances includes a powerful garbage disposal, a sleek dishwasher for effortless cleanup, an over-the-range microwave for quick meals, and an electric stove for precision cooking.

with our high-capacity washer and dryer duo. Designed to handle large loads efficiently, they're your partners in keeping clothes fresh and clean.

- Entertain with ease in your expansive living room and enjoy family meals in the inviting eat-in kitchen. The heart of your home awaits unforgettable gatherings and cherished memories.













03

Rent Roll

Rent Roll 9-10-2024



**Rent Roll**

As of Date: is today (09-08-2024)

Property: 3829 WThunderbird Rd Phoenix AZ

Total Units: 1

Total Rent Charged: \$3,588.00

Vacancy Rate: 0.0%

Unit	Lease Status	Tenants	Monthly Rent	Rent Charged In Period	Sales Tax	Owed	Move In Date	Lease Start	Lease End
<b>3829 WThunderbird Rd Phoenix AZ</b>	Active		\$3,588.00	\$3,588.00	\$0.00	\$0.00	9/15/2024	9/15/2024	10/31/25
<b>Total</b>			\$3,588.00	\$3,588.00	\$0.00	\$0.00			



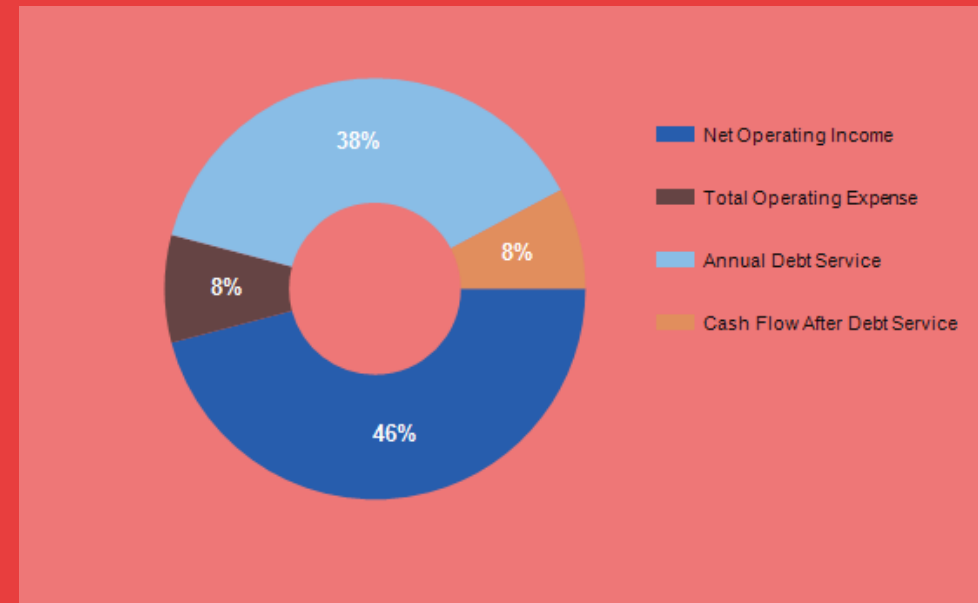
#### 04 Financial Analysis

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

## REVENUE ALLOCATION

CURRENT

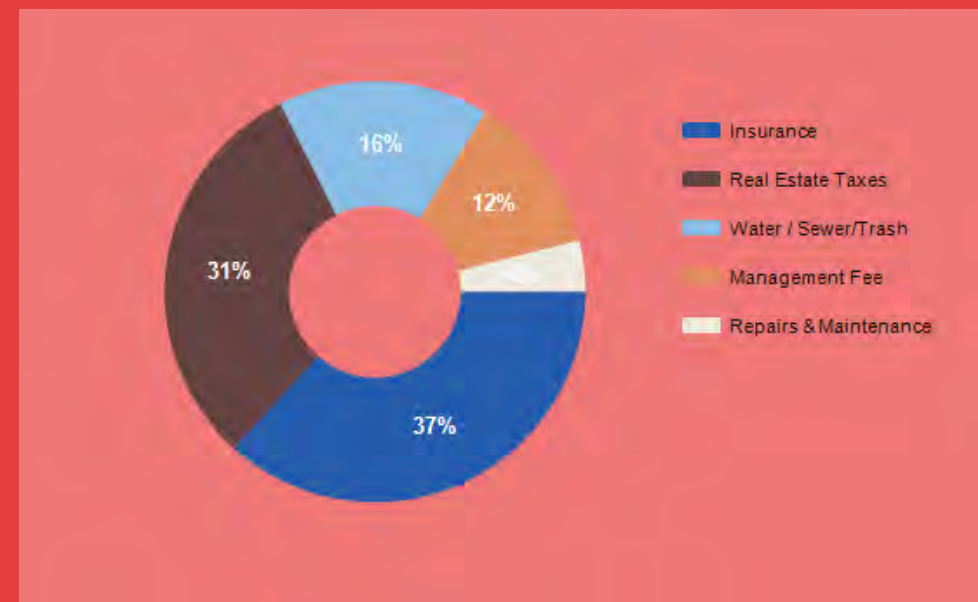
INCOME	CURRENT	PRO FORMA		
Gross Scheduled Rent	\$43,056	\$44,400		
<b>Gross Potential Income</b>	<b>\$43,056</b>	<b>\$44,400</b>		
General Vacancy	-3.00%	-3.00%		
<b>Effective Gross Income</b>	<b>\$41,764</b>	<b>\$43,068</b>		
Less Expenses	\$6,359	\$6,359	15.22%	14.76%
<b>Net Operating Income</b>	<b>\$35,405</b>	<b>\$36,709</b>		
Annual Debt Service	\$29,406	\$29,406		
<b>Cash flow</b>	<b>\$5,999</b>	<b>\$7,303</b>		
Debt Coverage Ratio	1.20	1.25		



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$1,965	\$1,965	\$1,965	\$1,965
Insurance	\$2,332	\$2,332	\$2,332	\$2,332
Management Fee	\$780	\$780	\$780	\$780
Repairs & Maintenance	\$250	\$250	\$250	\$250
Water / Sewer/Trash	\$1,032	\$1,032	\$1,032	\$1,032
<b>Total Operating Expense</b>	<b>\$6,359</b>	<b>\$6,359</b>	<b>\$6,359</b>	<b>\$6,359</b>
Annual Debt Service	\$29,406		\$29,406	
Expense / SF	\$2.60		\$2.60	
% of EGI	15.22%		14.76%	

## DISTRIBUTION OF EXPENSES

CURRENT





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## GLOBAL

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Price	\$545,000
Analysis Period	5 year(s)
Millage Rate	0.35000%
Exit Cap Rate	6.50%

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## INCOME - Growth Rates

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Gross Scheduled Rent	5.00%
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## EXPENSES - Growth Rates

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Real Estate Taxes	0.01%
Insurance	1.50%
Management Fee	1.50%
Repairs & Maintenance	1.50%
Water / Sewer/Trash	1.50%

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## PROPOSED FINANCING

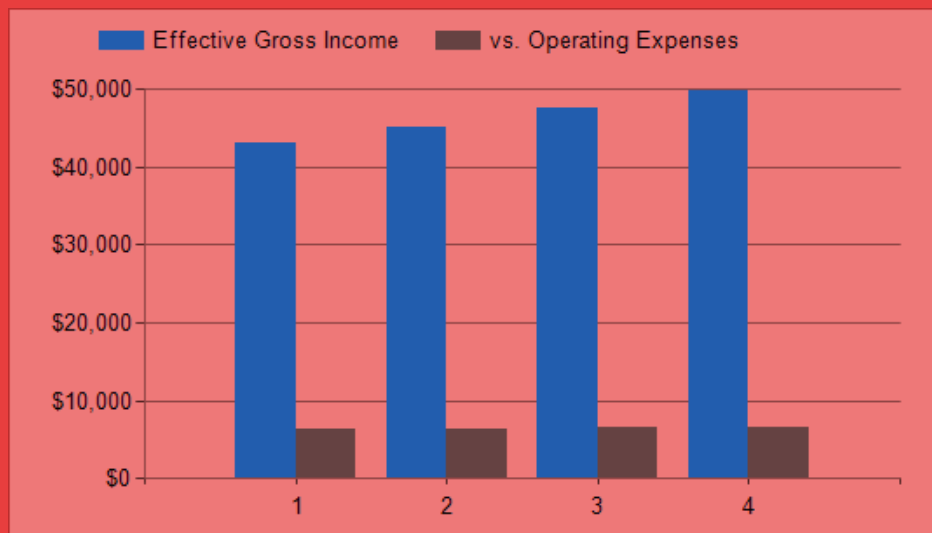
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Residential Financing	
Loan Type	Amortized
Down Payment	\$136,250
Loan Amount	\$408,750
Interest Rate	6.00%
Loan Terms	30
Annual Debt Service	\$29,406
Loan to Value	75%
Amortization Period	30 Years

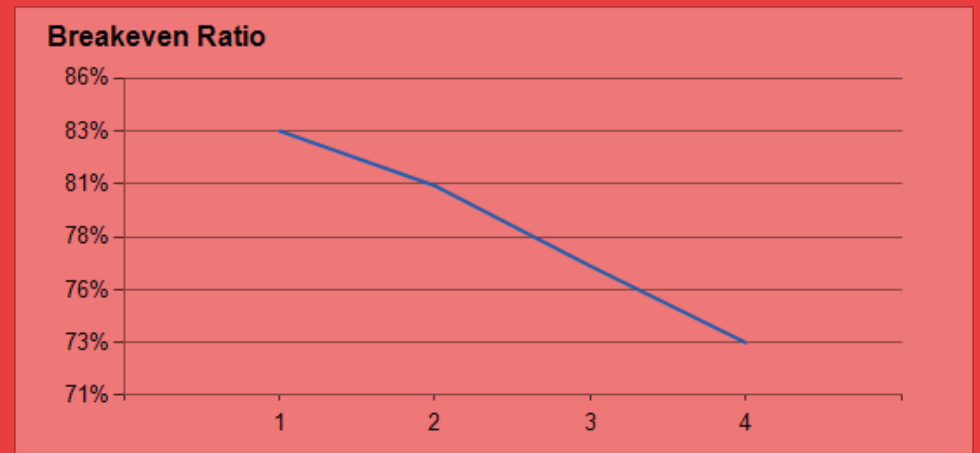
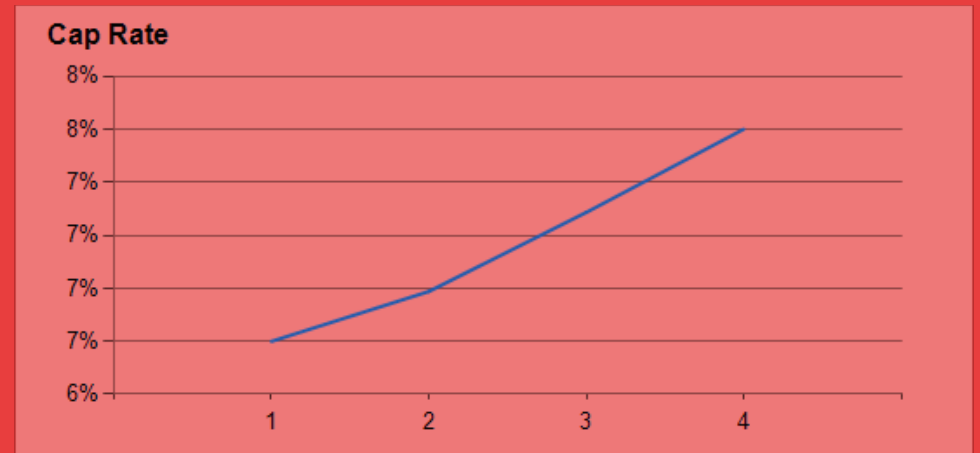
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Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5
<b>Gross Revenue</b>					
Gross Scheduled Rent	\$43,056	\$44,400	\$46,620	\$48,951	\$51,399
General Vacancy	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%
<b>Effective Gross Income</b>	<b>\$41,764</b>	<b>\$43,068</b>	<b>\$45,221</b>	<b>\$47,482</b>	<b>\$49,857</b>
<b>Operating Expenses</b>					
Real Estate Taxes	\$1,965	\$1,965	\$1,965	\$1,965	\$1,966
Insurance	\$2,332	\$2,332	\$2,367	\$2,402	\$2,439
Management Fee	\$780	\$780	\$792	\$804	\$816
Repairs & Maintenance	\$250	\$250	\$254	\$258	\$261
Water / Sewer/Trash	\$1,032	\$1,032	\$1,047	\$1,063	\$1,079
<b>Total Operating Expense</b>	<b>\$6,359</b>	<b>\$6,359</b>	<b>\$6,425</b>	<b>\$6,492</b>	<b>\$6,560</b>
<b>Net Operating Income</b>	<b>\$35,405</b>	<b>\$36,709</b>	<b>\$38,796</b>	<b>\$40,990</b>	<b>\$43,296</b>
Annual Debt Service	\$29,406	\$29,406	\$29,406	\$29,406	\$29,406
<b>Cash Flow</b>	<b>\$5,999</b>	<b>\$7,303</b>	<b>\$9,390</b>	<b>\$11,584</b>	<b>\$13,890</b>



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5
Cash on Cash Return b/t	4.40%	5.36%	6.89%	8.50%	10.19%
CAP Rate	6.50%	6.74%	7.12%	7.52%	7.94%
Debt Coverage Ratio	1.20	1.25	1.32	1.39	1.47
Operating Expense Ratio	15.22%	14.76%	14.20%	13.67%	13.15%
Gross Multiplier (GRM)	12.66	12.27	11.69	11.13	10.60
Loan to Value	75.04%	74.13%	73.12%	72.05%	70.92%
Breakeven Ratio	83.07%	80.55%	76.86%	73.34%	69.98%
Price / SF	\$222.45	\$222.45	\$222.45	\$222.45	\$222.45
Price / Unit	\$545,000	\$545,000	\$545,000	\$545,000	\$545,000
Income / SF	\$17.04	\$17.57	\$18.45	\$19.38	\$20.34
Expense / SF	\$2.59	\$2.59	\$2.62	\$2.64	\$2.67





### 3 YEAR SENSITIVITY ANALYSIS

EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE/UNIT	SALES PRICE PSF	PROCEEDS AFTER LOAN PAYOFF	LEVERED IRR
5.50%	\$705,387	\$705,387	\$288	\$311,034	35.82%
5.75%	\$674,718	\$674,718	\$275	\$280,365	31.49%
6.00%	\$646,605	\$646,605	\$264	\$252,251	27.23%
6.25%	\$620,741	\$620,741	\$253	\$226,387	23.05%
6.50%	\$596,866	\$596,866	\$244	\$202,513	18.91%
6.75%	\$574,760	\$574,760	\$235	\$180,406	14.79%
7.00%	\$554,233	\$554,233	\$226	\$159,879	10.67%
7.25%	\$535,121	\$535,121	\$218	\$140,768	6.54%
7.50%	\$517,284	\$517,284	\$211	\$122,930	2.35%



05

Demographics

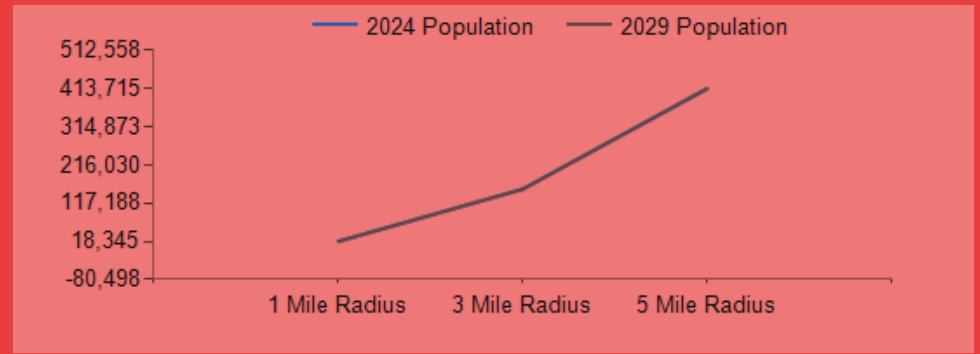
Demographics



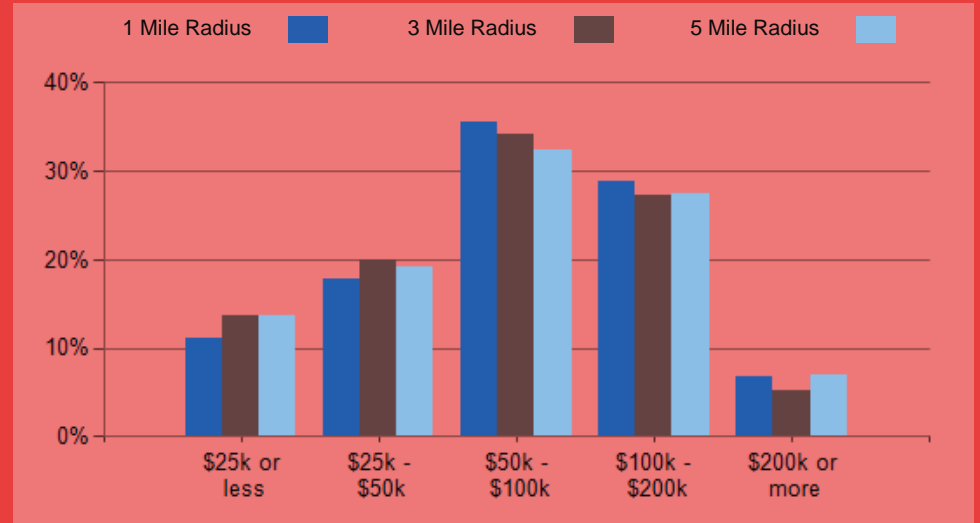
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	17,858	146,810	386,221
2010 Population	17,230	141,367	378,197
2024 Population	18,556	153,176	412,585
2029 Population	18,345	153,522	413,715
2024-2029: Population: Growth Rate	-1.15%	0.25%	0.25%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	446	4,722	12,384
\$15,000-\$24,999	257	3,075	9,195
\$25,000-\$34,999	430	4,197	11,152
\$35,000-\$49,999	696	7,209	19,112
\$50,000-\$74,999	1,352	10,986	28,503
\$75,000-\$99,999	903	8,549	22,447
\$100,000-\$149,999	1,290	11,444	30,406
\$150,000-\$199,999	539	4,148	12,677
\$200,000 or greater	433	2,938	11,072
Median HH Income	\$74,784	\$70,176	\$72,715
Average HH Income	\$96,200	\$88,518	\$95,167

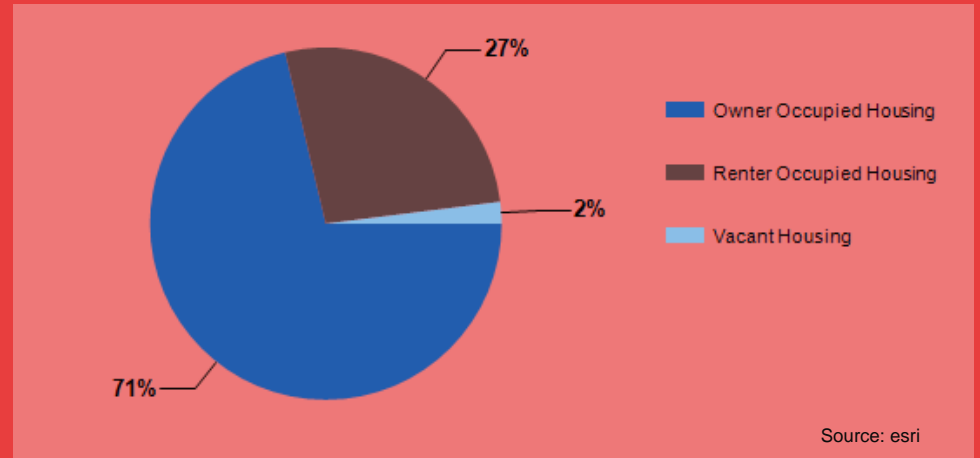
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,452	57,120	151,781
2010 Total Households	6,126	53,372	143,615
2024 Total Households	6,347	57,268	156,951
2029 Total Households	6,353	58,208	159,606
2024 Average Household Size	2.87	2.62	2.59
2024-2029: Households: Growth Rate	0.10%	1.65%	1.70%



2024 Household Income

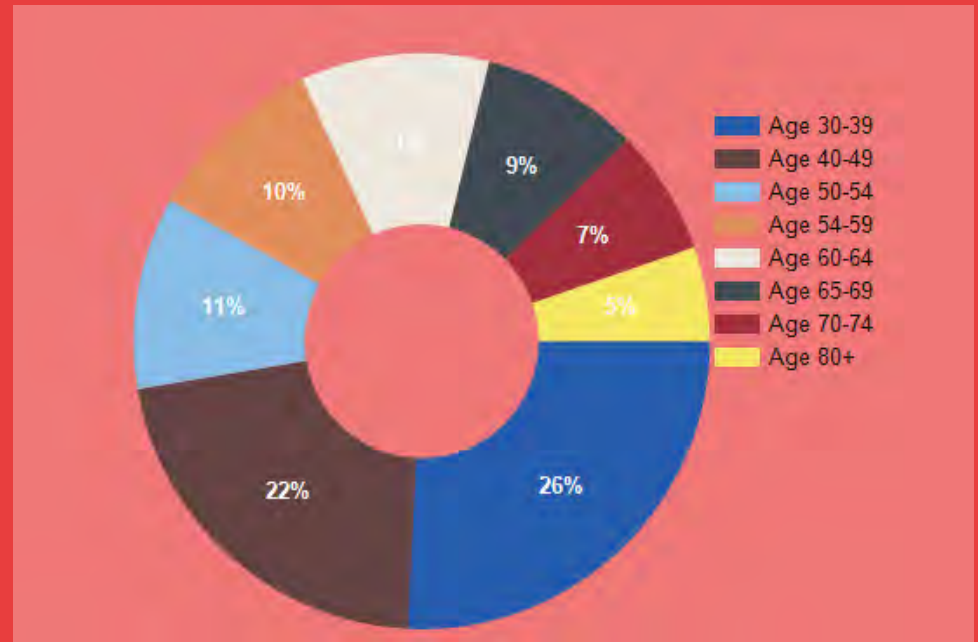


2024 Own vs. Rent - 1 Mile Radius

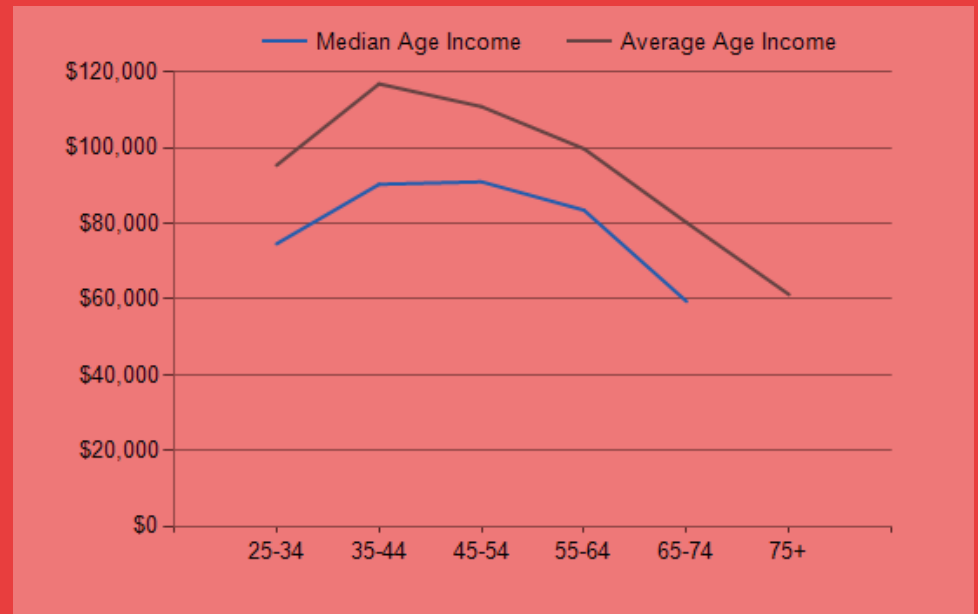


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,422	12,057	32,203
2024 Population Age 35-39	1,351	10,835	29,000
2024 Population Age 40-44	1,244	10,109	27,401
2024 Population Age 45-49	1,074	8,920	23,830
2024 Population Age 50-54	1,162	9,352	24,867
2024 Population Age 55-59	1,082	8,855	23,855
2024 Population Age 60-64	1,137	9,034	25,125
2024 Population Age 65-69	958	7,815	21,785
2024 Population Age 70-74	757	6,212	17,258
2024 Population Age 75-79	568	4,745	12,845
2024 Population Age 80-84	317	2,721	7,434
2024 Population Age 85+	227	2,511	6,284
2024 Population Age 18+	14,613	120,869	323,288
2024 Median Age	37	37	37
2029 Median Age	39	38	39



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$74,631	\$67,699	\$70,037
Average Household Income 25-34	\$95,394	\$84,082	\$88,438
Median Household Income 35-44	\$90,350	\$85,262	\$86,674
Average Household Income 35-44	\$116,895	\$105,550	\$110,167
Median Household Income 45-54	\$91,019	\$85,823	\$87,530
Average Household Income 45-54	\$110,886	\$102,558	\$109,472
Median Household Income 55-64	\$83,500	\$78,612	\$80,084
Average Household Income 55-64	\$99,743	\$94,532	\$103,439
Median Household Income 65-74	\$59,410	\$58,972	\$62,279
Average Household Income 65-74	\$80,235	\$78,111	\$87,243
Average Household Income 75+	\$61,232	\$59,079	\$68,154







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 -\$3,588 per month



*Exclusively Marketed by:*

**Linda Gerchick**  
Gerchick Real Estate  
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linda@justsoldit.com  
Lic: BR114848000



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

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