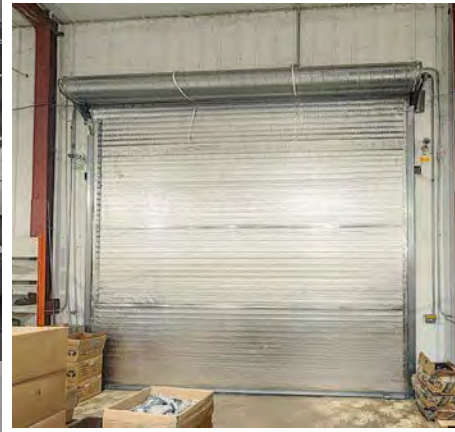


Sale-Lease Back Quartzsite AZ 35 years in Business



OFFERING MEMORANDUM | ABSOLUTE NNN SELLER LEASEBACK

1330 W Main St
Quartzsite, AZ 85346



Sale-Lease Back Quartzsite AZ 35 years in Business

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Exclusively Marketed by:

Linda Gerchick

Gerchick Real Estate

CCIM

(602) 688-9279

linda@justsoldit.com

Lic: BR114848000



www.justsoldit.com

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	1330 W Main St Quartzsite AZ 85346
COUNTY	La Paz
MARKET	Quartzsite
BUILDING SF	35,000 SF
LAND ACRES	1.87
LAND SF	81,000 SF
YEAR BUILT	2006
APN	30629012H
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$3,995,000
PRICE PSF	\$114.14
OCCUPANCY	100%
NOI (At Close of Escrow-6 CAP RATE)	\$273,714
NOI (Pro Forma)	\$273,714
CAP RATE (AT CLOSE OF ESCROW-6 CAP RATE)	6.85%
CAP RATE (PRO FORMA)	6.85%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	756	2,274	2,562
2024 Median HH Income	\$30,285	\$18,225	\$18,713
2024 Average HH Income	\$67,506	\$47,746	\$45,951



Lease Abstract

- Tenant: Gem World

Lease Commencement: At Close of Escrow

ADDITIONAL RENT: "Additional Rent" shall collectively mean all Taxes, insurance, maintenance expenses, operating expenses, administrative expenses and all other costs and expenses of every nature incurred in connection with the operation of the Premises and all Improvements thereon that are more fully set forth herein or otherwise incurred.

UTILITIES: During the Lease Term, Tenant shall open its own accounts for utilities serving the Premises, including without limitation (if applicable) gas, electricity, water, sewer, sanitation and all other utilities required by Tenant for the Premises and Tenant shall be responsible for all such utility charges.

CARE OF PREMISES: Tenant assumes the sole responsibility for the condition, use, operation, maintenance, repairs, replacement and management of the Premises and Landlord shall have no responsibility in respect thereof and shall have no liability for damages to the property.

TAXES: Tenant agrees to pay, as Additional Rent, all personal property taxes and assessments, ad valorem or real estate taxes and assessments (including, without limitation, general and special assessments for public improvements or benefits whether or not commenced or completed during the Lease Term, as same may be extended or renewed, sanitary and trash removal assessments, and all property owners', association, subdivision, and all other types of public, quasi-public or private assessments, fees or exactions or similar charges of any nature whatsoever), water charges, sewer rents and all other taxes or any type of assessments whatsoever levied, assessed or imposed at any time by any Governmental Authorities upon or against the Premises or any portion thereof, which accrue or become due with respect to any period during the Term, and also any tax or assessment levied, assessed or imposed against the Premises or any portion thereof at any time by any Governmental Authorities in connection with any franchise, or the receipt of any income, rent or profit from the Premises to the extent that same shall be in lieu of all or a portion of any of the aforesaid taxes or assessments upon or against the Premises, and which accrue or become due with respect to any period during the Term (collectively, the "Taxes").

- **INSURANCE:** Tenant shall, during the Term of this Lease, and at Tenant's expense, maintain in full force and effect: (a) All risk property insurance covering (i) the Improvements and Personalty, and all building materials and other property which constitute part of the Premises, and (ii) Tenant's trade fixtures, signs, inventory and supplies, furniture, equipment, and improvements and betterments installed by Tenant, all amounts not less than one hundred percent (100%) of the full replacement value of all Improvements and Personalty (as reasonably determined by Landlord); (b) Contractual and comprehensive commercial general liability insurance against claims for bodily injury, death or property damage occurring on, in or about the Premises, which insurance shall be written on a so-called occurrence basis, and shall provide minimum protection with a combined single limit in an amount not less than Two Million and No/100 Dollars (\$2,000,000.00) for any one occurrence, and such insurance shall have a deductible of not greater than Five Thousand and No/100 Dollars (\$5,000.00); (c) Business interruption and loss of rent insurance in amounts sufficient to compensate Landlord for all Base Rent, Additional Rent and other amounts payable hereunder for a period of not less than twelve (12) months, the amount of such coverage to be adjusted annually to reflect the Base Rent, Additional Rent and other amounts payable during the succeeding twelve (12) month period; (d) Liability insurance which shall include coverage for all liabilities arising out of the dispensing or selling of alcoholic beverages imposed under any laws, including, without limitation a "dram shop" or alcoholic beverage control act, the Premises and the business related to the Premises with a cross liability clause and a severability of interests clause to cover Tenant's indemnity and including an endorsement if necessary to provide coverage of personal injury and defense for a third party, all in limits of not less than One Million and No/100 Dollars (\$1,000,000.00) inclusive per occurrence or, upon Landlord's request, such higher limits as shall become customary under new leases of comparable Premises; and (e) such additional and/or other insurance coverage, endorsements, or deductibles with respect to the Premises and in such amounts as reasonably requested by Landlord or its Lender.

- **CONFIDENTIALITY & DISCLAIMER STATEMENT**

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1330 W Main Street, Quartzsite AZ 85246 US ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Gerchick Real Estate™. The material and information in the Offering Memorandum is unverified. Gerchick Matthews Real Estate™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Gerchick Real Estate™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational

- **Net Lease Disclaimer:** There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

Property Features

- **35,000 Square Foot Building** – Spacious and versatile space suitable for a variety of uses.
- **5 Newer, High-Efficiency Air Conditioners** – Ensures optimal climate control throughout the year.
- **Roll-Up Doors** – Convenient access for loading and unloading.
- **Newer Asphalt Parking Lot** – Freshly paved, ample parking space for customers and staff.
- **Large Metal Covered Building** – Provides additional covered space for outdoor storage, work areas, or expansion.
- **High Visibility Location** – Situated in a prime area in the heart of Quartzsite, a popular destination for both locals and tourists.
- **NNN Seller Leaseback** – Tenant responsible for all maintenance, taxes, and insurance, minimizing investor involvement.
- **6% Cap Rate** – Attractive return on investment with a reliable, established business as the tenant.

QUARTZSITE

02

Location

Location Summary

****Quartzsite, Arizona Area Overview****

- Nestled in the Sonoran Desert of western Arizona, Quartzsite is a unique gem of a town with a rich history, vibrant seasonal economy, and a distinctive charm that attracts visitors from around the globe. Known as the "Rock Capital of the World," Quartzsite is celebrated for its thriving gem and mineral markets, drawing enthusiasts, collectors, and traders to this desert community every year.

****Geography and Climate****

Located at the crossroads of Interstate 10 and U.S. Route 95, Quartzsite sits approximately 20 miles east of the California border and 125 miles west of Phoenix. Its strategic location makes it a convenient destination for snowbirds and travelers. The area boasts an arid desert climate, characterized by warm winters and scorching summers, ideal for outdoor activities and gem hunting during the cooler months.

****History****

Quartzsite's origins date back to the mid-1800s when it served as a stagecoach stop and gold mining outpost. Its name derives from the quartz rock found abundantly in the area, a testament to its geological significance. Over the years, Quartzsite has evolved from a mining town into a bustling seasonal community renowned for its outdoor markets and RV-friendly lifestyle.

****Gem and Mineral Market****

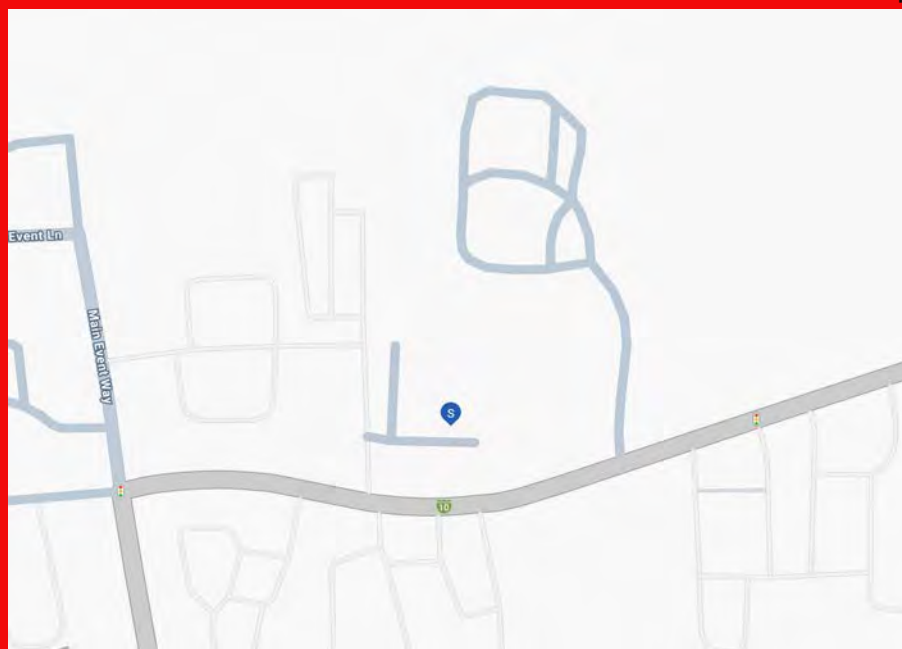
Quartzsite's gem and mineral markets are the crown jewels of its economy and culture. The town transforms into a bustling hub of activity during the winter months, hosting an array of rock, gem, and mineral shows that are among the largest in the world.

****Quartzsite Gem & Mineral Show and Swap Meet:**** Held annually in January and February, this event features thousands of vendors offering a dazzling array of gemstones, minerals, fossils, beads, and handcrafted jewelry. It's a paradise for collectors and hobbyists, providing rare finds and unique treasures.

Regional Map



Local Map



- ****Tyson Wells Rock & Gem Show:**** Another major event, this show attracts vendors and buyers from around the globe. Visitors can explore an eclectic mix of merchandise, from raw mineral specimens to polished gemstones and artisan crafts.

****Lifestyle and Amenities****

Quartzsite is well-known for its RV-friendly culture, with numerous RV parks and camping facilities catering to the influx of seasonal residents, affectionately called "snowbirds." These visitors flock to Quartzsite to escape colder climates and immerse themselves in the town's relaxed, community-oriented atmosphere.

- ****Outdoor Activities:**** The desert landscape surrounding Quartzsite provides endless opportunities for hiking, off-roading, and wildlife viewing. Popular destinations include the Kofa National Wildlife Refuge and the nearby Colorado River.

- ****Community Events:**** In addition to gem shows, the town hosts swap meets, craft fairs, and the annual Quartzsite Sports, Vacation & RV Show, one of the largest RV events in the U.S.

****Local Dining:**** Visitors can enjoy a selection of local diners and cafes offering hearty meals and classic Southwestern flavors. Food trucks often set up during the gem shows, adding to the vibrant scene.

****Real Estate and Economy****

Quartzsite's real estate market is diverse, with options ranging from affordable RV lots to small single-family homes. The town's economy thrives on tourism and seasonal markets, with additional contributions from small businesses and services catering to visitors.

****Why Visit Quartzsite?****

Quartzsite's unique blend of natural beauty, rich geological heritage, and community spirit makes it a must-visit destination. Whether you're a gem enthusiast, an RV traveler, or someone seeking a distinctive desert experience, Quartzsite offers something for everyone.

From its world-renowned gem and mineral shows to its welcoming community and scenic surroundings, Quartzsite truly shines as a hidden gem in the Arizona desert.





03

Property Description

Property Features
Aerial Map
Floor Plan
Property Images

PROPERTY FEATURES

NUMBER OF TENANTS	1
BUILDING SF	35,000
LAND SF	81,000
LAND ACRES	1.87
YEAR BUILT	2006
# OF PARCELS	1
ZONING TYPE	C-2
TOPOGRAPHY	Flat
LOCATION CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	40
STREET FRONTAGE	500
NUMBER OF INGRESSES	3
NUMBER OF EGRESSES	3

NEIGHBORING PROPERTIES

NORTH	Residential
SOUTH	McDonald's
EAST	Auto Repair
WEST	Tesla Charging Station

MECHANICAL

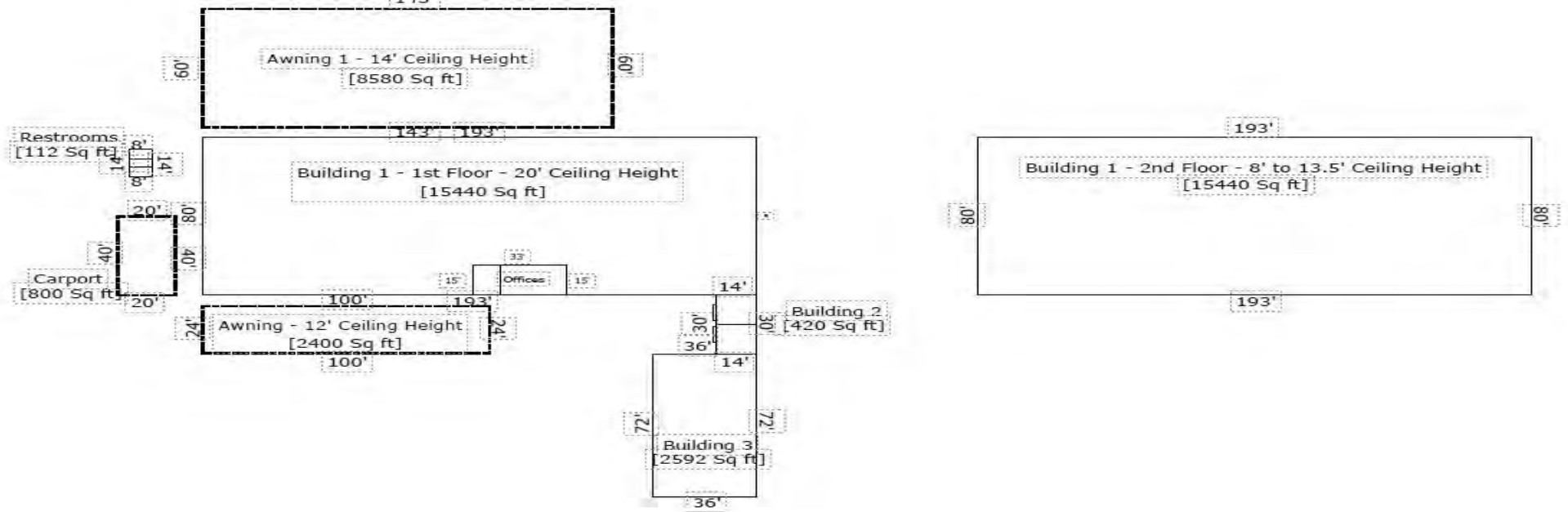
HVAC	Air Conditioners
FIRE SPRINKLERS	Fire Sprinkler and Fire Alarm
ELECTRICAL / POWER	220

CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Metal
EXTERIOR	Painted Metal
PARKING SURFACE	Asphalt
ROOF	Metal







TOTAL Sketch by a la mode

Area Calculations Summary		
Living Area		Calculation Details
Building 1 - 1st Floor - 20' Ceiling Height	15440 Sq ft	$80 \times 193 = 15440$
Building 3	2592 Sq ft	$36 \times 72 = 2592$
Building 1 - 2nd Floor - 8' to 13.5' Ceiling Height	15440 Sq ft	$80 \times 193 = 15440$
Building 2	420 Sq ft	$14 \times 30 = 420$
Total Living Area (Rounded):	33892 Sq ft	
Non-living Area		
Awning 1 - 14' Ceiling Height	8580 Sq ft	$143 \times 60 = 8580$
Restrooms	112 Sq ft	$8 \times 14 = 112$
Carport	800 Sq ft	$40 \times 20 = 800$
Awning - 12' Ceiling Height	2400 Sq ft	$24 \times 100 = 2400$



Front of Building



Overview of 1st Floor



One of the Roll Up Doors



Second Level



Company

Trade Name	Gem World
Headquartered	Quartzsite AZ
# of Locations	3
Website	www.gemworldplus.net

Description

Gem World is a staple in Quartzsite, known for offering a diverse selection of high-quality products including crystal and glass beads, precious gems, semi-precious stones, jewelry, accessories, and art glass pendants. The business caters to both wholesale and retail customers, making it a key player in the region's jewelry market. The Seller's reputation for exceptional service and unbelievably low-priced products has fostered a loyal customer base that returns year after year.

The business, with its more than 35 years of experience in the jewelry industry, is fully committed to a long-term lease agreement, ensuring steady cash flow for the investor. With the Seller's expertise and established brand, Gem World is poised for continued success in the Quartzsite community.

05

Financial Analysis

Income & Expense Analysis

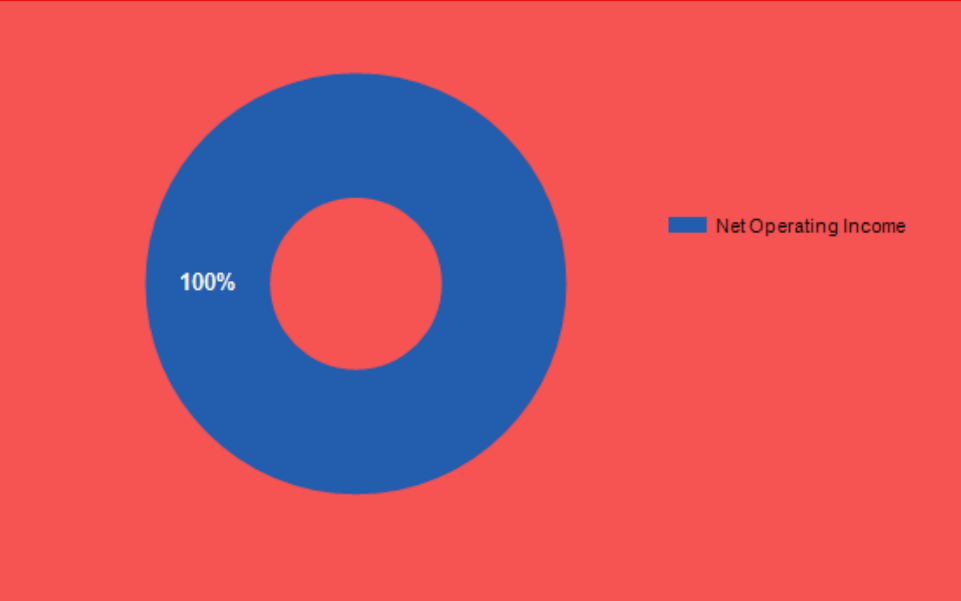
Multi-Year Cash Flow Assumptions

Cash Flow Analysis

Financial Metrics

INCOME	AT CLOSE OF ESCROW-6 CAP RATE		PRO FORMA	
Gross Scheduled Rent	\$239,400	87.5%	\$239,400	87.5%
Property Taxes	\$19,314	7.1%	\$19,314	7.1%
Insurance	\$15,000	5.5%	\$15,000	5.5%
Effective Gross Income	\$273,714		\$273,714	
Net Operating Income	\$273,714		\$273,714	

REVENUE ALLOCATION AT CLOSE OF ESCROW-6 CAP RATE

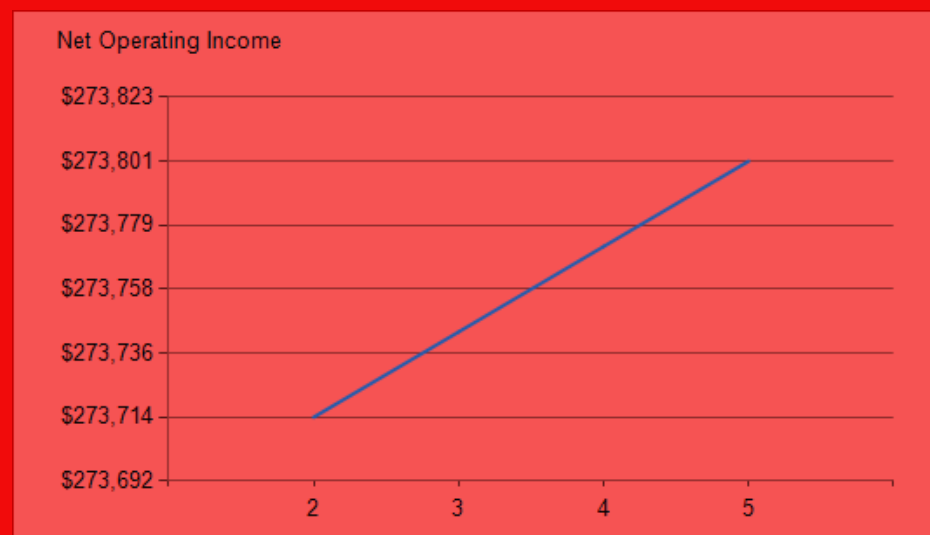


DISTRIBUTION OF EXPENSES AT CLOSE OF ESCROW-6 CAP RATE

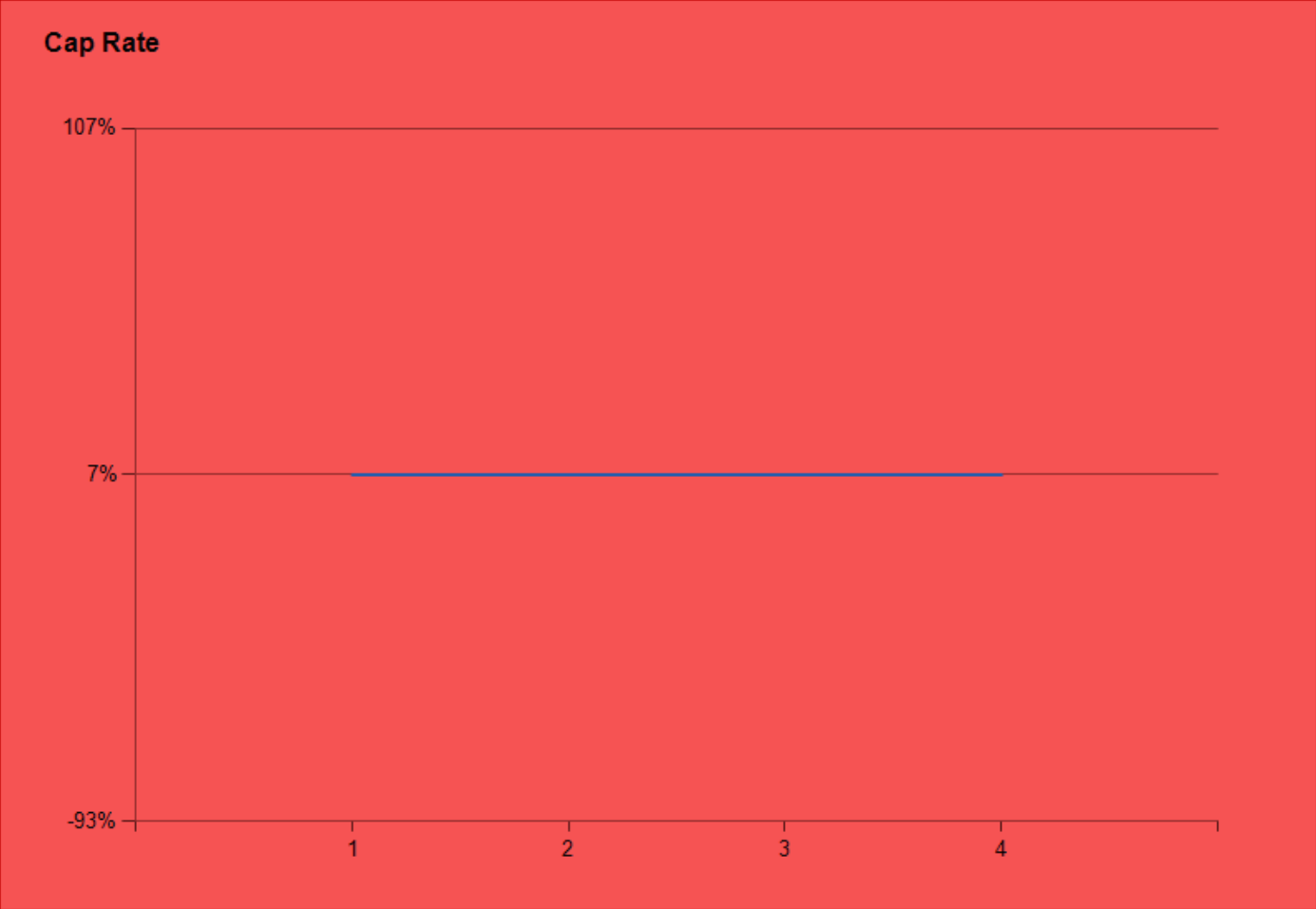


GLOBAL	
Price	\$3,995,000
Analysis Period	5 year(s)
INCOME - Growth Rates	
Property Taxes	0.15%

Calendar Year	At Close of Escrow-6 CAP RATE	Year 2	Year 3	Year 4	Year 5
Gross Revenue					
Gross Scheduled Rent	\$239,400	\$239,400	\$239,400	\$239,400	\$239,400
Property Taxes	\$19,314	\$19,314	\$19,343	\$19,372	\$19,401
Insurance	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
Effective Gross Income	\$273,714	\$273,714	\$273,743	\$273,772	\$273,801
Operating Expenses					
Net Operating Income	\$273,714	\$273,714	\$273,743	\$273,772	\$273,801



Calendar Year	At Close of Escrow-6 CAP RATE	Year 2	Year 3	Year 4	Year 5
CAP Rate	6.85%	6.85%	6.85%	6.85%	6.85%
Price / SF	\$114.14	\$114.14	\$114.14	\$114.14	\$114.14
Income / SF	\$7.82	\$7.82	\$7.82	\$7.82	\$7.82





06

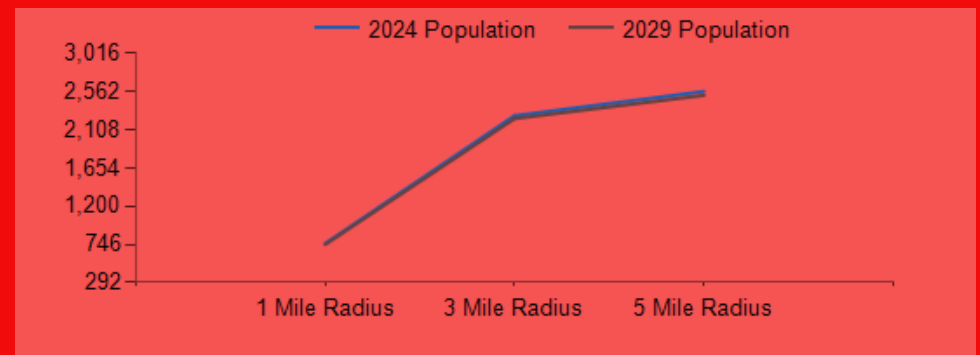
Demographics

Demographics

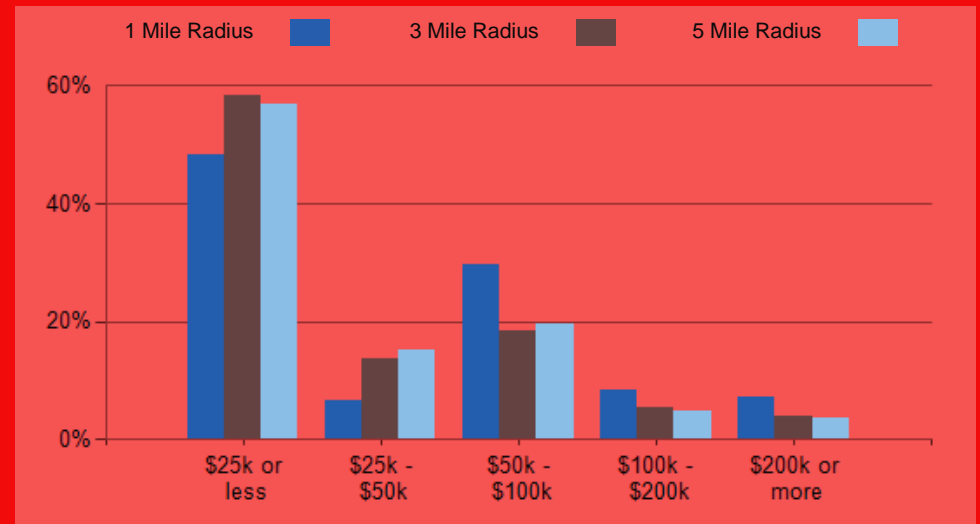
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,284	3,423	3,694
2010 Population	1,416	3,597	4,215
2024 Population	756	2,274	2,562
2029 Population	746	2,240	2,516
2024-2029: Population: Growth Rate	-1.35%	-1.50%	-1.80%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	157	614	688
\$15,000-\$24,999	64	196	201
\$25,000-\$34,999	13	41	85
\$35,000-\$49,999	17	151	151
\$50,000-\$74,999	74	169	216
\$75,000-\$99,999	61	89	89
\$100,000-\$149,999	30	64	65
\$150,000-\$199,999	8	10	10
\$200,000 or greater	33	57	58
Median HH Income	\$30,285	\$18,225	\$18,713
Average HH Income	\$67,506	\$47,746	\$45,951

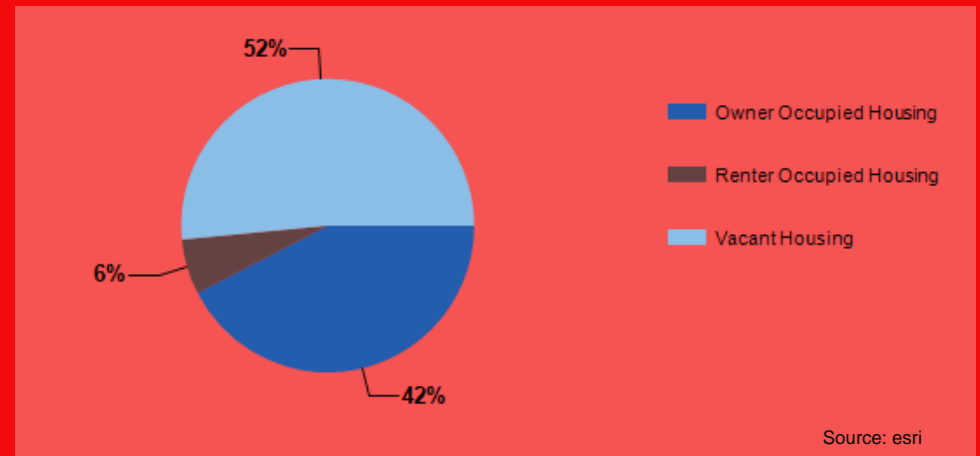
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,225	3,253	3,453
2010 Total Households	736	1,999	2,297
2024 Total Households	457	1,391	1,563
2029 Total Households	455	1,384	1,555
2024 Average Household Size	1.64	1.63	1.63
2024-2029: Households: Growth Rate	-0.45%	-0.50%	-0.50%



2024 Household Income



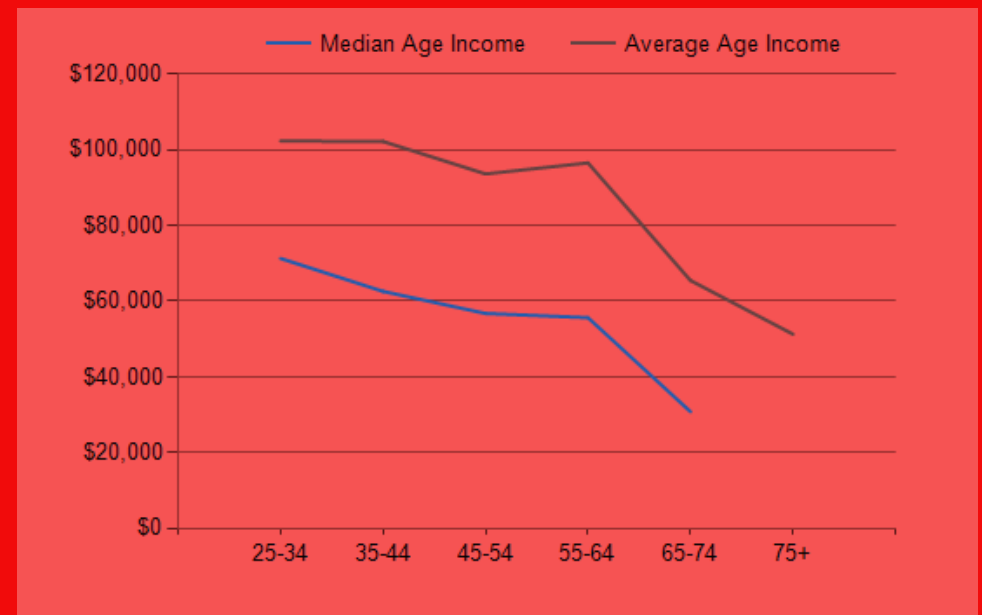
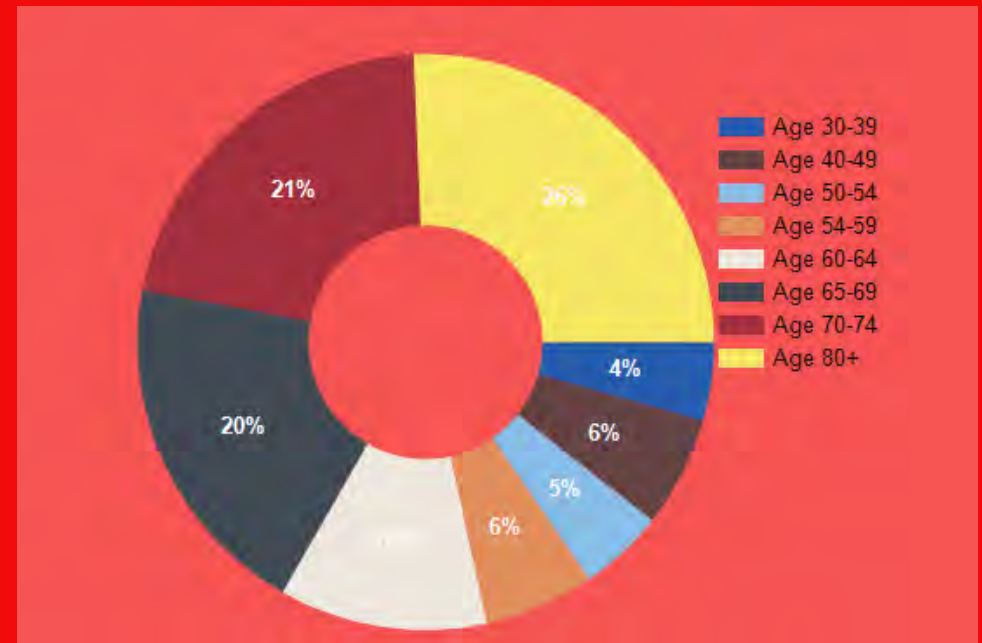
2024 Own vs. Rent - 1 Mile Radius



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	13	54	56
2024 Population Age 35-39	12	47	51
2024 Population Age 40-44	17	59	65
2024 Population Age 45-49	18	55	58
2024 Population Age 50-54	27	100	104
2024 Population Age 55-59	35	144	155
2024 Population Age 60-64	66	188	216
2024 Population Age 65-69	111	321	363
2024 Population Age 70-74	121	339	389
2024 Population Age 75-79	145	350	401
2024 Population Age 80-84	81	230	276
2024 Population Age 85+	40	111	134
2024 Population Age 18+	712	2,109	2,391
2024 Median Age	70	68	69
2029 Median Age	72	70	71

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$71,297	\$29,503	\$29,475
Average Household Income 25-34	\$102,346	\$55,948	\$54,525
Median Household Income 35-44	\$62,584	\$20,877	\$21,406
Average Household Income 35-44	\$102,205	\$48,987	\$47,343
Median Household Income 45-54	\$56,748	\$18,596	\$19,141
Average Household Income 45-54	\$93,623	\$64,780	\$63,216
Median Household Income 55-64	\$55,620	\$18,913	\$18,579
Average Household Income 55-64	\$96,540	\$56,376	\$54,236
Median Household Income 65-74	\$30,784	\$19,399	\$19,599
Average Household Income 65-74	\$65,455	\$47,445	\$45,608
Average Household Income 75+	\$51,273	\$39,834	\$38,652





07

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.

Sale-Lease Back Quartzsite AZ 35 years in Business



Exclusively Marketed by:

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



www.justsoldit.com

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