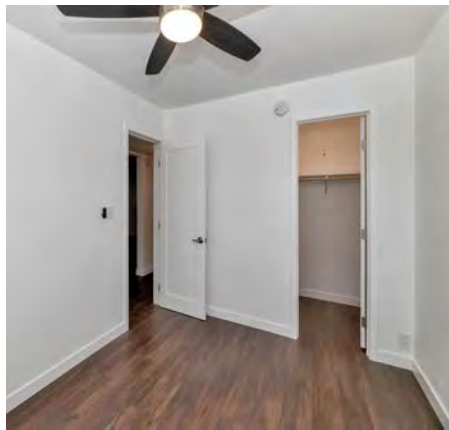


13 Units-over One Million in Improvements



OFFERING MEMORANDUM | 100% OCCUPIED-STABLE

306 & 312 E Kinderman Dr
Avondale, AZ 85323



13 Units-over One Million in Improvements

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www.justsoldit.com



01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	306 & 312 E Kinderman Dr Avondale AZ 85323
COUNTY	Maricopa
MARKET	West Phoenix
SUBMARKET	AVONDALE
BUILDING SF	8,960 SF
LAND SF	27,008 SF
LAND ACRES	0.62
NUMBER OF UNITS	13
YEAR BUILT	1957
YEAR RENOVATED	2023
APN	500-17-152 & 61
OWNERSHIP TYPE	Fee Simple

[Property Video](#)

FINANCIAL SUMMARY

PRICE	\$3,690,000
PRICE PSF	\$411.83
PRICE PER UNIT	\$283,846
OCCUPANCY	97.00%
NOI (CURRENT)	\$202,994
NOI (Pro Forma)	\$230,930
CAP RATE (CURRENT)	5.50%
CAP RATE (Pro Forma)	6.26%
GRM (CURRENT)	14.73
GRM (Pro Forma)	13.21

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population	15,476	77,899	209,064
2025 Median HH Income	\$52,586	\$81,084	\$93,334
2025 Average HH Income	\$70,000	\$103,081	\$117,765



Investment Highlights

- Step into a premier multifamily investment in the fast-growing city of Avondale, Arizona. This 13-unit complex has undergone nearly \$1,000,000 in renovations, offering a rare blend of stability, modern upgrades, and location-driven upside.

?? Property Highlights:

13 Total Units: Fully occupied with strong in-place income

Major Capital Improvements: Nearly \$1M in renovations including interiors, exteriors, systems, and finishes

Dishwashers in Every Unit: A standout amenity that enhances rental appeal

Stabilized and Turnkey: Minimal deferred maintenance with all units leased

Strategic West Valley Location: Minutes from I-10, top employers, shopping, and entertainment

High Rental Demand: Avondale continues to experience rapid population and economic growth

Investor-Friendly Market: Surrounded by infrastructure projects and booming development

Buyer to Verify All Facts and Figures During Due Diligence





02

Location

- Location Summary
- Local Business Map
- Major Employers

- Avondale, Arizona, is a rapidly expanding city in the Phoenix metropolitan area, offering strategic advantages for businesses and residents alike.

Population Growth & Demographics

Avondale's population reached 96,196 in 2025, reflecting a 7.4% increase since 2020 and an annual growth rate of 1.4%. Projections estimate the population will grow to approximately 97,555 by the end of 2027. This growth is fueled by the city's family-friendly environment, with 27.4% of residents under 18 years of age.

- Transportation & Freeway Access

Avondale boasts excellent connectivity through major transportation routes:

- Interstate 10 (I-10) This major east-west corridor runs through Avondale, linking it to downtown Phoenix and other key areas
 - Loop 101 (Agua Fria Freeway) Intersecting with I-10 near Avondale, it provides access to northern Phoenix
 - State Route 30 (Tres Rios Freeway)** A planned freeway aimed at alleviating I-10 congestion, with construction of the central segment expected to begin soon
- Recent infrastructure improvements, such as the Fairway Drive interchange, have enhanced local traffic flow and accessibility

- Major Employers & Economic Landscape

Avondale's economy is diverse, with key sectors including:

- Education & Health Services: Employing 19.9% of the workforce, with institutions like Estrella Mountain Community College playing a significant role.
- Retail Trade: Accounting for 13.9% of employment, supported by various local and national retailers.
- Professional & Administrative Services: Comprising 10.9% of jobs, reflecting a growing business services.

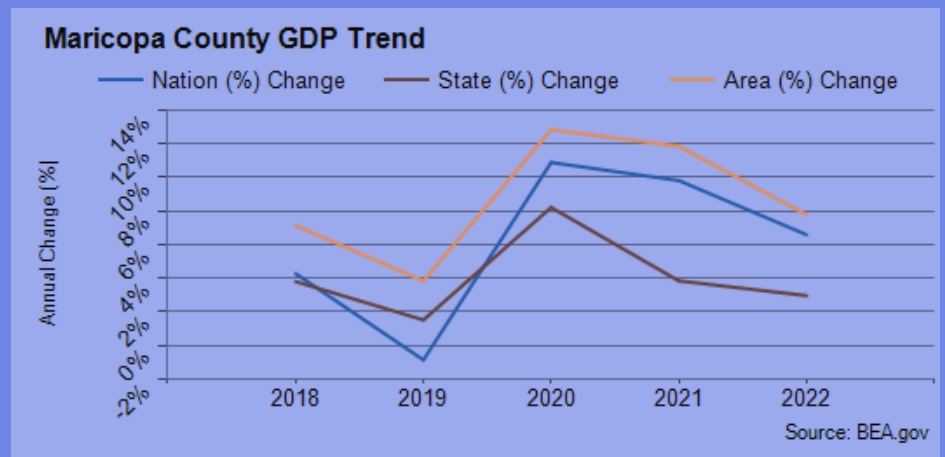
Notable employers include the City of Avondale, Stotz Equipment, and Starbucks.

- Business & Lifestyle Advantages

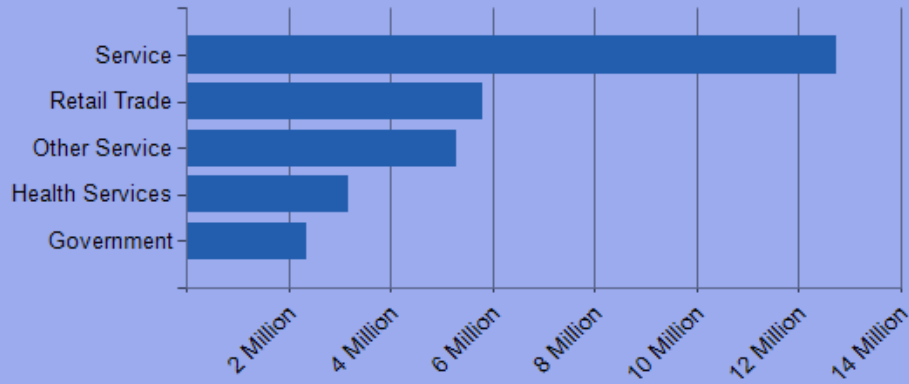
Avondale offers a pro-business environment with benefits such as:

- Strategic Location: Proximity to major freeways facilitates commerce and commuting.
- Skilled Workforce: Access to a growing labor pool within the Greater Phoenix area.
- Quality of Life: A family-oriented community with amenities and services that support a high standard of living.

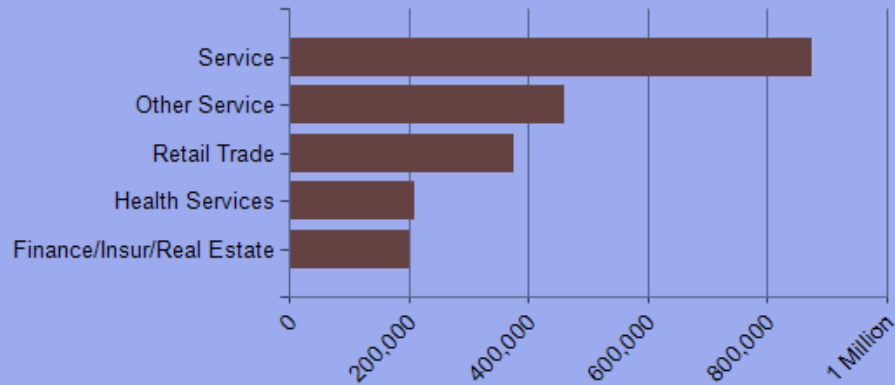
These factors make Avondale an attractive destination for businesses and families seeking growth opportunities in the Southwest.



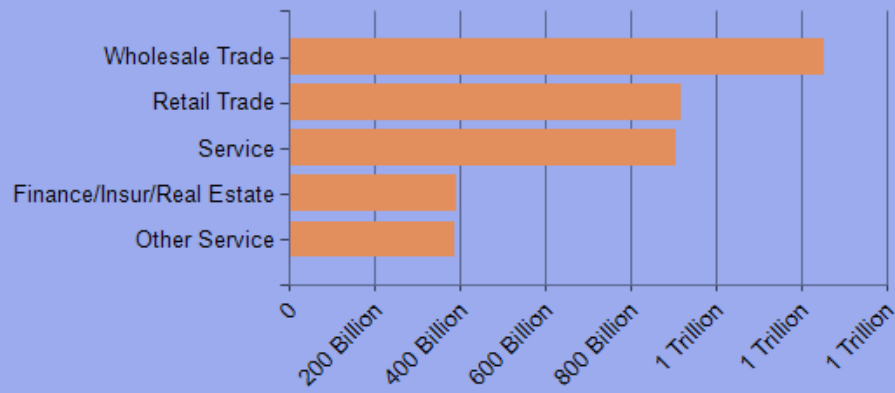
Major Industries by Employee Count

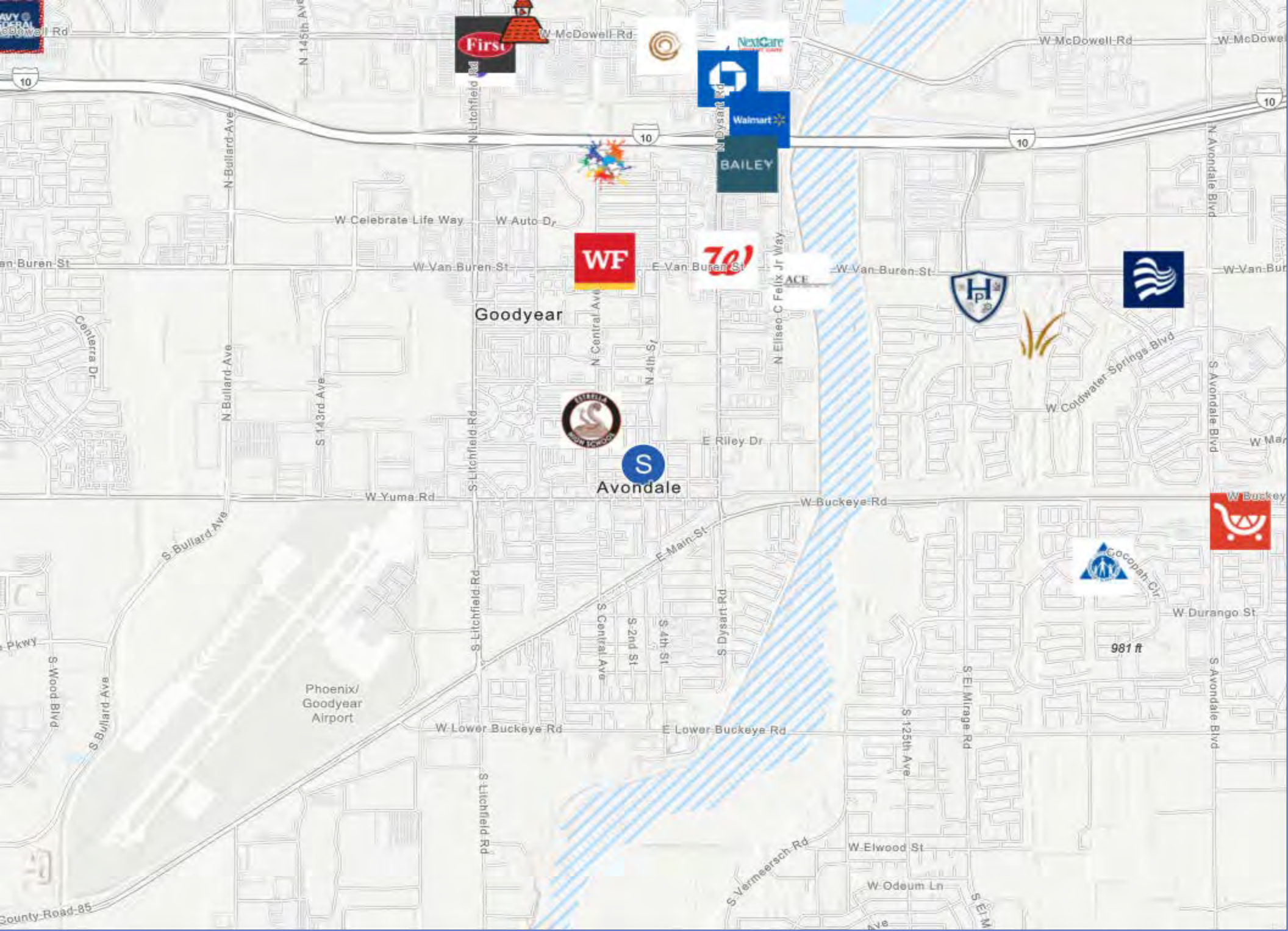


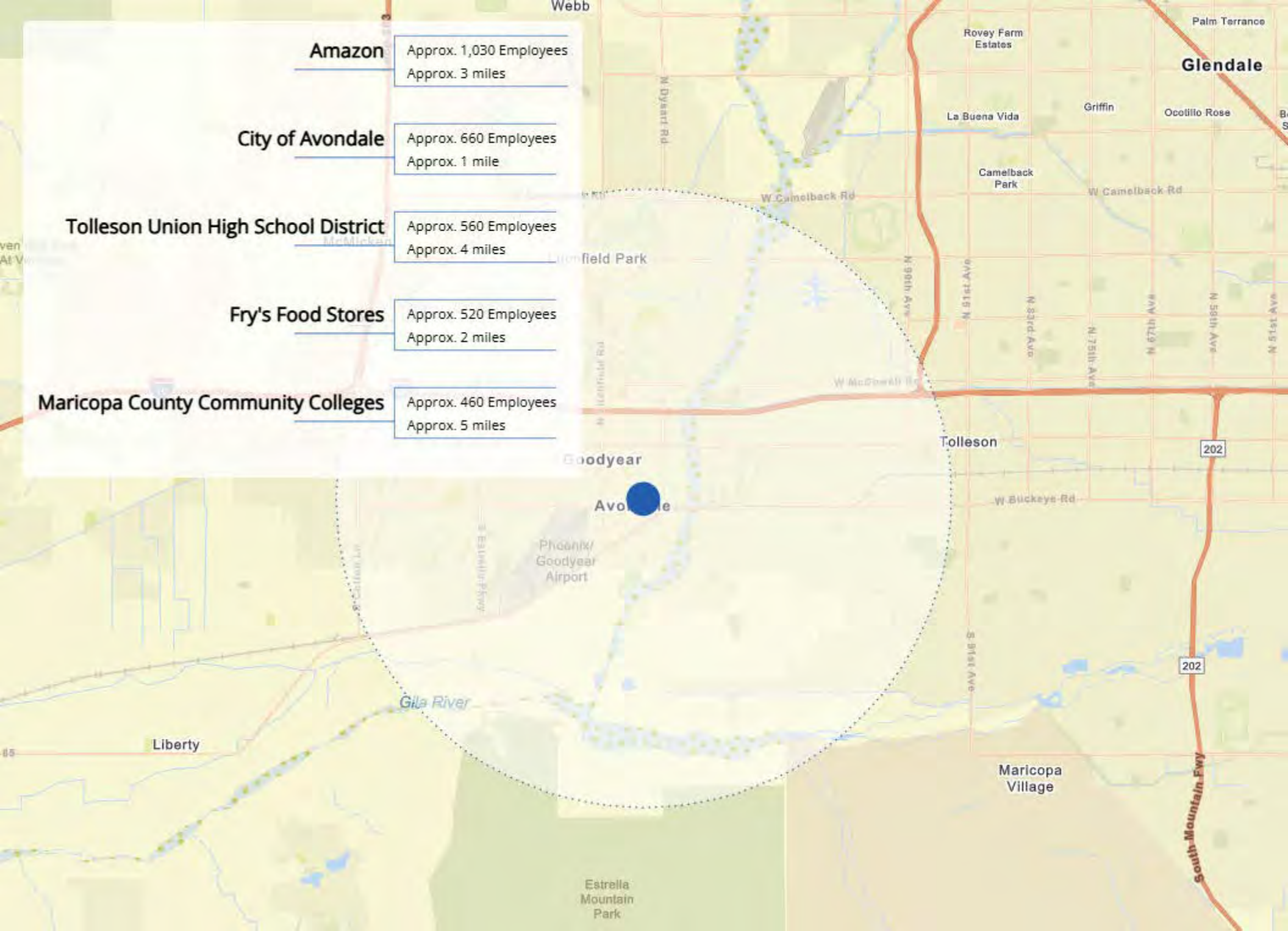
Major Industries by Business Count



Major Industries by Sales Amount









03

Property Description

- Property Features
- Property Images
- Common Amenities
- Unit Amenities

PROPERTY FEATURES

NUMBER OF UNITS	13
BUILDING SF	8,960
LAND SF	27,008
LAND ACRES	0.62
YEAR BUILT	1957
YEAR RENOVATED	2023
# OF PARCELS	2
ZONING TYPE	306: [R-4] Multiple Family Residential-4, [R1-6] Urban Residential-6 312: [R-3]
BUILDING CLASS	C
TOPOGRAPHY	Flat
LOCATION CLASS	C
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	4
NUMBER OF PARKING SPACES	22
POOL / JACUZZI	No
FIRE PLACE IN UNIT	No
WASHER/DRYER	Individual Stacked

MECHANICAL

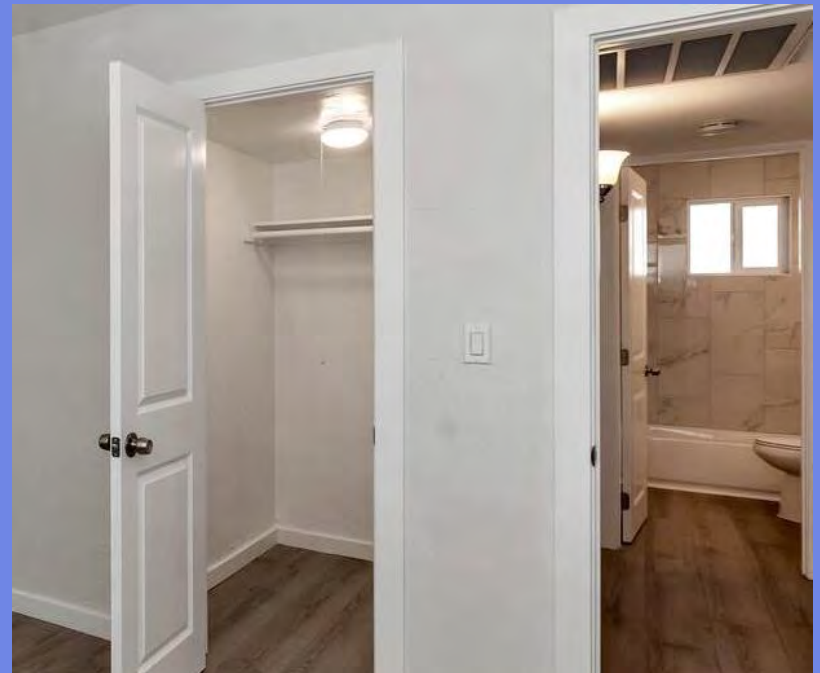
HVAC	Individually Metered
SMOKE DETECTORS	Yes

UTILITIES

WATER	City of Avondale
TRASH	Waste Mangement
GAS	None
ELECTRIC	APS
RUBS	Yes

CONSTRUCTION

FOUNDATION	Cement
FRAMING	Block/Wood Frame
EXTERIOR	Stucco/Painted
PARKING SURFACE	Asphalt
ROOF	Composite
STYLE	Garden Style
LANDSCAPING	Desert





West Building



Some Units have back yards



One of 2 Parking Lots



Front of Property



Typical Kitchen Remodeled



Typical Bathroom Remodeled



Bedrooms have ceiling fans



Stackable Washer and Dryers



Common Amenities

- Large area to play or BBQ
- Paved Parking Lots





04

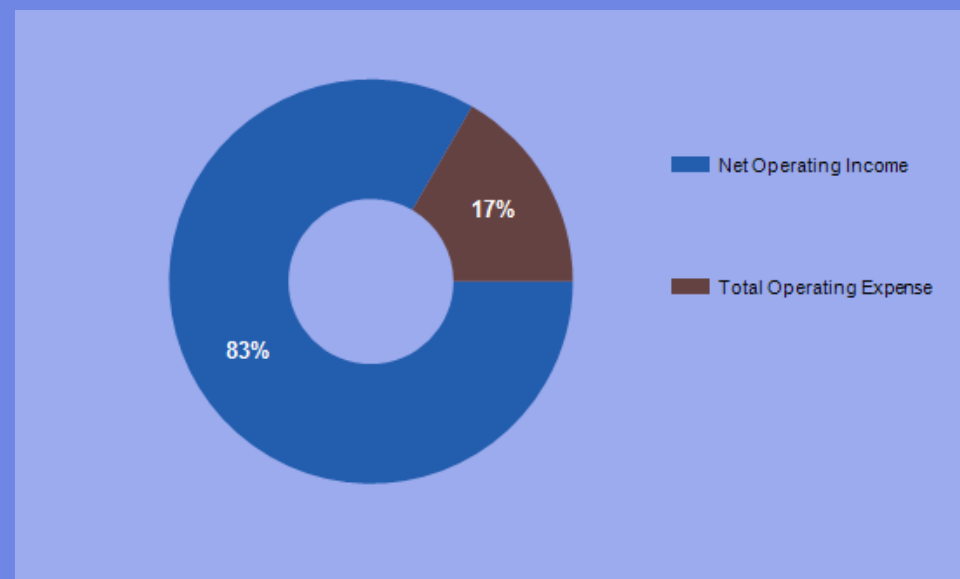
Financial Analysis

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

REVENUE ALLOCATION

CURRENT

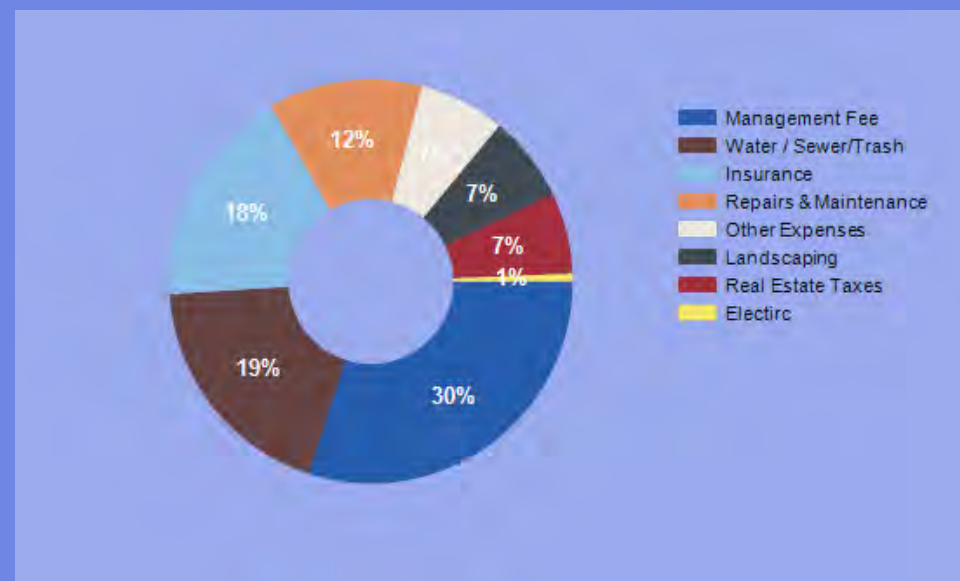
INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$229,200	91.5%	\$258,000	92.4%
Rubs	\$10,200	4.1%	\$10,200	3.7%
Pet Rent	\$2,100	0.8%	\$2,100	0.8%
Other Income	\$8,963	3.6%	\$8,963	3.2%
Gross Potential Income	\$250,463		\$279,263	
General Vacancy	-3.00%		-3.00%	
Effective Gross Income	\$243,587		\$271,523	
Less Expenses	\$40,593	16.66%	\$40,593	14.95%
Net Operating Income	\$202,994		\$230,930	



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$2,642	\$203	\$2,642	\$203
Insurance	\$7,208	\$554	\$7,208	\$554
Management Fee	\$12,179	\$937	\$12,179	\$937
Electirc	\$250	\$19	\$250	\$19
Repairs & Maintenance	\$5,000	\$385	\$5,000	\$385
Water / Sewer/Trash	\$7,716	\$594	\$7,716	\$594
Landscaping	\$2,798	\$215	\$2,798	\$215
Other Expenses	\$2,800	\$215	\$2,800	\$215
Total Operating Expense	\$40,593	\$3,123	\$40,593	\$3,123
Expense / SF	\$4.53		\$4.53	
% of EGI	16.66%		14.95%	

DISTRIBUTION OF EXPENSES

CURRENT



GLOBAL

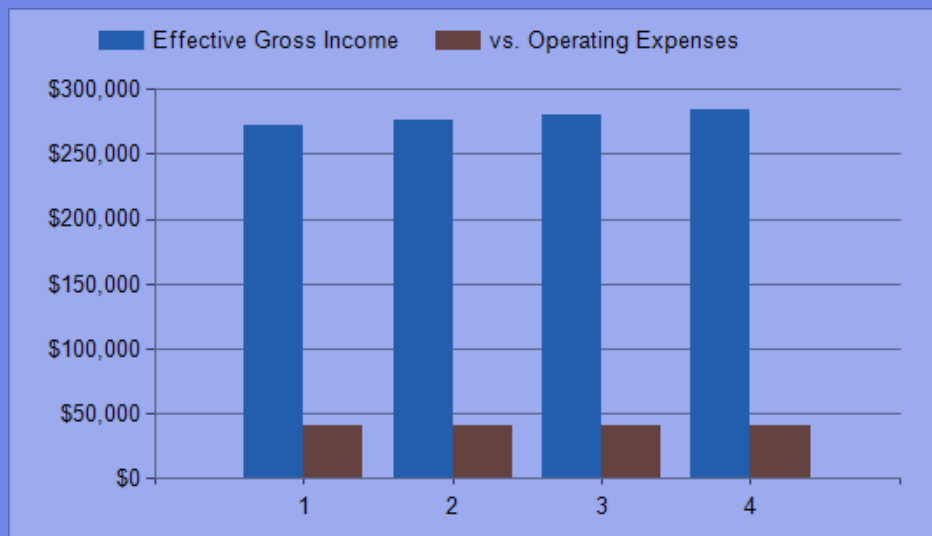
Price	\$3,690,000
Analysis Period	5 year(s)
Millage Rate	0.07000%

INCOME - Growth Rates

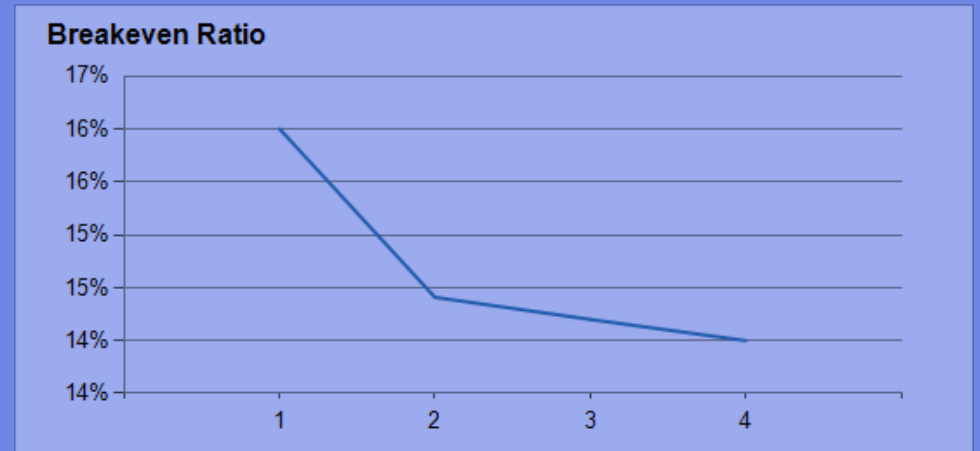
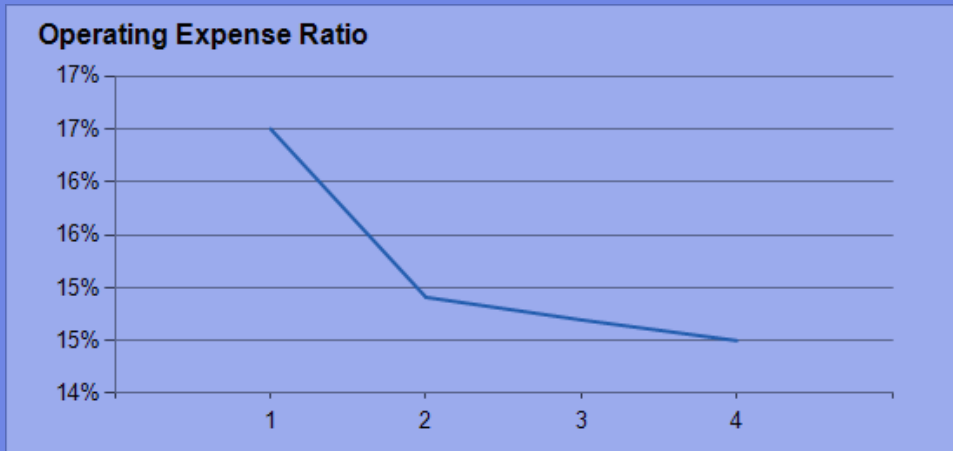
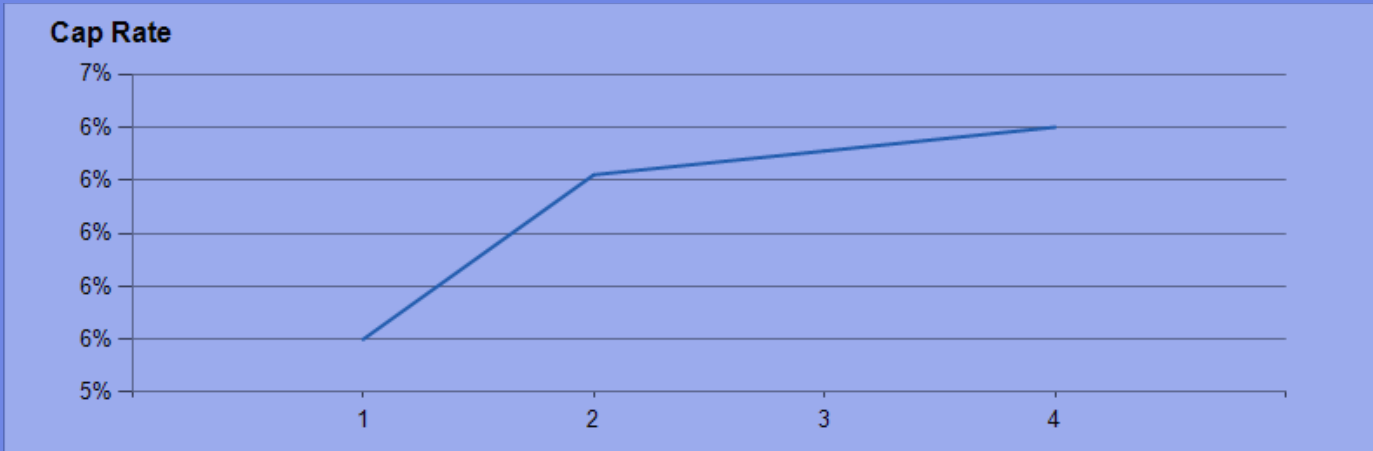
Gross Scheduled Rent	1.50%
Rubs	1.50%
Pet Rent	1.50%
Other Income	1.50%



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5
Gross Revenue					
Gross Scheduled Rent	\$229,200	\$258,000	\$261,870	\$265,798	\$269,785
Rubs	\$10,200	\$10,200	\$10,353	\$10,508	\$10,666
Pet Rent	\$2,100	\$2,100	\$2,132	\$2,163	\$2,196
Other Income	\$8,963	\$8,963	\$9,097	\$9,234	\$9,372
Gross Potential Income	\$250,463	\$279,263	\$283,452	\$287,704	\$292,019
General Vacancy	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%
Effective Gross Income	\$243,587	\$271,523	\$275,596	\$279,730	\$283,926
Operating Expenses					
Real Estate Taxes	\$2,642	\$2,642	\$2,642	\$2,642	\$2,642
Insurance	\$7,208	\$7,208	\$7,208	\$7,208	\$7,208
Management Fee	\$12,179	\$12,179	\$12,179	\$12,179	\$12,179
Electirc	\$250	\$250	\$250	\$250	\$250
Repairs & Maintenance	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Water / Sewer/Trash	\$7,716	\$7,716	\$7,716	\$7,716	\$7,716
Landscaping	\$2,798	\$2,798	\$2,798	\$2,798	\$2,798
Other Expenses	\$2,800	\$2,800	\$2,800	\$2,800	\$2,800
Total Operating Expense	\$40,593	\$40,593	\$40,593	\$40,593	\$40,593
Net Operating Income	\$202,994	\$230,930	\$235,003	\$239,137	\$243,333



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5
CAP Rate	5.50%	6.26%	6.37%	6.48%	6.59%
Operating Expense Ratio	16.66%	14.95%	14.72%	14.51%	14.29%
Gross Multiplier (GRM)	14.73	13.21	13.02	12.83	12.64
Breakeven Ratio	16.21%	14.54%	14.32%	14.11%	13.90%
Price / SF	\$411.83	\$411.83	\$411.83	\$411.83	\$411.83
Price / Unit	\$283,846	\$283,846	\$283,846	\$283,846	\$283,846
Income / SF	\$27.18	\$30.30	\$30.75	\$31.21	\$31.68
Expense / SF	\$4.53	\$4.53	\$4.53	\$4.53	\$4.53





05

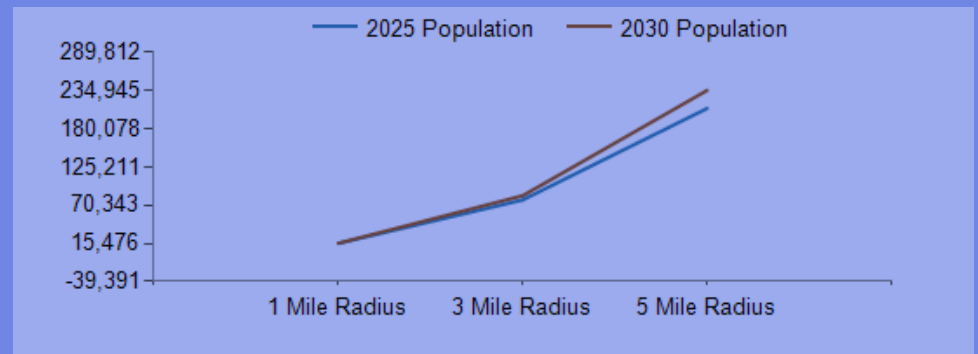
Demographics

Demographics

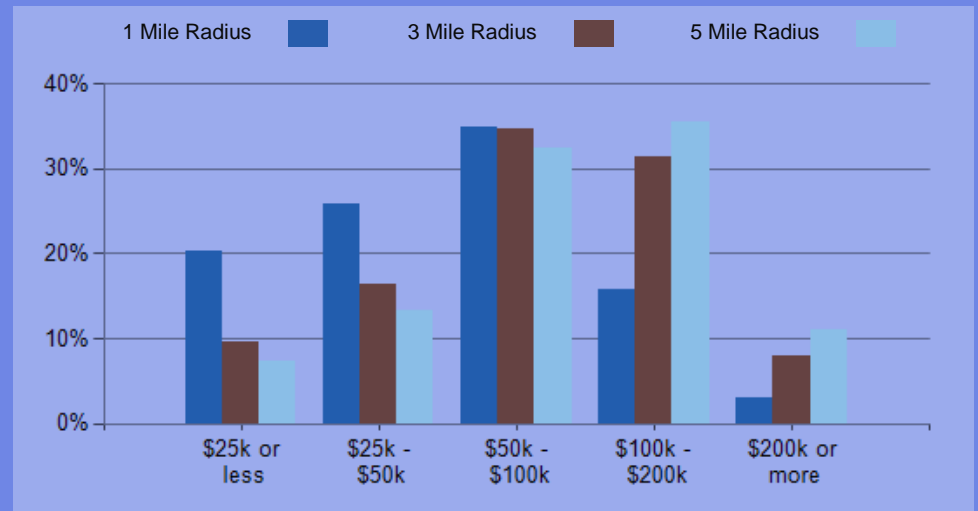
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,137	30,247	56,985
2010 Population	14,239	58,453	148,059
2025 Population	15,476	77,899	209,064
2030 Population	15,635	83,958	234,945
2025-2030: Population: Growth Rate	1.00%	7.55%	11.80%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	689	1,401	2,981
\$15,000-\$24,999	327	949	2,033
\$25,000-\$34,999	479	1,462	3,195
\$35,000-\$49,999	812	2,548	5,856
\$50,000-\$74,999	1,197	4,748	11,593
\$75,000-\$99,999	543	3,746	10,339
\$100,000-\$149,999	503	4,933	15,290
\$150,000-\$199,999	288	2,777	8,743
\$200,000 or greater	156	1,932	7,526
Median HH Income	\$52,586	\$81,084	\$93,334
Average HH Income	\$70,000	\$103,081	\$117,765

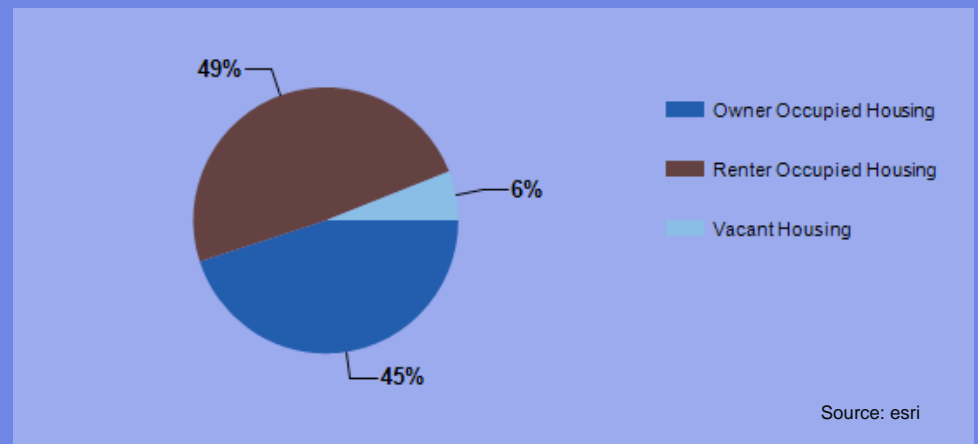
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,136	9,808	19,644
2010 Total Households	4,200	18,149	47,585
2025 Total Households	4,993	24,496	67,563
2030 Total Households	5,118	26,888	77,070
2025 Average Household Size	3.07	3.17	3.08
2025-2030: Households: Growth Rate	2.50%	9.40%	13.35%



2025 Household Income



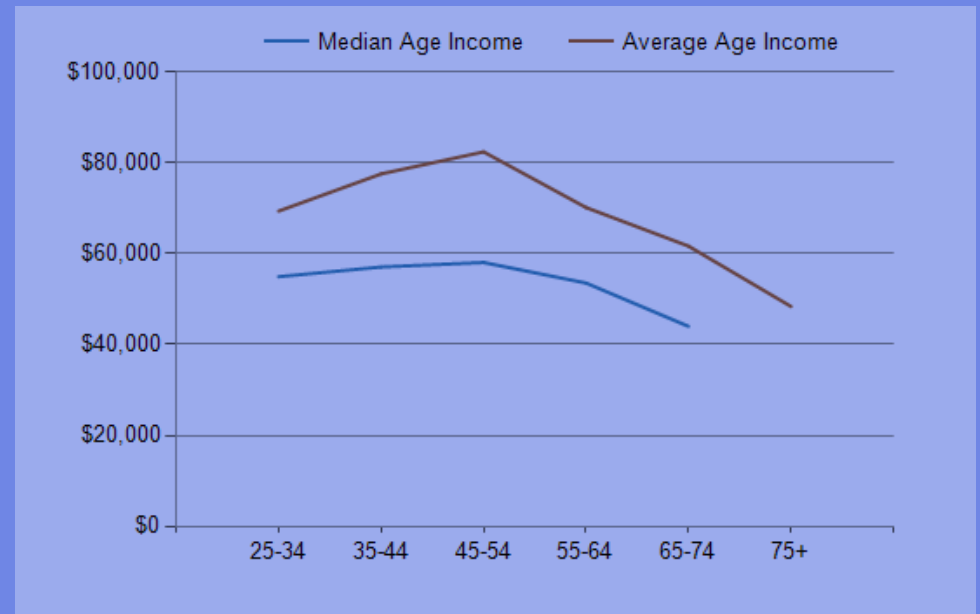
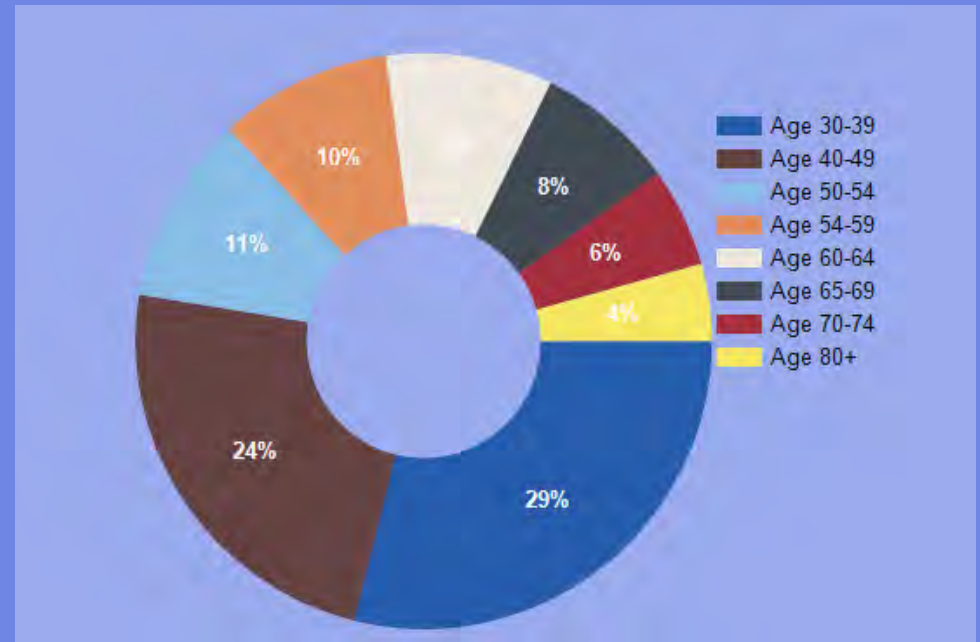
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,175	6,519	16,090
2025 Population Age 35-39	998	5,546	14,481
2025 Population Age 40-44	940	5,129	13,984
2025 Population Age 45-49	846	4,659	12,648
2025 Population Age 50-54	798	4,510	12,419
2025 Population Age 55-59	731	3,869	10,541
2025 Population Age 60-64	705	3,596	9,871
2025 Population Age 65-69	590	2,872	8,852
2025 Population Age 70-74	418	2,207	7,739
2025 Population Age 75-79	326	1,523	6,064
2025 Population Age 80-84	187	790	3,247
2025 Population Age 85+	161	643	2,353
2025 Population Age 18+	10,841	56,233	154,577
2025 Median Age	31	32	34
2030 Median Age	31	33	35

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$54,947	\$80,430	\$90,496
Average Household Income 25-34	\$69,388	\$100,919	\$112,727
Median Household Income 35-44	\$57,083	\$95,798	\$108,316
Average Household Income 35-44	\$77,588	\$116,706	\$133,490
Median Household Income 45-54	\$58,079	\$95,139	\$107,594
Average Household Income 45-54	\$82,442	\$116,306	\$132,813
Median Household Income 55-64	\$53,552	\$84,553	\$98,894
Average Household Income 55-64	\$70,185	\$107,337	\$122,745
Median Household Income 65-74	\$44,008	\$64,117	\$79,904
Average Household Income 65-74	\$61,686	\$86,996	\$106,441
Average Household Income 75+	\$48,391	\$65,916	\$87,635



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.

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Lic: BR114848000



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