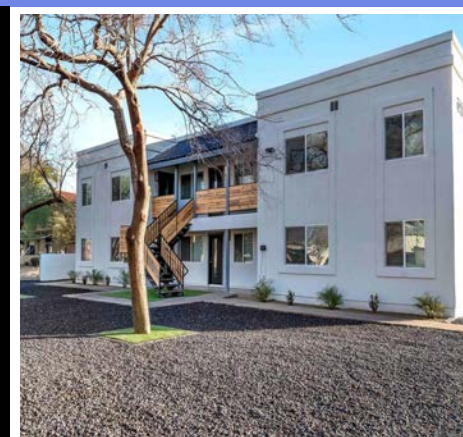


Portfolio of 3 Assets totaling 26 Units



OFFERING MEMORANDUM | FULLY OCCUPIED AND OVER 2 MILLION IN UPDATES

Phoenix , AZ 85021



Portfolio of 3 Assets totaling 26 Units

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Advisor Profile

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01

Executive Summary

Investment Summary

PORTFOLIO OF 3 ASSETS TOTALING 26 UNITS

OFFERING SUMMARY

| | |
|-----------------|-------------------------------|
| ADDRESS | Phoenix , AZ 85021 |
| COUNTY | Maricopa |
| MARKET | Scottsdale, Phoenix, 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 | \$7,990,000 |
| PRICE PSF | \$891.74 |
| PRICE PER UNIT | \$614,615 |
| OCCUPANCY | 97.00% |
| NOI (CURRENT) | \$389,413 |
| NOI (Pro Forma) | \$462,093 |
| CAP RATE (CURRENT) | 4.87% |
| CAP RATE (Pro Forma) | 5.78% |
| GRM (CURRENT) | 15.93 |
| GRM (Pro Forma) | 13.86 |

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|------------------------|----------|----------|----------|
| 2025 Population | 23,452 | 190,883 | 450,910 |
| 2025 Median HH Income | \$55,622 | \$61,643 | \$63,890 |
| 2025 Average HH Income | \$80,007 | \$90,874 | \$91,242 |



Investment Highlights-Individually for Each Asset

- Ethos on Polk – Scottsdale, AZ

Discover Ethos on Polk, a fully remodeled six-unit multifamily investment located just minutes from the heart of Old Town Scottsdale. This turn-key asset offers exceptional tenant appeal, stable income, and long-term upside in one of the Valley's most sought-after rental markets.

The property features four spacious 2-bed/1-bath units and two modern 1-bed/1-bath units, each with its own private patio, dedicated storage room, and in-unit stackable washer and dryer—rare amenities in this prime location. With a smooth stucco finish, tile backsplashes, and dual-pane windows, Ethos on Polk stands out among the competition. Notably, a brand-new townhome development is being constructed directly behind, further increasing neighborhood appeal and enhancing future property value.

- Investment Opportunity – 2122-2124 W Augusta Ave, Phoenix, AZ
This investment opportunity consists of two fully occupied parcels located at 2122-2124 W Augusta Ave, Phoenix, AZ 85021. Offering stable, consistent income from day one, all units are currently rented, providing a secure investment in a growing market.(Apartments.com)

The property boasts significant capital improvements, including HVAC upgrades, new stainless steel appliances, bathroom renovations, and modernized kitchen finishes with subway tile backsplashes and quartz countertops. The buildings were freshly painted, and the exteriors enhanced with landscaping, gravel, artificial grass, and a barn-style fence. Investors also benefit from the flexibility of purchasing the property with two residential loans, offering advantageous financing terms. This fully renovated property is strategically located near amenities, schools, and transportation hubs, and with recent upgrades, there's potential for increased rent over time.

- Ethos on Kinderman – 306 & 312 E Kinderman Dr, Avondale, AZ
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.

All units are fully occupied, with dishwashers in every unit, making it a standout in the market. With nearly \$1M invested in upgrades—ranging from flooring and finishes to major systems like electrical and plumbing—the property is stabilized and turnkey, minimizing deferred maintenance. Its strategic location offers proximity to I-10, top employers, shopping, and entertainment, positioning it perfectly for continued rental demand. Avondale's rapid growth adds to its appeal, making this an excellent opportunity for investors looking for a well-maintained asset with strong in-place income.

Price: \$3,690,000





02

Location

- Location Summary
- Local Business Map
- Major Employers
- Aerial View Map

Area Overview separated by property:

- 2122-2124 W Augusta Ave, Phoenix, AZ 85021 - Area Overview

The 85021 area in North Phoenix offers a dynamic blend of urban convenience and community growth. Easily accessible via I-17, residents enjoy a direct route to downtown Phoenix and other major areas. The newly opened Thelda Williams Transit Center, part of the Valley Metro Light Rail's Northwest Extension Phase II, connects to downtown and the East Valley. The area is also served by numerous bus routes, ensuring comprehensive transit options. With the Arizona School for the Deaf and Blind nearby, educational resources are abundant. Ongoing redevelopment, such as the \$850 million The Metropolitan project, is transforming the region into a walkable, mixed-use village. Employment opportunities are expanding with the adjacent Formation Park 17, a 22-acre business park. The area's combination of transportation, education, and commercial development makes it an ideal location for investors and residents alike.

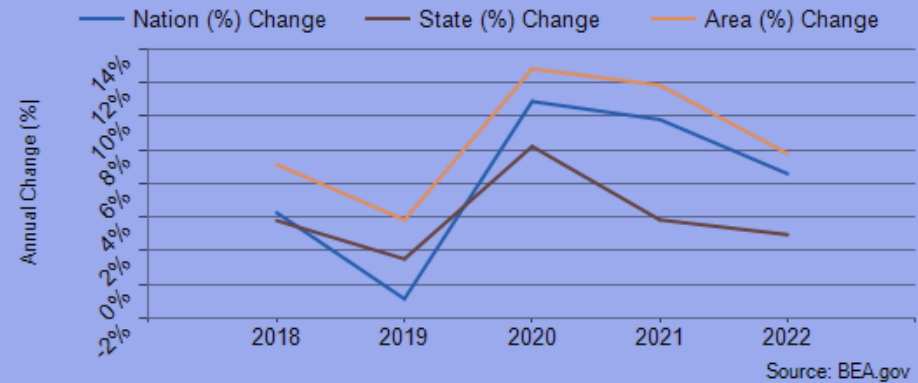
- South Scottsdale - Area Overview

South Scottsdale is a thriving, culturally rich community blending entertainment, innovation, and convenience. The area is renowned for Old Town Scottsdale, offering a lively arts scene, upscale dining, and unique shopping experiences. South Scottsdale is also home to spring training baseball, drawing sports enthusiasts each year. The SkySong Innovation Center fuels the region's economic growth, hosting numerous tech companies and startups. Convenient access to the Loop 101 Freeway connects residents and businesses to the broader Phoenix area, enhancing mobility. With a diverse employment base, particularly in technology and business services, South Scottsdale offers ample career opportunities. Whether seeking a dynamic lifestyle or investment potential, this area's combination of culture, growth, and prime location makes it a desirable choice for both residents and investors.

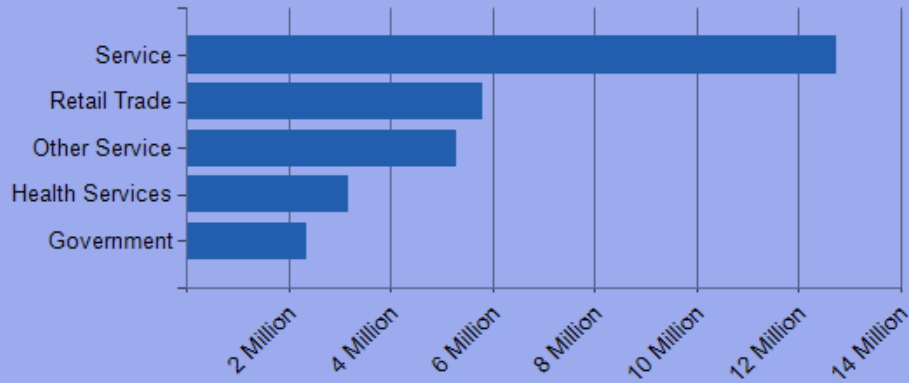
- Avondale, AZ - Area Overview

Avondale is a rapidly growing city in the Phoenix metropolitan area, known for its family-friendly environment and strong business infrastructure. The population has seen significant growth, reaching over 96,000 residents in 2025. Key transportation routes, including Interstate 10 and Loop 101, provide easy access to the rest of the Phoenix area. The planned Tres Rios Freeway aims to alleviate congestion, further enhancing connectivity. Avondale's economy is diversified, with major sectors including education, retail, and professional services. Estrella Mountain Community College plays a pivotal role in local employment, and other significant employers include Stotz Equipment and Starbucks. The city offers a high quality of life with ample amenities, parks, and services, making it an ideal location for families and businesses looking to thrive in the Southwest.

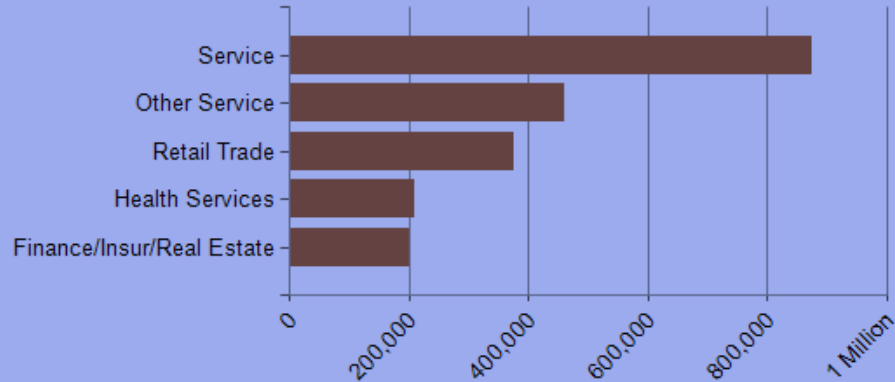
Maricopa County GDP Trend



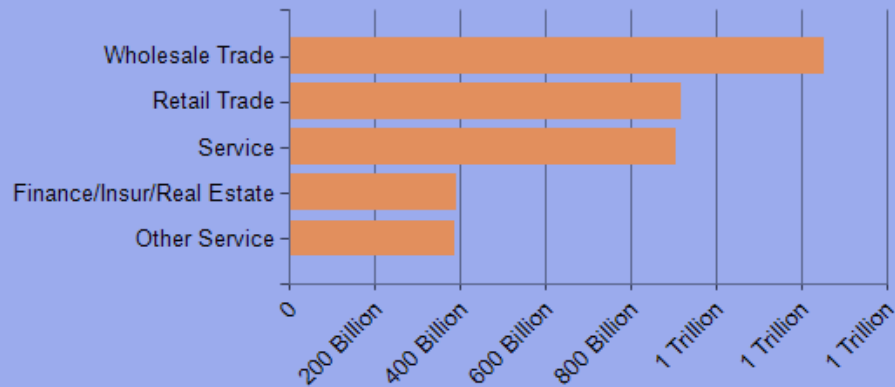
Major Industries by Employee Count

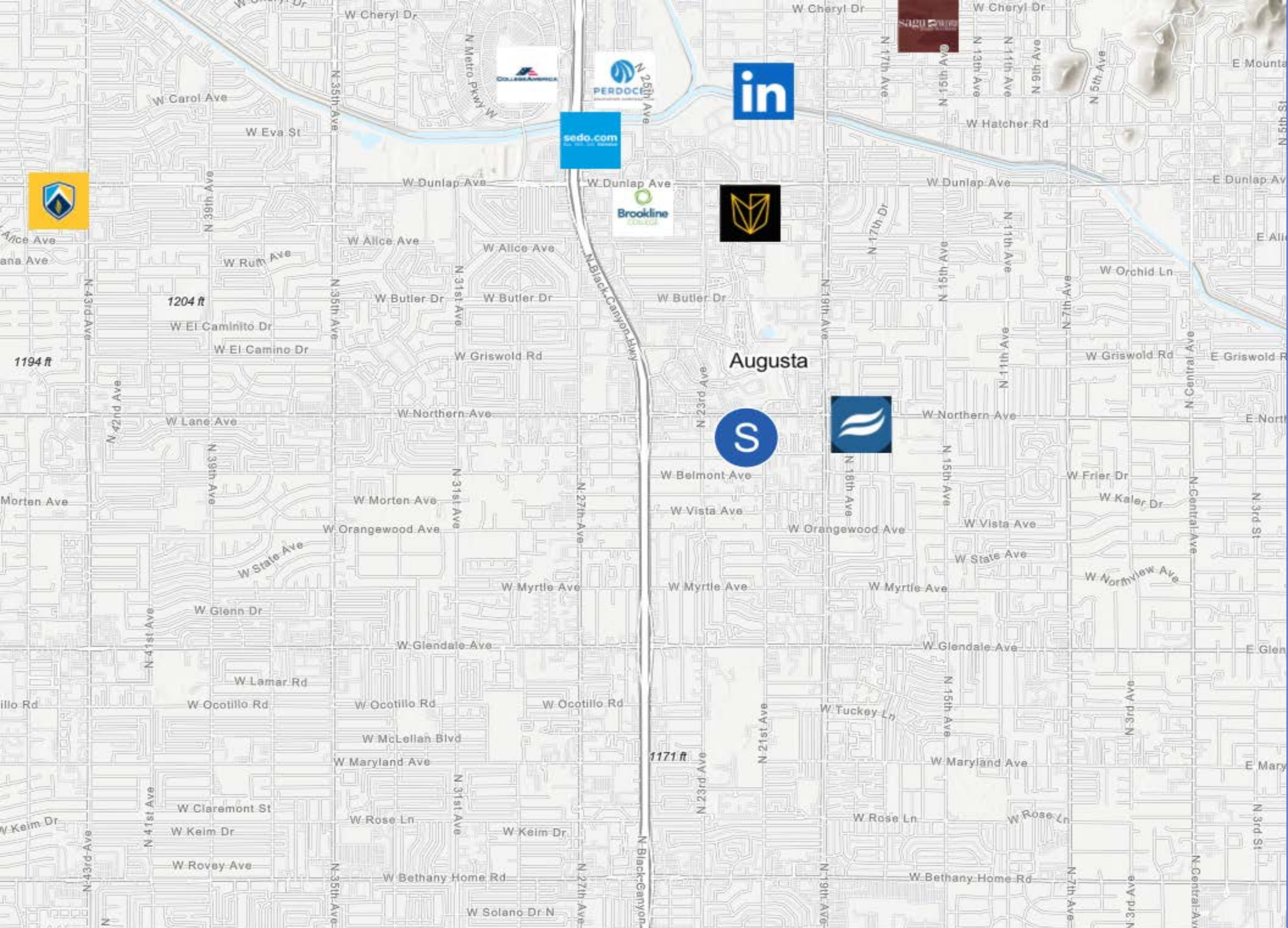


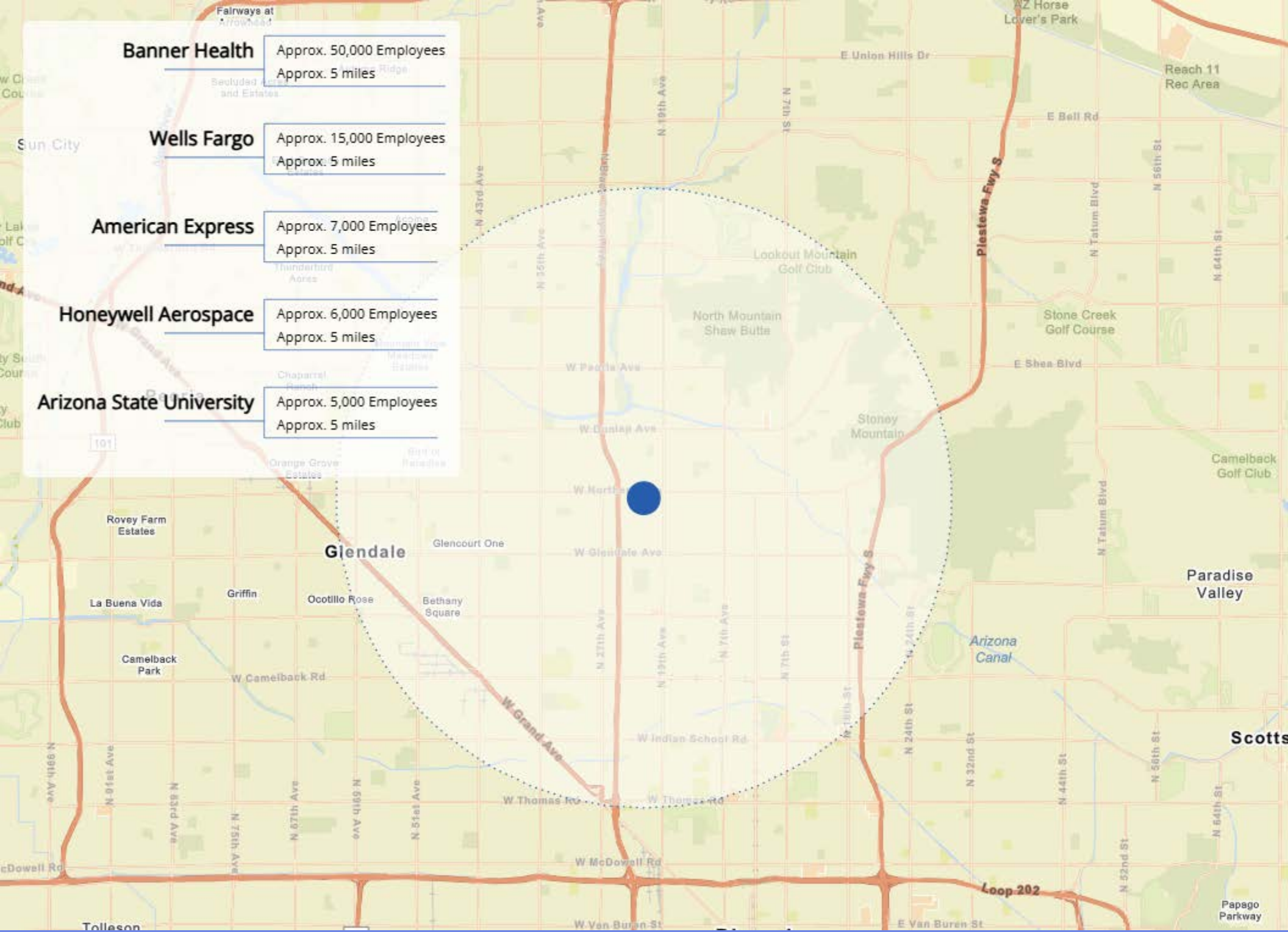
Major Industries by Business Count

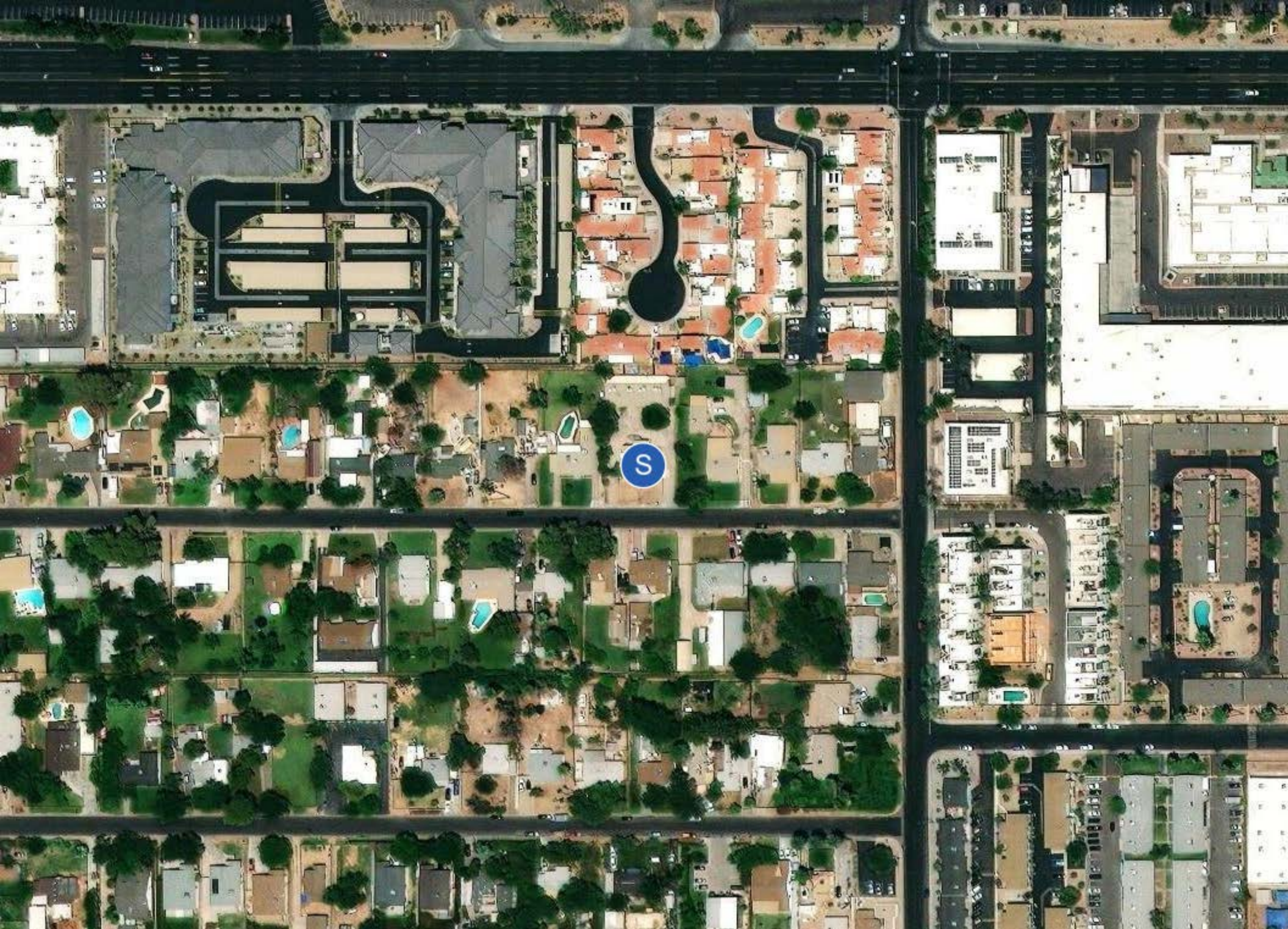


Major Industries by Sales Amount











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 |





Kinderman-West Building



Kinderman-Some Units have back yards



Kinderman-One of 2 Parking Lots



Kinderman-Front of Property



Kindaman-Typical Kitchen Remodeled



Kinderman-Typical Bathroom Remodeled



Kinderman-Bedrooms have ceiling fans



Kinderman-Stackable Washer and Dryers



Augusta-Front of 4 plex



Augusta-Front of Triplex



Augusta-Entrance



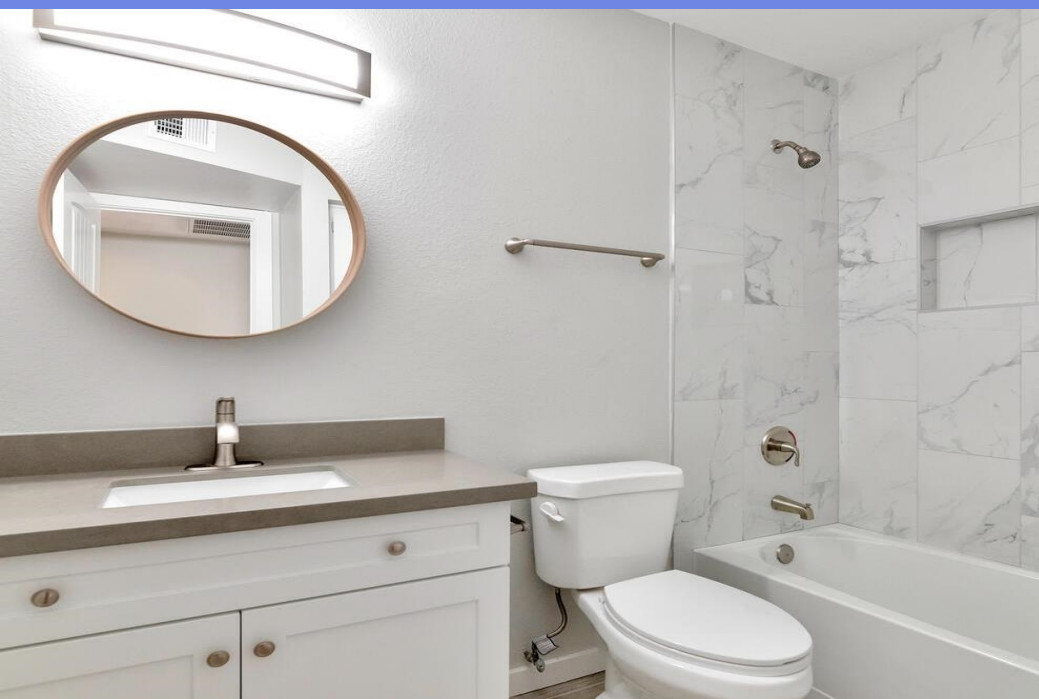
Augusta-Overview



Augusta-Large Living Room



Augusta-Eat In Kitchen



Augusta-Bathroom



Augusta-Large Bedroom



Augusta-Extra Large Closets



Augusta-Private Ind Laundry



Augusta-Patio in Rear Units



Augusta-Large Private Yard all Rear Units



Polk-Front View



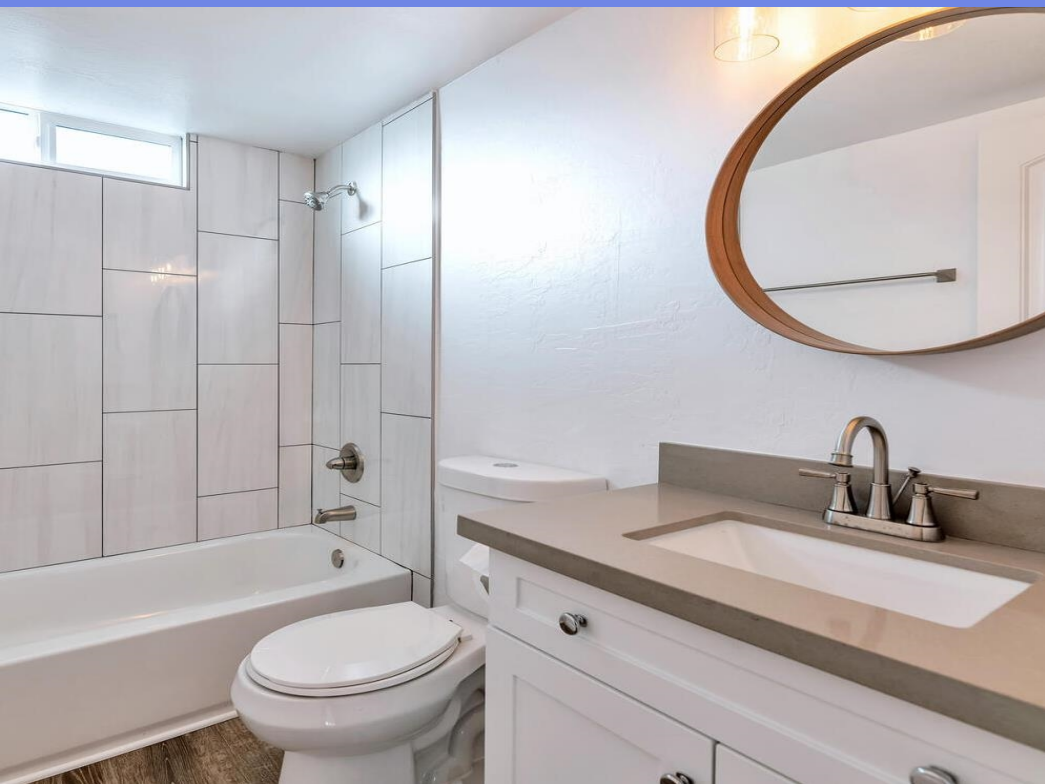
Polk-Rear View



Polk-Private Balcony



Polk-Parking Area





Common Amenities

- Large area to play or BBQ
- Paved Parking Lots
- Private Patios and much more

- * Fully occupied 13-unit property with strong, in-place rental income.
- * Nearly \ \$1M in recent capital improvements, including upgraded interiors, exteriors, and systems.
- * All units come equipped with dishwashers, providing an added tenant amenity that enhances rental appeal.
- * Located in the rapidly growing West Valley, with close proximity to I-10, employers, shopping, and entertainment.
- * Investor-friendly location with ongoing infrastructure projects and significant development in the area.





04

Rent Roll

306-312 E Kinderman-Rent Roll 3-31-2025
2122-2124 W Augusta-Rent Roll 3-31-2025
7602 E Polk-Rent Roll 3-31-2025

Rent Roll 3/31/2025

Ethos on Kinderman
Dec-24

| Unit | BD/BA | Tenant | Status | Sqft | Market Rent | Rent |
|----------|--------|-------------|------------|-------|-------------|-------------|
| 1 | 2/1.00 | | Vacant-Unr | 717 | \$1,700.00 | \$1,600.00 |
| 2 | 2/1.00 | Teresa D. C | Current | 717 | \$1,700.00 | \$1,600.49 |
| 3 | 2/1.00 | | Vacant-Unr | 717 | \$1,700.00 | \$1,600.00 |
| 4 | 2/1.00 | Romer J. Le | Current | 717 | \$1,700.00 | \$1,500.00 |
| 5 | 2/1.00 | Lana Grant | Notice-Unr | 717 | \$1,700.00 | \$1,600.49 |
| 6 | 2/1.00 | Yvonne Mai | Current | 717 | \$1,700.00 | \$1,500.00 |
| 7 | 2/1.00 | Antoinette | Current | 717 | \$1,700.00 | \$1,600.00 |
| 8 | 2/1.00 | Sammie W | Current | 717 | \$1,700.00 | \$1,495.00 |
| 9 | 2/1.00 | Ericka Pass | Current | 717 | \$1,700.00 | \$1,400.00 |
| 10 | 2/1.00 | David Hall | Current | 717 | \$1,700.00 | \$1,400.00 |
| 11 | 0/-- | Omar Mald | Current | 250 | \$1,200.00 | \$995.00 |
| 306 | 1/1.00 | Briana Herr | Current | 500 | \$1,600.00 | \$1,395.00 |
| 308 | 2/1.00 | Mario Bust | Current | 640 | \$1,700.00 | \$1,475.00 |
| 13 Units | | | | 8,560 | \$21,500.00 | \$15,960.98 |

| Rent Roll | | | | | | |
|---------------------|--------|-----------------|----------------|-------|-------------|----------|
| 2122-2124 W Augusta | | | | | | |
| March 2025 | | | | | | |
| Unit | BD/BA | Tenant | Status | Sqft | Market Rent | Rent |
| 1 | 1/1.00 | Todd M. Holt | Current | 580 | \$1,700 | 1,577.00 |
| 2 | 1/1.00 | Koby C. McGrew | Current | 580 | \$1,700 | 1,425.00 |
| 3 | 1/1.00 | Ron Garcia | Current | 580 | \$1,700 | 1,399.00 |
| 4 | 1/1.00 | Omar Reyes Sar | Current | 580 | \$1,700 | 1,450.00 |
| 5 | 1/1.00 | Marlena L. Bell | Current | 650 | \$1,750 | 1,450.00 |
| 6 | 1/1.00 | Jerry Sebrasky | Current | 675 | \$1,750 | 1,425.00 |
| 7 | 0/1.00 | Kameran Johnso | Current | 450 | \$1,200 | 1,015.00 |
| 7 Units | | | 100.0% Occupie | 4,095 | 11,500 | 9,741.00 |

7602 E Polk-Rent Roll 3-31-2025

| Unit | BD/BA | Tenant | Status | Sqft | Market Rent | Rent |
|----------------|--------|------------------|-----------------------|--------------|------------------|-----------------|
| 101 | 2/1.00 | Francisco J. Mor | Current | 720 | 2,095.00 | 1,650.00 |
| 102 | 1/-- | Luis J. Berny | Current | 563 | 1,795.00 | 1,500.00 |
| 103 | 2/1.00 | Lakisha R. Hardi | Current | 720 | 2,095.00 | 1,595.00 |
| 201 | 2/1.00 | Reegan B. Fiske | Current | 720 | 2,095.00 | 1,650.00 |
| 202 | 1/-- | Brennen T. Trans | Current | 563 | 1,795.00 | 1,475.00 |
| 203 | 2/1.00 | Leslie J. Mejia | Notice-Rented | 720 | 2,095.00 | 1,600.00 |
| 6 Units | | | 100.0% Occupie | 4,006 | 11,970.00 | 9,470.00 |



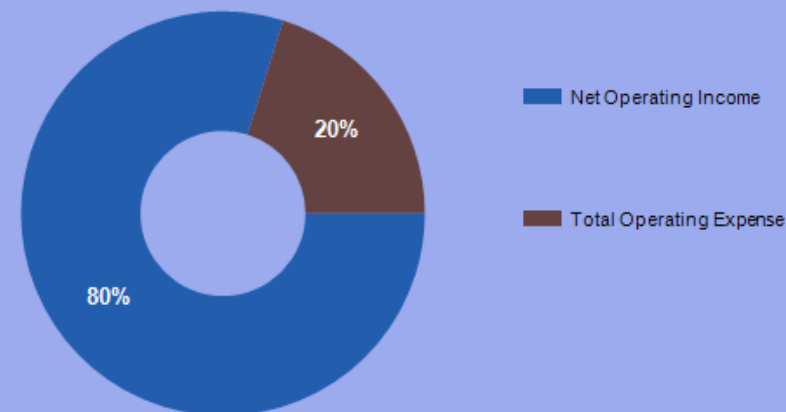
05

Financial Analysis

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

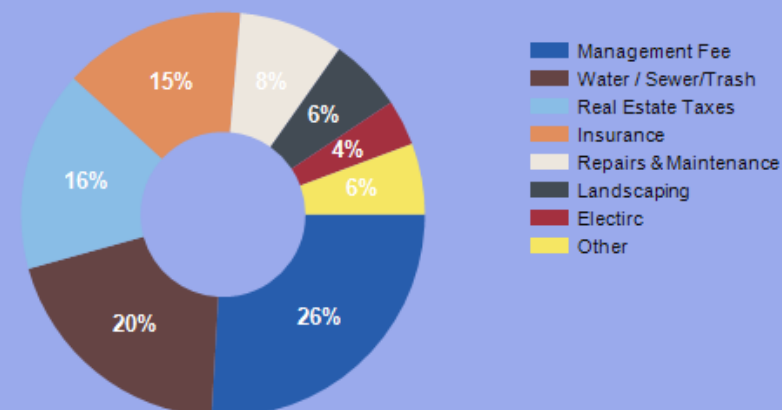
REVENUE ALLOCATION CURRENT

| INCOME | CURRENT | | PRO FORMA | |
|-------------------------------|------------------|--------|------------------|--------|
| Gross Scheduled Rent | \$458,952 | 91.5% | \$533,880 | 92.6% |
| Rubs | \$24,300 | 4.8% | \$24,300 | 4.2% |
| Pet Rent | \$2,880 | 0.6% | \$2,880 | 0.5% |
| Other Income | \$15,540 | 3.1% | \$15,540 | 2.7% |
| Gross Potential Income | \$501,672 | | \$576,600 | |
| General Vacancy | -3.00% | | -3.00% | |
| Effective Gross Income | \$487,903 | | \$560,584 | |
| Less Expenses | \$98,491 | 20.18% | \$98,491 | 17.56% |
| Net Operating Income | \$389,413 | | \$462,093 | |



DISTRIBUTION OF EXPENSES CURRENT

| EXPENSES | CURRENT | Per Unit | PRO FORMA | Per Unit |
|--------------------------------|-----------------|----------------|-----------------|----------------|
| Real Estate Taxes | \$15,850 | \$1,219 | \$15,850 | \$1,219 |
| Insurance | \$14,410 | \$1,108 | \$14,410 | \$1,108 |
| Management Fee | \$25,510 | \$1,962 | \$25,510 | \$1,962 |
| Electirc | \$3,608 | \$278 | \$3,608 | \$278 |
| Repairs & Maintenance | \$8,250 | \$635 | \$8,250 | \$635 |
| Water / Sewer/Trash | \$19,465 | \$1,497 | \$19,465 | \$1,497 |
| Landscaping | \$5,798 | \$446 | \$5,798 | \$446 |
| Contract Services | \$2,800 | \$215 | \$2,800 | \$215 |
| Other Expenses | \$2,800 | \$215 | \$2,800 | \$215 |
| Total Operating Expense | \$98,491 | \$7,576 | \$98,491 | \$7,576 |
| Expense / SF | \$10.99 | | \$10.99 | |
| % of EGI | 20.18% | | 17.56% | |



GLOBAL

| | |
|-----------------|-------------|
| Price | \$7,990,000 |
| Analysis Period | 5 year(s) |
| Millage Rate | 0.20000% |

INCOME - Growth Rates

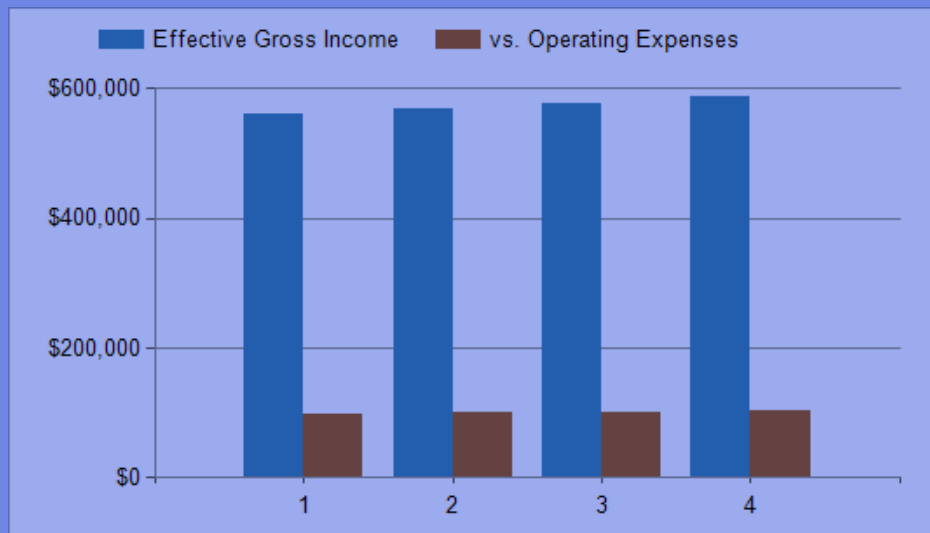
| | |
|----------------------|-------|
| Gross Scheduled Rent | 1.50% |
| Rubs | 1.50% |
| Pet Rent | 1.50% |
| Other Income | 1.50% |

EXPENSES - Growth Rates

| | |
|-----------------------|-------|
| Real Estate Taxes | 1.50% |
| Insurance | 1.50% |
| Management Fee | 1.50% |
| Electirc | 1.50% |
| Repairs & Maintenance | 1.50% |
| Water / Sewer/Trash | 1.50% |
| Landscaping | 1.50% |
| Contract Services | 1.50% |
| Other Expenses | 1.50% |

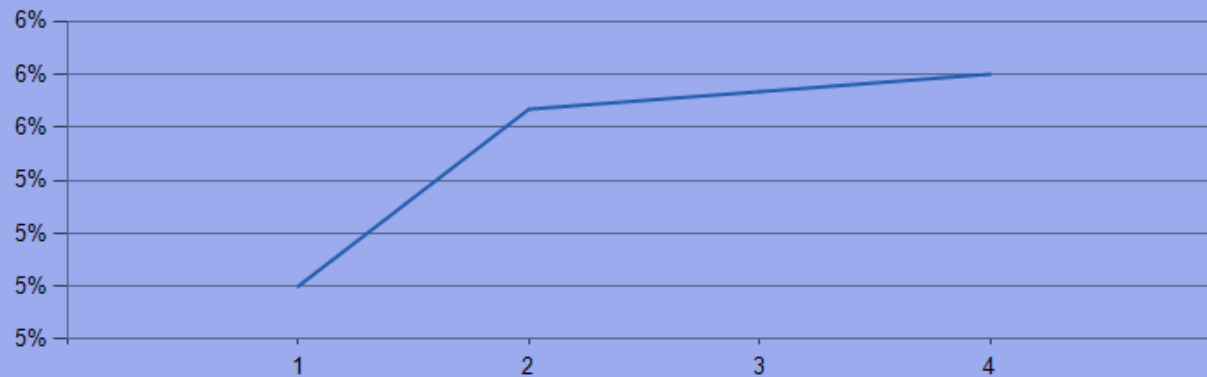


| Calendar Year | CURRENT | Year 2 | Year 3 | Year 4 | Year 5 |
|--------------------------------|------------------|------------------|------------------|------------------|------------------|
| Gross Revenue | | | | | |
| Gross Scheduled Rent | \$458,952 | \$533,880 | \$541,888 | \$550,017 | \$558,267 |
| Rubs | \$24,300 | \$24,300 | \$24,665 | \$25,034 | \$25,410 |
| Pet Rent | \$2,880 | \$2,880 | \$2,923 | \$2,967 | \$3,012 |
| Other Income | \$15,540 | \$15,540 | \$15,773 | \$16,010 | \$16,250 |
| Gross Potential Income | \$501,672 | \$576,600 | \$585,249 | \$594,028 | \$602,938 |
| General Vacancy | -3.00% | -3.00% | -3.00% | -3.00% | -3.00% |
| Effective Gross Income | \$487,903 | \$560,584 | \$568,992 | \$577,527 | \$586,190 |
| Operating Expenses | | | | | |
| Real Estate Taxes | \$15,850 | \$15,850 | \$16,088 | \$16,329 | \$16,574 |
| Insurance | \$14,410 | \$14,410 | \$14,626 | \$14,846 | \$15,068 |
| Management Fee | \$25,510 | \$25,510 | \$25,893 | \$26,281 | \$26,675 |
| Electirc | \$3,608 | \$3,608 | \$3,662 | \$3,717 | \$3,773 |
| Repairs & Maintenance | \$8,250 | \$8,250 | \$8,374 | \$8,499 | \$8,627 |
| Water / Sewer/Trash | \$19,465 | \$19,465 | \$19,757 | \$20,053 | \$20,354 |
| Landscaping | \$5,798 | \$5,798 | \$5,885 | \$5,973 | \$6,063 |
| Contract Services | \$2,800 | \$2,800 | \$2,842 | \$2,885 | \$2,928 |
| Other Expenses | \$2,800 | \$2,800 | \$2,842 | \$2,885 | \$2,928 |
| Total Operating Expense | \$98,491 | \$98,491 | \$99,968 | \$101,468 | \$102,990 |
| Net Operating Income | \$389,413 | \$462,093 | \$469,024 | \$476,060 | \$483,200 |

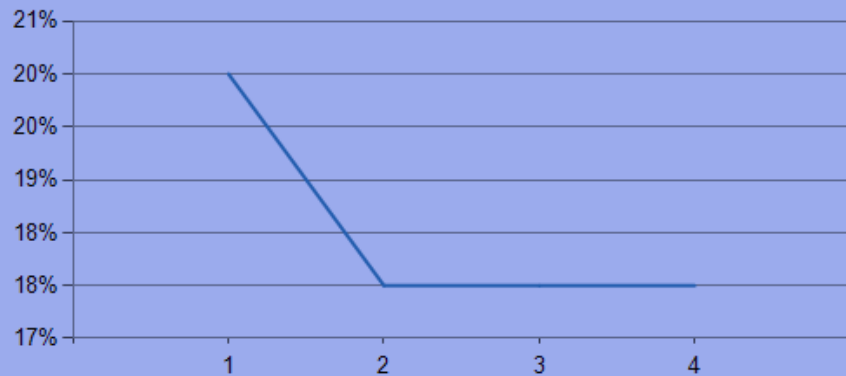


| Calendar Year | CURRENT | Year 2 | Year 3 | Year 4 | Year 5 |
|-------------------------|-----------|-----------|-----------|-----------|-----------|
| CAP Rate | 4.87% | 5.78% | 5.87% | 5.96% | 6.05% |
| Operating Expense Ratio | 20.18% | 17.56% | 17.56% | 17.56% | 17.56% |
| Gross Multiplier (GRM) | 15.93 | 13.86 | 13.65 | 13.45 | 13.25 |
| Breakeven Ratio | 19.63% | 17.08% | 17.08% | 17.08% | 17.08% |
| Price / SF | \$891.74 | \$891.74 | \$891.74 | \$891.74 | \$891.74 |
| Price / Unit | \$614,615 | \$614,615 | \$614,615 | \$614,615 | \$614,615 |
| Income / SF | \$54.45 | \$62.56 | \$63.50 | \$64.45 | \$65.42 |
| Expense / SF | \$10.99 | \$10.99 | \$11.15 | \$11.32 | \$11.49 |

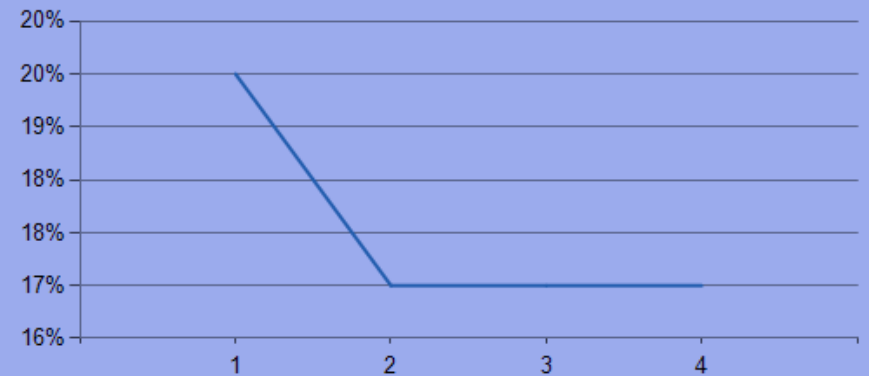
Cap Rate



Operating Expense Ratio



Breakeven Ratio





06

Demographics

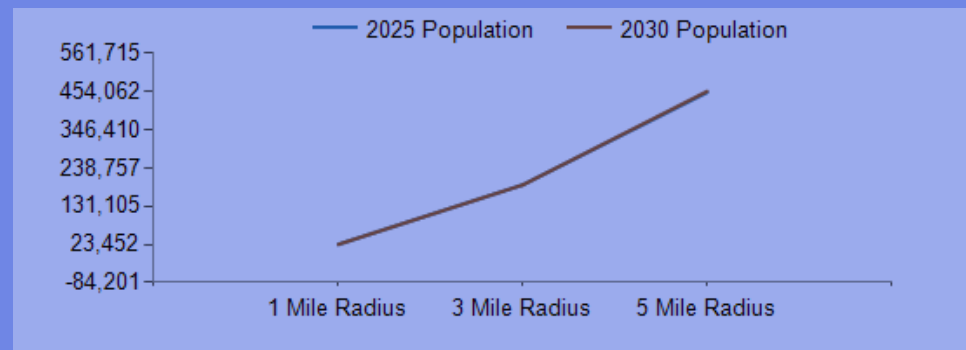
Demographics

PORTFOLIO OF 3 ASSETS TOTALING 26 UNITS

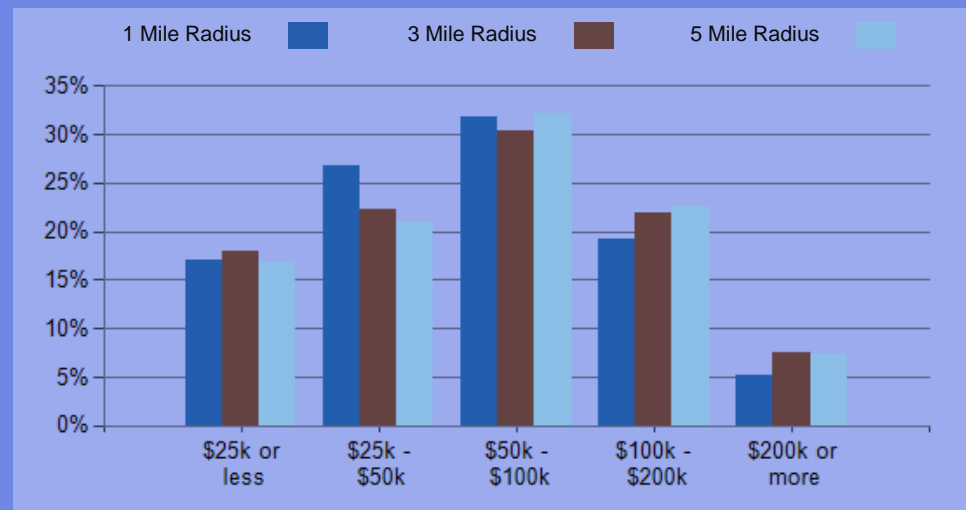
| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|---------|---------|
| 2000 Population | 20,846 | 175,678 | 423,623 |
| 2010 Population | 20,376 | 169,314 | 403,544 |
| 2025 Population | 23,452 | 190,883 | 450,910 |
| 2030 Population | 23,497 | 190,842 | 454,062 |
| 2025-2030: Population: Growth Rate | 0.20% | 0.00% | 0.70% |

| 2025 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|----------|----------|----------|
| less than \$15,000 | 843 | 7,027 | 17,026 |
| \$15,000-\$24,999 | 872 | 5,433 | 12,373 |
| \$25,000-\$34,999 | 1,011 | 6,151 | 14,700 |
| \$35,000-\$49,999 | 1,671 | 9,313 | 21,796 |
| \$50,000-\$74,999 | 2,036 | 12,091 | 32,388 |
| \$75,000-\$99,999 | 1,165 | 8,931 | 23,426 |
| \$100,000-\$149,999 | 1,388 | 10,969 | 27,748 |
| \$150,000-\$199,999 | 534 | 4,203 | 11,585 |
| \$200,000 or greater | 526 | 5,252 | 12,637 |
| Median HH Income | \$55,622 | \$61,643 | \$63,890 |
| Average HH Income | \$80,007 | \$90,874 | \$91,242 |

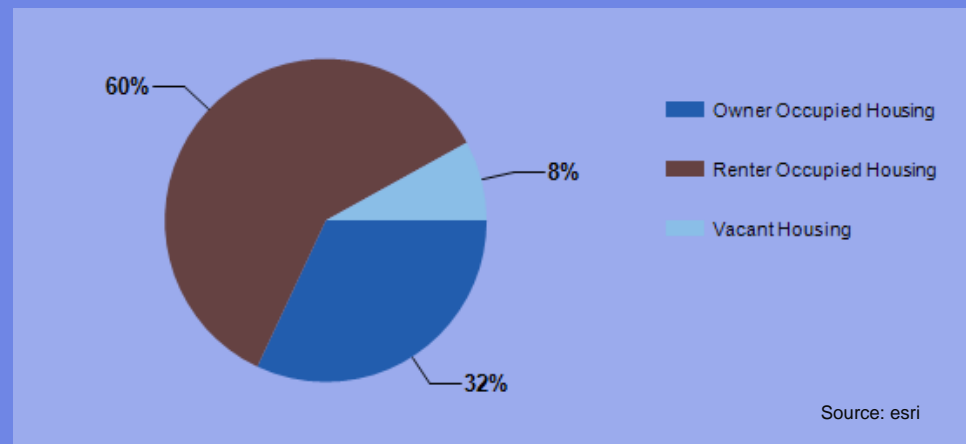
| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|---------|
| 2000 Total Housing | 9,811 | 72,337 | 174,289 |
| 2010 Total Households | 8,654 | 63,247 | 152,855 |
| 2025 Total Households | 10,046 | 69,370 | 173,683 |
| 2030 Total Households | 10,246 | 70,417 | 178,203 |
| 2025 Average Household Size | 2.31 | 2.62 | 2.52 |
| 2025-2030: Households: Growth Rate | 2.00% | 1.50% | 2.60% |



2025 Household Income

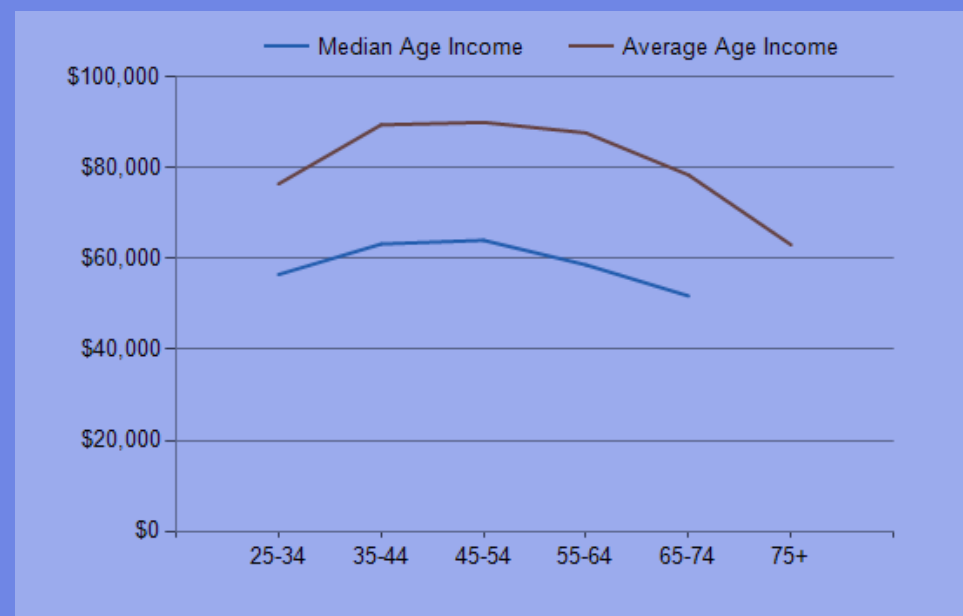
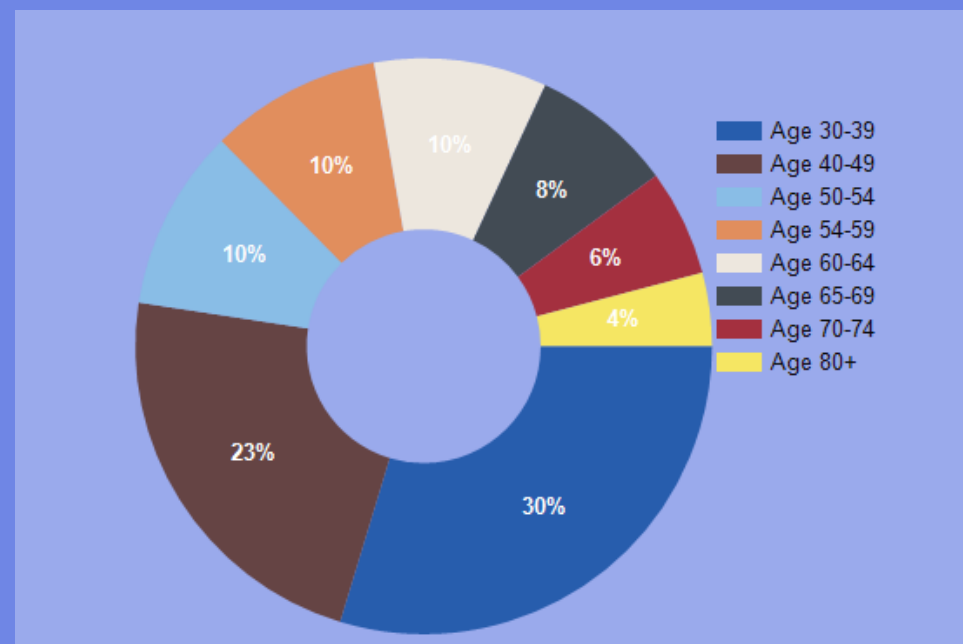


2025 Own vs. Rent - 1 Mile Radius



| 2025 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|---------|---------|
| 2025 Population Age 30-34 | 1,969 | 13,639 | 35,447 |
| 2025 Population Age 35-39 | 1,771 | 12,943 | 31,318 |
| 2025 Population Age 40-44 | 1,562 | 12,477 | 29,771 |
| 2025 Population Age 45-49 | 1,304 | 11,056 | 26,311 |
| 2025 Population Age 50-54 | 1,286 | 11,116 | 26,836 |
| 2025 Population Age 55-59 | 1,209 | 10,246 | 24,856 |
| 2025 Population Age 60-64 | 1,223 | 10,071 | 24,582 |
| 2025 Population Age 65-69 | 1,006 | 8,304 | 20,361 |
| 2025 Population Age 70-74 | 753 | 6,307 | 16,015 |
| 2025 Population Age 75-79 | 518 | 4,596 | 11,825 |
| 2025 Population Age 80-84 | 345 | 2,860 | 7,003 |
| 2025 Population Age 85+ | 519 | 3,108 | 6,679 |
| 2025 Population Age 18+ | 18,112 | 146,627 | 350,725 |
| 2025 Median Age | 34 | 34 | 35 |
| 2030 Median Age | 36 | 35 | 36 |

| 2025 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|----------|-----------|-----------|
| Median Household Income 25-34 | \$56,517 | \$60,794 | \$63,105 |
| Average Household Income 25-34 | \$76,486 | \$81,251 | \$84,345 |
| Median Household Income 35-44 | \$63,231 | \$71,775 | \$75,412 |
| Average Household Income 35-44 | \$89,491 | \$100,854 | \$103,225 |
| Median Household Income 45-54 | \$64,058 | \$75,846 | \$76,855 |
| Average Household Income 45-54 | \$90,038 | \$107,115 | \$105,537 |
| Median Household Income 55-64 | \$58,649 | \$65,294 | \$69,118 |
| Average Household Income 55-64 | \$87,716 | \$97,539 | \$97,701 |
| Median Household Income 65-74 | \$51,805 | \$54,663 | \$56,425 |
| Average Household Income 65-74 | \$78,458 | \$86,371 | \$84,828 |
| Average Household Income 75+ | \$63,076 | \$73,642 | \$73,164 |



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.

Portfolio of 3 Assets totaling 26 Units

Exclusively Marketed by:

Linda Gerchick
Gerchick Real Estate
CCIM
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