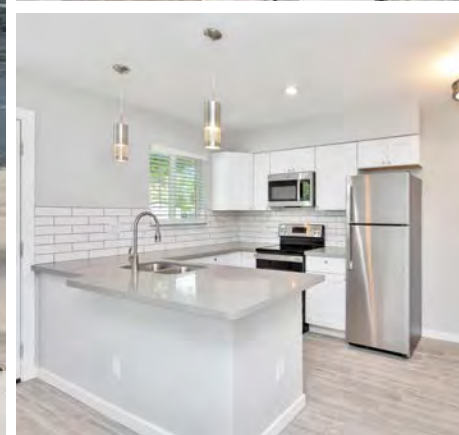
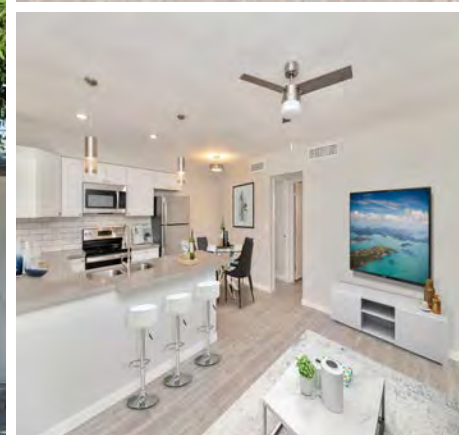


Stunning 4 plex-Occupied



OFFERING MEMORANDUM | BUY 2124 W AUGUSTA MAKING THE PORTFOLIO OF 7 UNITS

2122 W Augusta Ave
Phoenix, AZ 85021



Stunning 4 plex-Occupied

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Exclusively Marketed by:

Linda Gerchick

Gerchick Real Estate

CCIM

(602) 688-9279

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Lic: BR114848000



Brokerage License No.: LC644567000
www.justsoldit.com



01

Executive Summary

Investment Summary

Unit Mix Summary

OFFERING SUMMARY

| | |
|-----------------|--|
| ADDRESS | 2122 W Augusta Ave Phoenix AZ 85021 |
| COUNTY | Maricopa |
| MARKET | Central Phoenix |
| SUBMARKET | North Phoenix Corridor |
| BUILDING SF | 2,187 SF |
| LAND SF | 10,970 SF |
| LAND ACRES | 0.233 |
| NUMBER OF UNITS | 4 |
| YEAR BUILT | 1985 |
| YEAR RENOVATED | 2022 |
| APN | 157-21-016-C |
| OWNERSHIP TYPE | Fee Simple |

FINANCIAL SUMMARY

| | |
|--------------------------|-------------|
| OFFERING PRICE | \$1,140,000 |
| PRICE PSF | \$521.26 |
| PRICE PER UNIT | \$285,000 |
| OCCUPANCY | 97.00% |
| NOI (CURRENT) | \$62,244 |
| NOI (Pro Forma) | \$71,556 |
| CAP RATE (CURRENT) | 5.46% |
| CAP RATE (Pro Forma) | 6.28% |
| CASH ON CASH (CURRENT) | 0.26% |
| CASH ON CASH (Pro Forma) | 3.52% |
| GRM (CURRENT) | 14.37 |
| GRM (Pro Forma) | 12.82 |

PROPOSED FINANCING

Residential Loan Financing

| | |
|---------------------|-----------|
| LOAN TYPE | Amortized |
| DOWN PAYMENT | \$285,000 |
| LOAN AMOUNT | \$855,000 |
| INTEREST RATE | 6.00% |
| LOAN TERMS | 30 |
| ANNUAL DEBT SERVICE | \$61,511 |
| LOAN TO VALUE | 75% |
| AMORTIZATION PERIOD | 30 Years |

DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|------------------------|----------|----------|----------|
| 2023 Population | 23,452 | 190,883 | 450,910 |
| 2023 Median HH Income | \$55,622 | \$61,643 | \$63,890 |
| 2023 Average HH Income | \$80,007 | \$90,874 | \$91,242 |



About the Property

- Step into luxury with this completely revitalized 4-unit multifamily investment. With nearly \$500,000 in rehabilitation work, this stunning property sets a new standard in quality and design—perfect for both new and seasoned investors.

Property Highlights:

Extensive Rehabilitation: Close to half a million dollars invested in transforming the property into a modern, high-quality asset.

Luxury Finishes Throughout: Each unit features quartz countertops and stylish upgrades that attract quality tenants and command premium rents.

Smooth Stucco Exterior: Offers a fresh, modern aesthetic with enhanced curb appeal.

Unmatched Attention to Detail: Every corner reflects care and craftsmanship—this isn't your average rehab

High Tenant Appeal: Fully leased and providing stable income from day one.

- **Investment Flexibility:**

Residential Financing Available – Ideal for owner-occupants or first-time investors looking for strong cash flow in a quality property.

Commercial Financing Options – Perfect for experienced investors interested in scalable returns and portfolio growth.

Combined Purchase Advantage:

Pair this 4-plex with the neighboring triplex at 2124 W Augusta Ave for a total of seven occupied units on two adjacent parcels:

Fully Leased: Consistent rental income with all units currently occupied.

Turnkey Investment: Both properties have been meticulously renovated, making them completely move-in and rent-ready.



| | | | Actual | | | Market | | |
|-----------------|---------|-------------|--------------|----------|----------------|-------------|-----------------|---------------|
| Unit Mix | # Units | Square Feet | Current Rent | Rent PSF | Monthly Income | Market Rent | Market Rent PSF | Market Income |
| 1 bd + 1 ba | 4 | 580 | \$1,550 | \$2.67 | \$6,200 | \$1,700 | \$2.93 | \$6,800 |
| Totals/Averages | 4 | 580 | \$1,550 | \$2.67 | \$6,200 | \$1,700 | \$2.93 | \$6,800 |

Unit Mix Summary



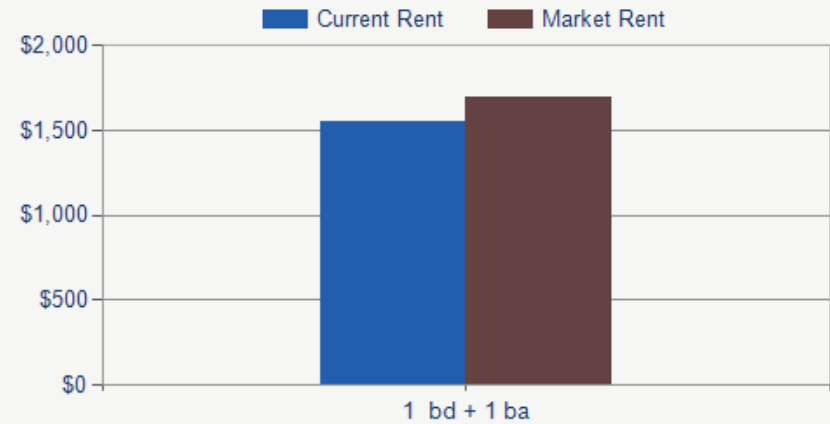
Unit Mix SF



Unit Mix Revenue



Actual vs. Market Revenue





02

Property Description

Property Features

Property Images

Common Amenities

Unit Amenities

PROPERTY FEATURES

| | |
|--------------------------|---------------------|
| NUMBER OF UNITS | 4 |
| BUILDING SF | 2,187 |
| LAND SF | 10,970 |
| LAND ACRES | 0.233 |
| YEAR BUILT | 1985 |
| YEAR RENOVATED | 2022 |
| # OF PARCELS | 1 |
| ZONING TYPE | M-M |
| BUILDING CLASS | B |
| TOPOGRAPHY | Flat |
| LOCATION CLASS | B |
| NUMBER OF STORIES | 1 |
| NUMBER OF BUILDINGS | 1 |
| LOT DIMENSION | Square |
| NUMBER OF PARKING SPACES | 7 |
| POOL / JACUZZI | No |
| FIRE PLACE IN UNIT | No |
| WASHER/DRYER | Full Size Each Unit |

FEES & DEPOSITS

| | |
|---------|-------|
| PET FEE | \$240 |
|---------|-------|

MECHANICAL

| | |
|-----------------|---------------|
| HVAC | Heat Pump-Ind |
| SMOKE DETECTORS | Yes |

UTILITIES

| | |
|----------|----------|
| WATER | Landlord |
| TRASH | Landlord |
| GAS | None |
| ELECTRIC | Tenant |
| RUBS | Yes |

CONSTRUCTION

| | |
|-----------------|-----------------------|
| FOUNDATION | Concrete |
| FRAMING | Block/Framed Wood |
| EXTERIOR | Painted Smooth Stucco |
| PARKING SURFACE | Concrete |
| ROOF | Asphalt Shingle |
| STYLE | Modern Mid Century |
| LANDSCAPING | Mature |

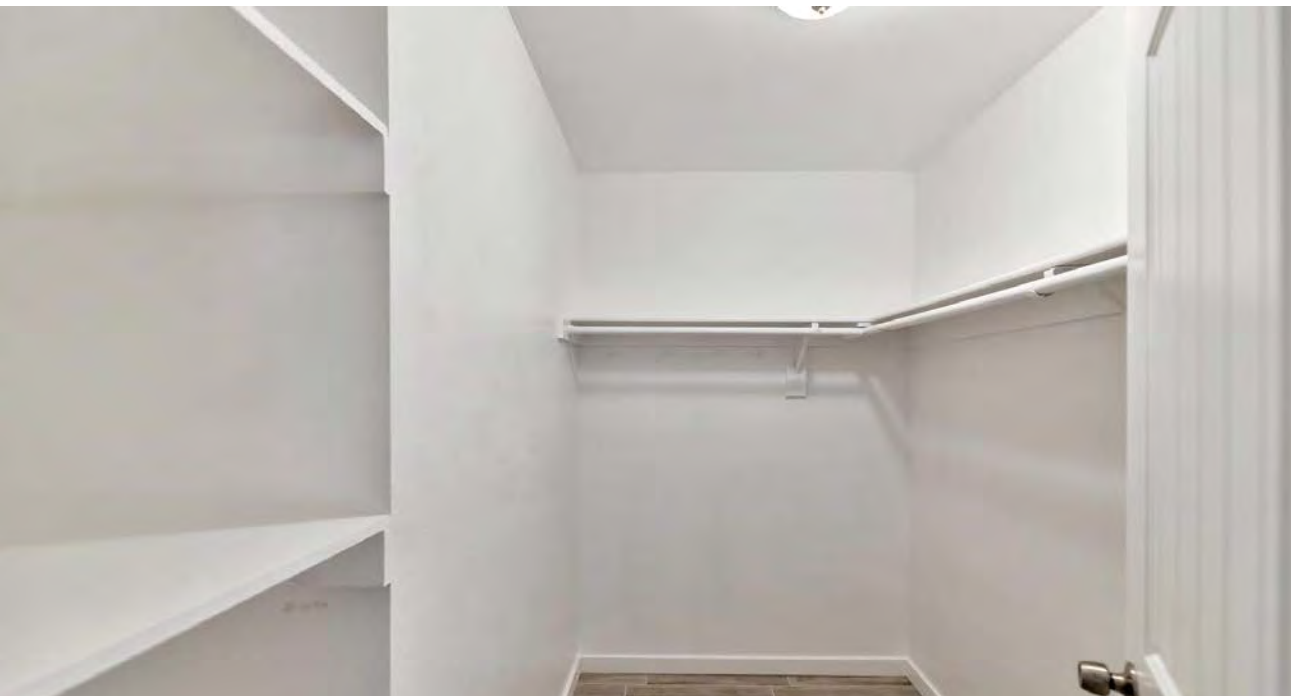




Full Size Washer & Dryer



Bathroom w/ Quartz Top Vanity & Tub Tile Surrounds



Large Walk-in Closet



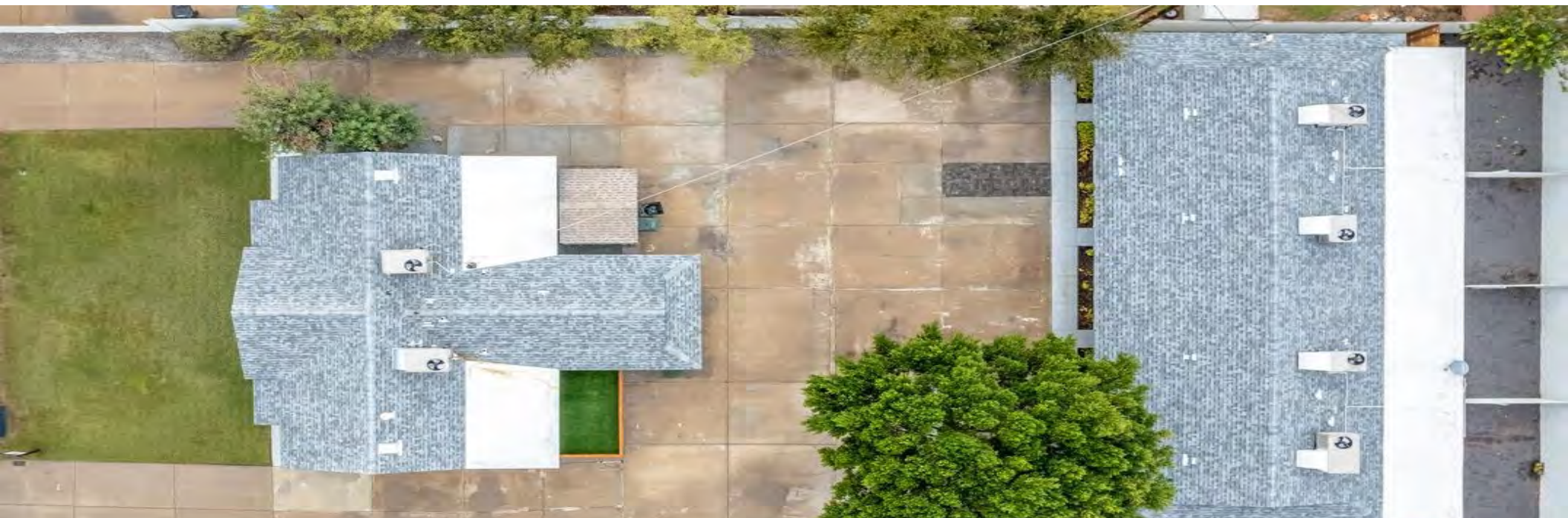
Stainless Appliances & Lazy Susan



Large Private Backyard



Backdoor to Patio & Laundry Rm



Freshly Landscaped Front Yard & Common Area/Parking

Common Amenities

- Large shaded common area
- New Roof
- New Hot Water Heaters
- New Exterior Doors
- 2 Large Storage Rooms for Additional Income
- New Smooth Stucco Finish
- Dual Pane Windows
- Excellent Location - close to the Metro Light Rail

Unit Amenities

- Fully Remodeled Kitchen
- Stainless Steel Appliances
- Each unit has new washer/dryers
- Tile Surrounds in all bathrooms
- Ceiling fans in all bedrooms and living areas
- Quartz Counter Tops
- New Wood Grain Tile Flooring
- Above average Storage
- Tile Backsplash in all Kitchens

Rent Roll

2122-2124 W Augusta-Rent Roll 8-2-25

03

| Rent Roll-August 2025 | | | | | | |
|-----------------------|--------|----------------|----------------|------|-------------|----------|
| 2122 W Augusta | | | | | | |
| | | | | | | |
| 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 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| 4 Units | | | 100.0% Occupie | | | |



04

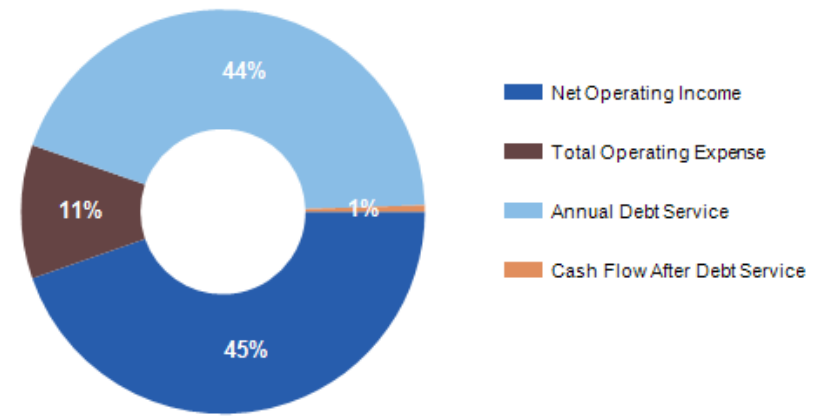
Financial Analysis

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

REVENUE ALLOCATION

CURRENT

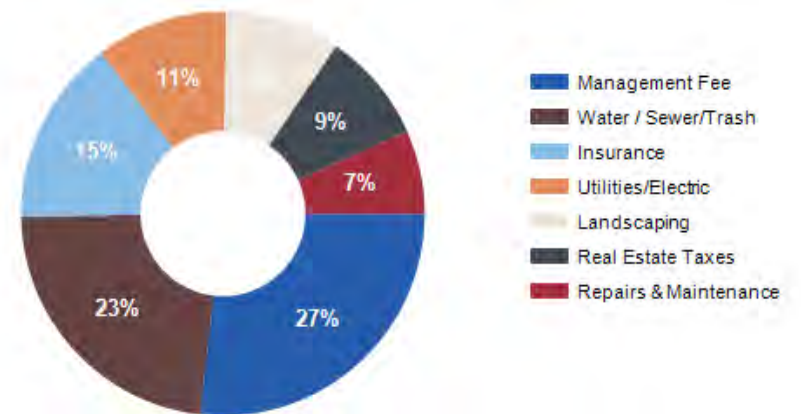
| INCOME | CURRENT | | PRO FORMA | |
|-------------------------------|-----------------|--------|-----------------|--------|
| Gross Potential Rent | \$72,000 | 90.8% | \$81,600 | 91.8% |
| Pet Rent | \$240 | 0.3% | \$240 | 0.3% |
| RUBS | \$5,140 | 6.5% | \$5,140 | 5.8% |
| Other Income | \$1,936 | 2.4% | \$1,936 | 2.2% |
| Gross Potential Income | \$79,316 | | \$88,916 | |
| General Vacancy | -3.00% | | -3.00% | |
| Effective Gross Income | \$77,156 | | \$86,468 | |
| Less Expenses | \$14,912 | 19.32% | \$14,912 | 17.24% |
| Net Operating Income | \$62,244 | | \$71,556 | |
| Annual Debt Service | \$61,511 | | \$61,511 | |
| Cash flow | \$733 | | \$10,045 | |
| Debt Coverage Ratio | 1.01 | | 1.16 | |



DISTRIBUTION OF EXPENSES

CURRENT

| EXPENSES | CURRENT | Per Unit | PRO FORMA | Per Unit |
|--------------------------------|-----------------|----------------|-----------------|----------------|
| Real Estate Taxes | \$1,316 | \$329 | \$1,316 | \$329 |
| Insurance | \$2,224 | \$556 | \$2,224 | \$556 |
| Management Fee | \$4,000 | \$1,000 | \$4,000 | \$1,000 |
| Repairs & Maintenance | \$1,000 | \$250 | \$1,000 | \$250 |
| Water / Sewer/Trash | \$3,424 | \$856 | \$3,424 | \$856 |
| Landscaping | \$1,372 | \$343 | \$1,372 | \$343 |
| Utilities/Electric | \$1,576 | \$394 | \$1,576 | \$394 |
| Total Operating Expense | \$14,912 | \$3,728 | \$14,912 | \$3,728 |
| Annual Debt Service | \$61,511 | | \$61,511 | |
| Expense / SF | \$6.82 | | \$6.82 | |
| % of EGI | 19.32% | | 17.24% | |



GLOBAL

| | |
|----------------------------------|-------------|
| Offering Price | \$1,140,000 |
| Analysis Period | 5 year(s) |
| Millage Rate (not a growth rate) | 0.12000% |

INCOME - Growth Rates

| | |
|----------------------|-------|
| Gross Potential Rent | 3.00% |
| Pet Rent | 1.50% |
| RUBS | 1.50% |
| Other Income | 1.50% |

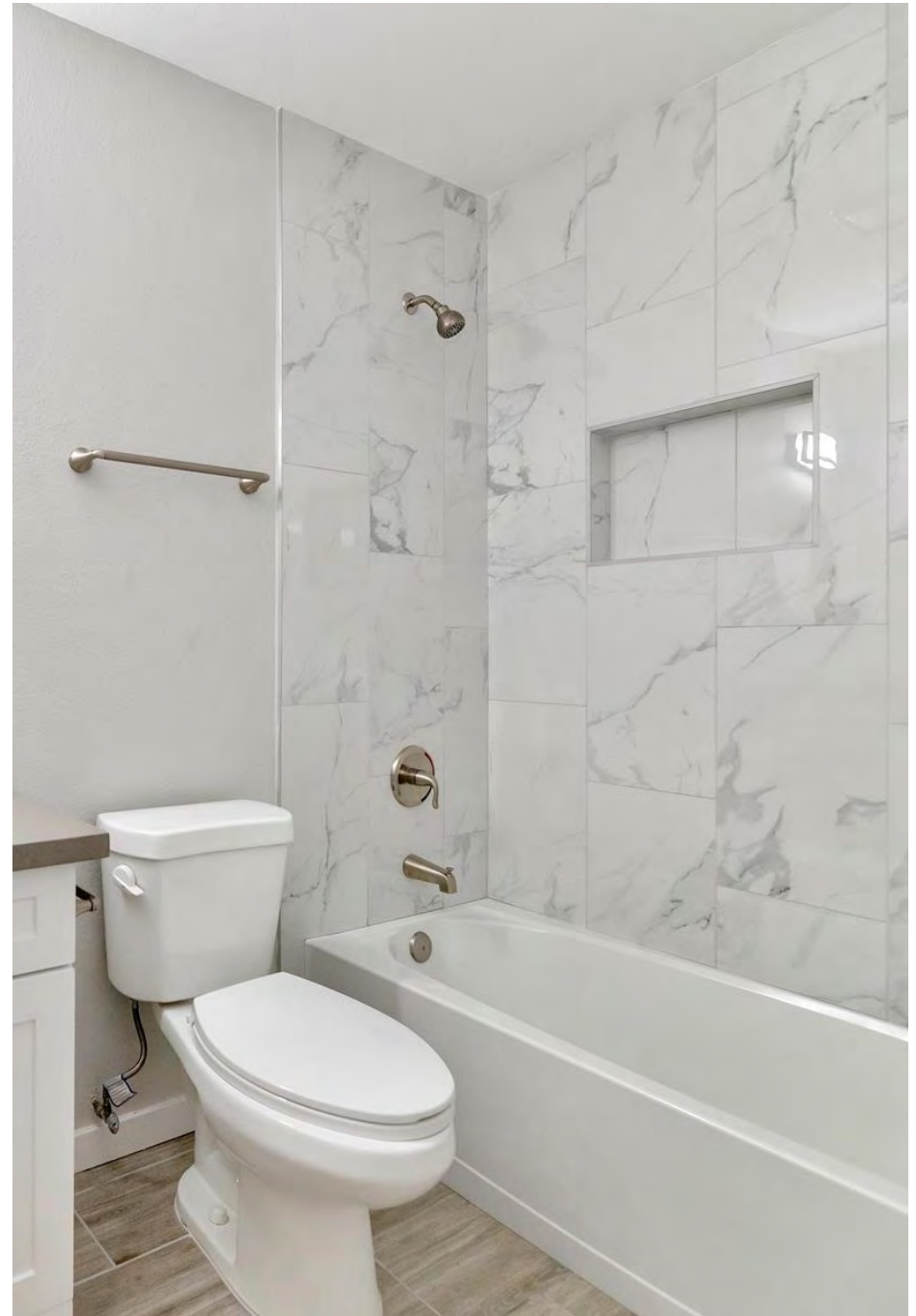
Notes Rents are projected to increase a minimum of 3%

EXPENSES - Growth Rates

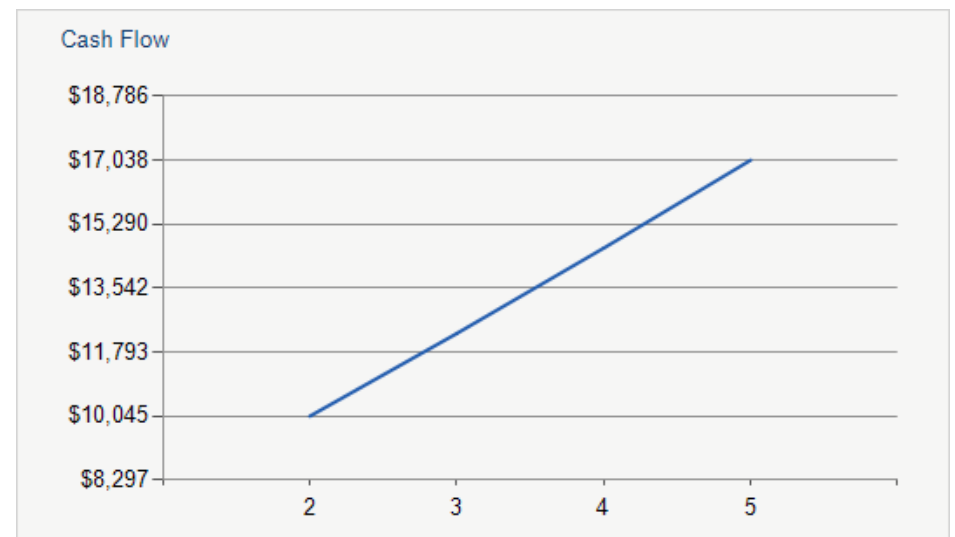
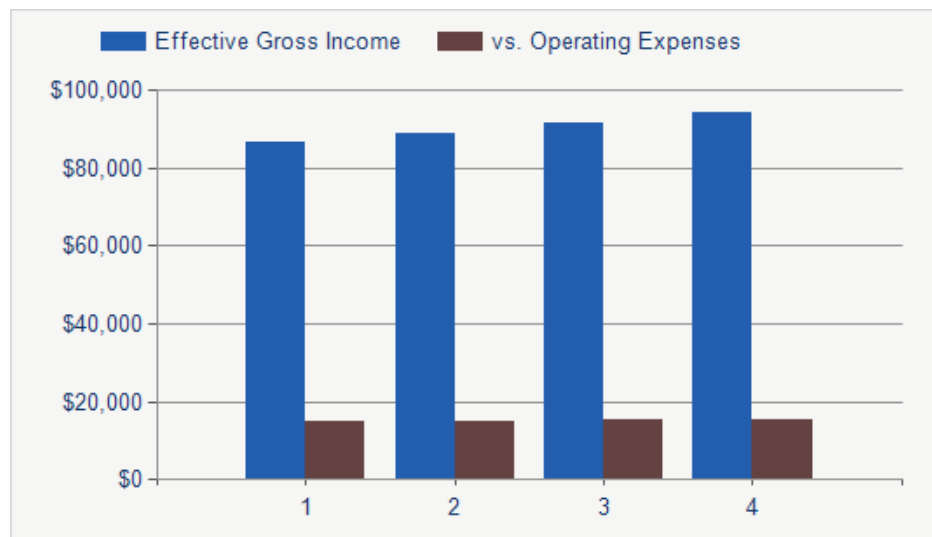
| | |
|-----------------------|-------|
| Real Estate Taxes | 1.50% |
| Insurance | 1.50% |
| Management Fee | 1.50% |
| Repairs & Maintenance | 1.50% |
| Water / Sewer/Trash | 1.50% |
| Landscaping | 1.50% |
| Utilities/Electric | 1.50% |

PROPOSED FINANCING

| | |
|----------------------------|-----------|
| Residential Loan Financing | |
| Loan Type | Amortized |
| Down Payment | \$285,000 |
| Loan Amount | \$855,000 |
| Interest Rate | 6.00% |
| Loan Terms | 30 |
| Annual Debt Service | \$61,511 |
| Loan to Value | 75% |
| Amortization Period | 30 Years |

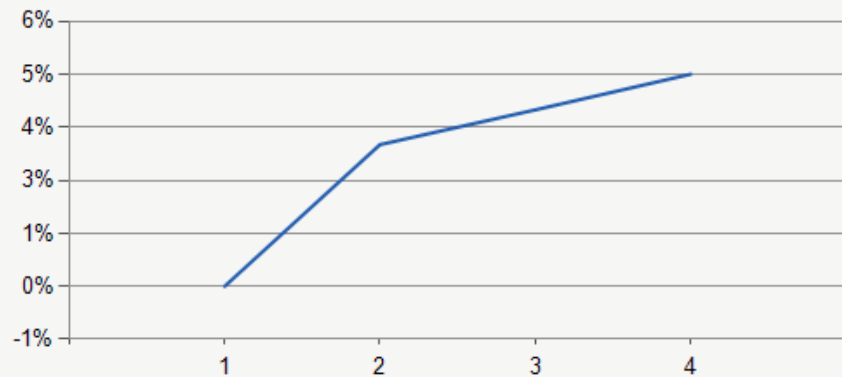


| Calendar Year | CURRENT | Year 2 | Year 3 | Year 4 | Year 5 |
|--------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Gross Revenue | | | | | |
| Gross Rental Income | \$72,000 | \$81,600 | \$84,048 | \$86,569 | \$89,167 |
| Pet Rent | \$240 | \$240 | \$244 | \$247 | \$251 |
| RUBS | \$5,140 | \$5,140 | \$5,217 | \$5,295 | \$5,375 |
| Other Income | \$1,936 | \$1,936 | \$1,965 | \$1,995 | \$2,024 |
| Gross Potential Income | \$79,316 | \$88,916 | \$91,474 | \$94,107 | \$96,817 |
| General Vacancy | -3.00% | -3.00% | -3.00% | -3.00% | -3.00% |
| Effective Gross Income | \$77,156 | \$86,468 | \$88,952 | \$91,509 | \$94,142 |
| Operating Expenses | | | | | |
| Real Estate Taxes | \$1,316 | \$1,316 | \$1,336 | \$1,356 | \$1,376 |
| Insurance | \$2,224 | \$2,224 | \$2,257 | \$2,291 | \$2,326 |
| Management Fee | \$4,000 | \$4,000 | \$4,060 | \$4,121 | \$4,183 |
| Repairs & Maintenance | \$1,000 | \$1,000 | \$1,015 | \$1,030 | \$1,046 |
| Water / Sewer/Trash | \$3,424 | \$3,424 | \$3,475 | \$3,527 | \$3,580 |
| Landscaping | \$1,372 | \$1,372 | \$1,393 | \$1,413 | \$1,435 |
| Utilities/Electric | \$1,576 | \$1,576 | \$1,600 | \$1,624 | \$1,648 |
| Total Operating Expense | \$14,912 | \$14,912 | \$15,136 | \$15,363 | \$15,593 |
| Net Operating Income | \$62,244 | \$71,556 | \$73,817 | \$76,147 | \$78,549 |
| Annual Debt Service | \$61,511 | \$61,511 | \$61,511 | \$61,511 | \$61,511 |
| Cash Flow | \$733 | \$10,045 | \$12,306 | \$14,636 | \$17,038 |

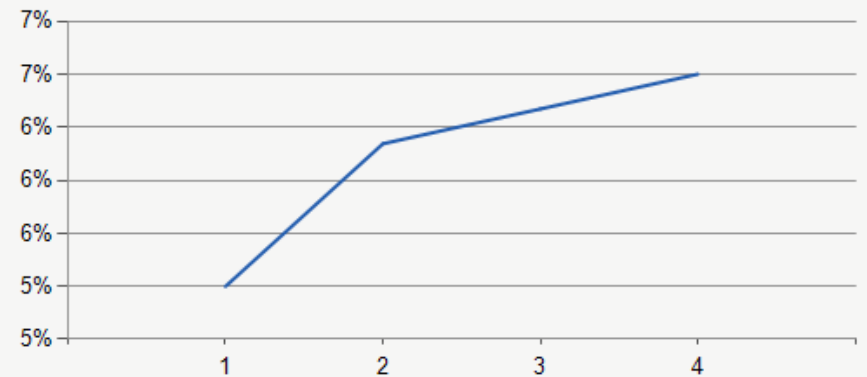


| Calendar Year | CURRENT | Year 2 | Year 3 | Year 4 | Year 5 |
|-------------------------|-----------|-----------|-----------|-----------|-----------|
| Cash on Cash Return b/t | 0.26% | 3.52% | 4.32% | 5.14% | 5.98% |
| CAP Rate | 5.46% | 6.28% | 6.48% | 6.68% | 6.89% |
| Debt Coverage Ratio | 1.01 | 1.16 | 1.20 | 1.24 | 1.28 |
| Operating Expense Ratio | 19.32% | 17.24% | 17.01% | 16.78% | 16.56% |
| Gross Multiplier (GRM) | 14.37 | 12.82 | 12.46 | 12.11 | 11.77 |
| Loan to Value | 75.00% | 74.12% | 73.16% | 72.07% | 70.96% |
| Breakeven Ratio | 96.35% | 85.95% | 83.79% | 81.69% | 79.64% |
| Price / SF | \$521.26 | \$521.26 | \$521.26 | \$521.26 | \$521.26 |
| Price / Unit | \$285,000 | \$285,000 | \$285,000 | \$285,000 | \$285,000 |
| Income / SF | \$35.27 | \$39.53 | \$40.67 | \$41.84 | \$43.04 |
| Expense / SF | \$6.81 | \$6.81 | \$6.92 | \$7.02 | \$7.12 |

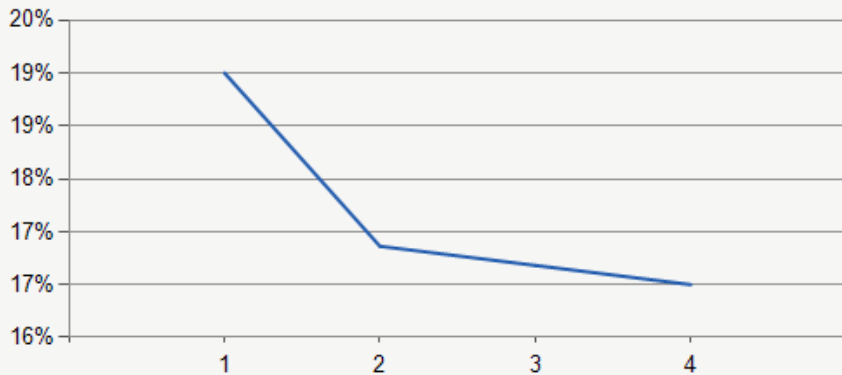
Cash on Cash



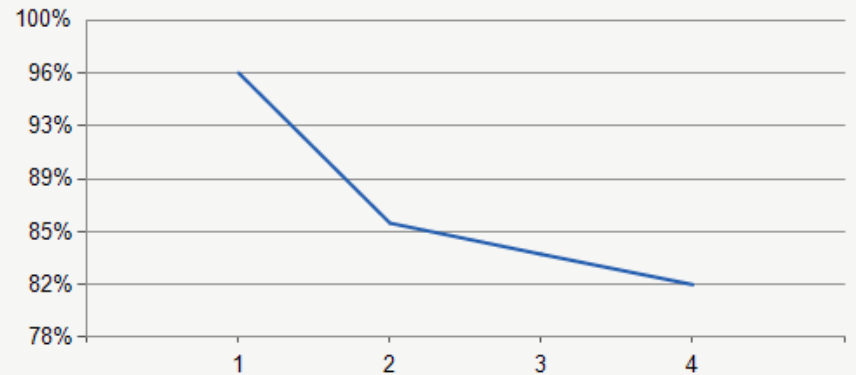
Cap Rate



Operating Expense Ratio



Breakeven Ratio





05

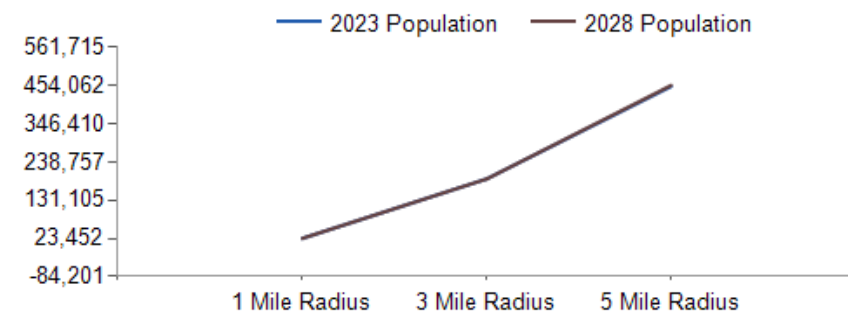
Demographics

Demographics

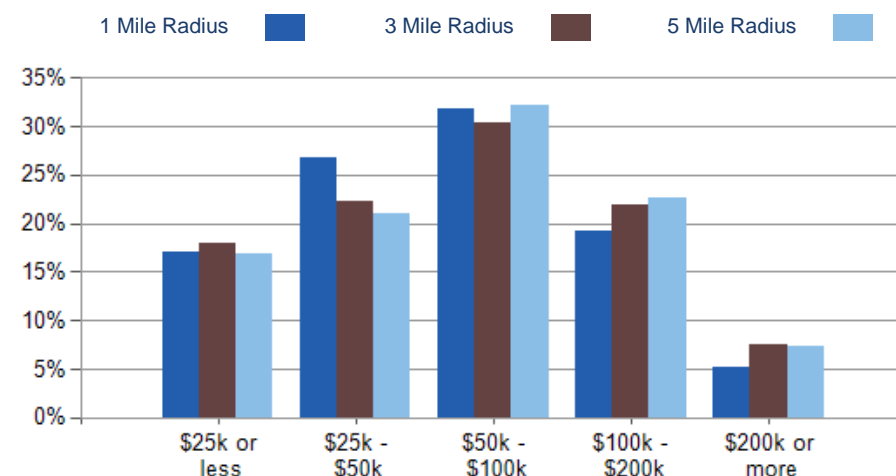
| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|---------|---------|
| 2000 Population | 20,846 | 175,678 | 423,623 |
| 2010 Population | 20,376 | 169,314 | 403,544 |
| 2023 Population | 23,452 | 190,883 | 450,910 |
| 2028 Population | 23,497 | 190,842 | 454,062 |
| 2023-2028: Population: Growth Rate | 0.20% | 0.00% | 0.70% |

| 2023 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 |

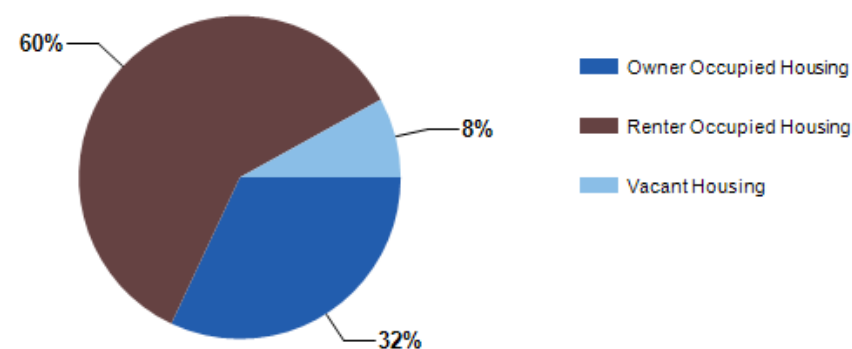
| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|---------|
| 2000 Total Housing | 9,811 | 72,337 | 174,289 |
| 2010 Total Households | 8,654 | 63,247 | 152,855 |
| 2023 Total Households | 10,046 | 69,370 | 173,683 |
| 2028 Total Households | 10,246 | 70,417 | 178,203 |
| 2023 Average Household Size | 2.31 | 2.62 | 2.52 |
| 2023-2028: Households: Growth Rate | 2.00% | 1.50% | 2.60% |



2023 Household Income



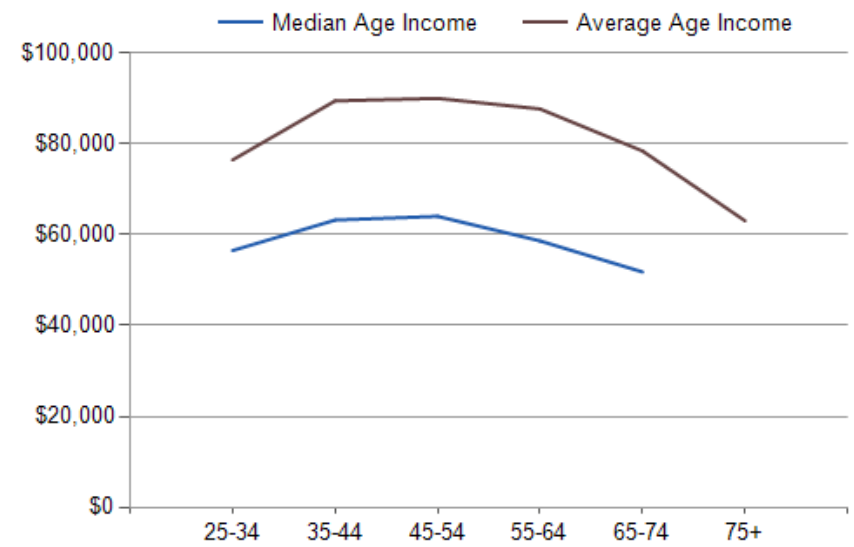
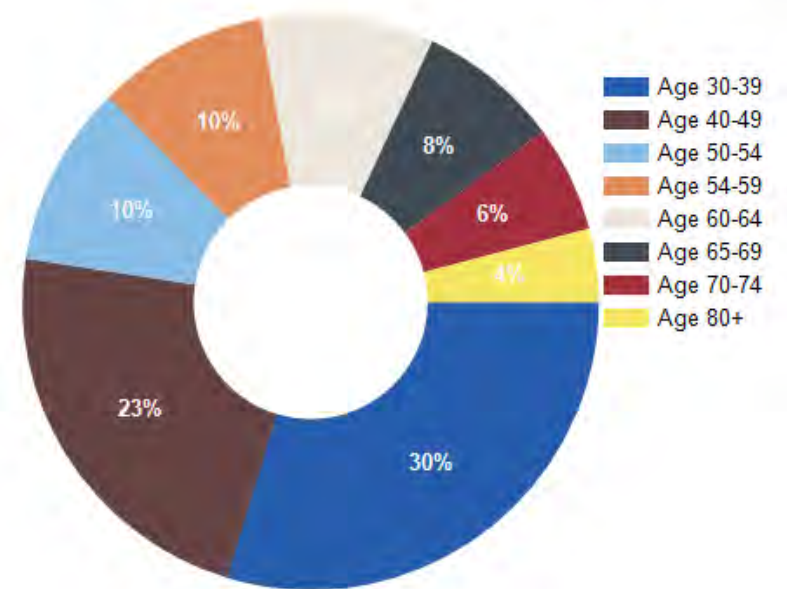
2023 Own vs. Rent - 1 Mile Radius



Source: esri

| 2023 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|---------|---------|
| 2023 Population Age 30-34 | 1,969 | 13,639 | 35,447 |
| 2023 Population Age 35-39 | 1,771 | 12,943 | 31,318 |
| 2023 Population Age 40-44 | 1,562 | 12,477 | 29,771 |
| 2023 Population Age 45-49 | 1,304 | 11,056 | 26,311 |
| 2023 Population Age 50-54 | 1,286 | 11,116 | 26,836 |
| 2023 Population Age 55-59 | 1,209 | 10,246 | 24,856 |
| 2023 Population Age 60-64 | 1,223 | 10,071 | 24,582 |
| 2023 Population Age 65-69 | 1,006 | 8,304 | 20,361 |
| 2023 Population Age 70-74 | 753 | 6,307 | 16,015 |
| 2023 Population Age 75-79 | 518 | 4,596 | 11,825 |
| 2023 Population Age 80-84 | 345 | 2,860 | 7,003 |
| 2023 Population Age 85+ | 519 | 3,108 | 6,679 |
| 2023 Population Age 18+ | 18,112 | 146,627 | 350,725 |
| 2023 Median Age | 34 | 34 | 35 |
| 2028 Median Age | 36 | 35 | 36 |

| 2023 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 |





06

Company Profile

Advisor Profile



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.

Stunning 4 plex-Occupied



Exclusively Marketed by:

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Gerchick Real Estate
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