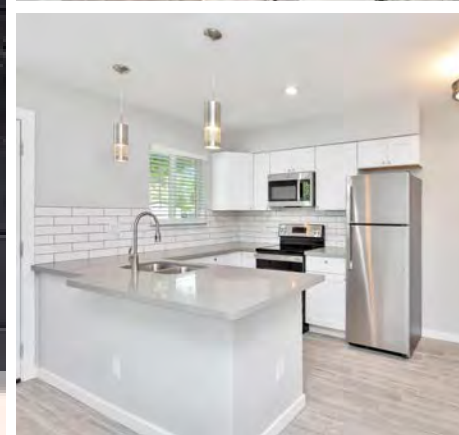


Remodeled Stunning Triplex-Major Price Reduction



OFFERING MEMORANDUM | DSCR LOAN OR RESIDENTIAL LOAN AVAILABLE-NO SELLER CARRY

2124 W Augusta Ave
Phoenix, AZ 85021



Remodeled Stunning Triplex-Major Price Reduction

CONTENTS

01 Executive Summary

Investment Summary
Unit Mix Summary

02 Location

Location Summary
Local Map
Regional Map
Aerial Map
Local Business Map
Major Employers
Aerial View Map
Drive Times (Heat Map)

03 Property Description

Property Features
Property Images
Common Amenities
Unit Amenities

04 Rent Roll

2122-2124 W Augusta-Rent Roll 9-10-2025

05 Financial Analysis

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

06 Demographics

General Demographics
Race Demographics

07 Company Profile

Advisor Profile

Exclusively Marketed by:

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



Brokerage License No.: LC644567000
www.justsoldit.com



01

Executive Summary

Investment Summary

Unit Mix Summary

OFFERING SUMMARY

ADDRESS	2124 W Augusta Ave Phoenix AZ 85021
COUNTY	Maricopa
MARKET	Central Phoenix
SUBMARKET	North Phoenix Corridor
BUILDING SF	1,176 SF
LAND SF	7,290 SF
LAND ACRES	0.167
NUMBER OF UNITS	3
YEAR BUILT	1947
YEAR RENOVATED	2022
APN	157-21-016-D
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$800,000
PRICE PSF	\$680.27
PRICE PER UNIT	\$266,667
OCCUPANCY	97.00%
NOI (CURRENT)	\$42,251
NOI (Pro Forma)	\$51,573
CAP RATE (CURRENT)	5.28%
CAP RATE (Pro Forma)	6.45%
CASH ON CASH (CURRENT)	-1.33%
CASH ON CASH (Pro Forma)	3.33%
GRM (CURRENT)	14.01
GRM (Pro Forma)	11.99

PROPOSED FINANCING

Residential Loan Financing	
LOAN TYPE	Amortized
DOWN PAYMENT	\$158,750
LOAN AMOUNT	\$641,250
INTEREST RATE	5.75%
LOAN TERMS	30
ANNUAL DEBT SERVICE	\$44,905
LOAN TO VALUE	80%
AMORTIZATION PERIOD	30 Years

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	23,452	190,767	450,942
2024 Median HH Income	\$55,622	\$61,626	\$63,877
2024 Average HH Income	\$80,007	\$90,840	\$91,217



Own Your Piece of Phoenix: Fully Remodeled Triplex Multifamily Opportunity!

- Own Your Piece of Phoenix: Fully Remodeled Triplex Multifamily Opportunity!
Location, Luxury, and Investment Potential Await!

Discover a rare opportunity to own a fully remodeled and leased triplex apartment building nestled in the vibrant heart of North Phoenix. This property (with 2122 W Augusta 4 PLEX available as well) spans two parcels, making it eligible for residential financing—a unique advantage for savvy investors and homeowners alike. You could own a total of 7 units with 2 loans and 25% down. Also, available to use a DSCR Loan!

Key Features:

- Modern Interiors: Recently upgraded with fresh paint, wood-like tile flooring, and spacious living/dining areas.
- Energy Efficiency: New dual pane windows, doors, and hot water heaters enhance comfort and reduce utility costs.
- Gourmet Kitchens: Featuring ample cabinets, luxurious quartz countertops, and sparkling stainless steel appliances.
- Comfortable Living: Bedrooms flooded with natural light, upgraded ceiling fans, and walk

- Prime Location:
Located in North Phoenix, where historic charm meets trendy establishments. Enjoy proximity to renowned restaurants, shopping centers, and convenient access to major transportation routes.

Investment Highlights:

- Fully leased with immediate income generation.
- Capital Expenses have been taken care of with over 500K in improvements
- Ideal for residential financing, maximizing investment opportunities.
- Potential for continued growth in a thriving rental market.

Don't Miss Out!

Seize this exceptional opportunity to own a meticulously remodeled 7-unit multifamily property in one of Phoenix's most sought-after neighborhoods. Whether you're looking to invest or searching for a stylish home with income potential, this property promises unmatched value. The price above is for the Triplex only. Act Now!

- Don't Miss Out!

Seize this exceptional opportunity to own a meticulously remodeled 7-unit multifamily property in one of Phoenix's most sought-after neighborhoods. Whether you're looking to invest or searching for a stylish home with income potential, this property promises unmatched value. The price above is for the Triplex only.

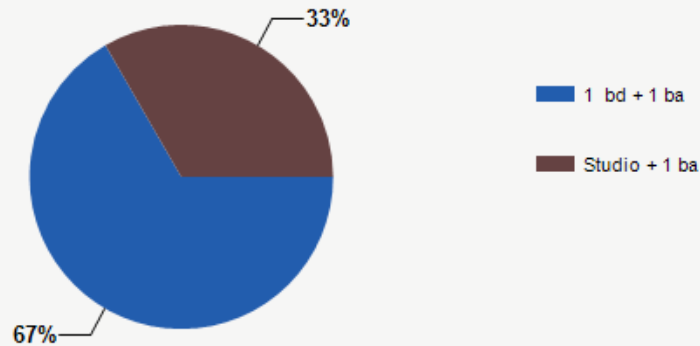
Act Now!

Contact us today to schedule a viewing and secure your stake in Phoenix's booming real estate market. Verify all facts and figures, and envision the potential of owning a property that blends modern luxury with strategic investment advantages. Disclaimer: Buyer to verify all facts and figures.

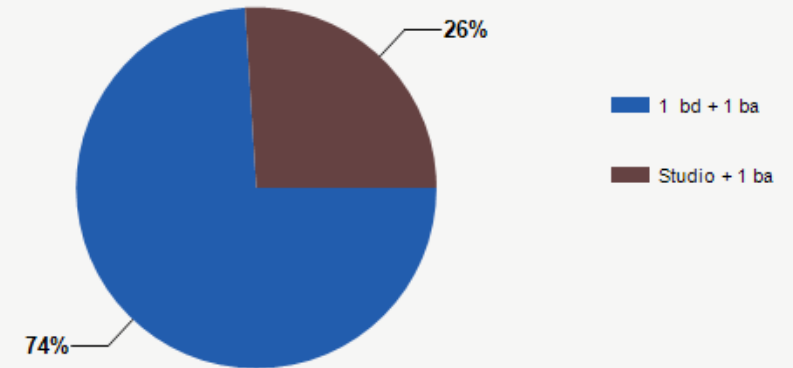
Investment and residential financing subject to lender approval. All information deemed reliable but not guaranteed.

			Actual			Market		
Unit Mix	# Units	Square Feet	Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
1 bd + 1 ba	2	650	\$1,500 - \$1,700	\$2.46	\$3,200	\$1,700	\$2.62	\$3,400
Studio + 1 ba	1	450	\$995 - \$1,200	\$2.44	\$1,098	\$1,100	\$2.44	\$1,100
Totals/Averages	3	583	\$1,433	\$2.45	\$4,298	\$1,500	\$2.56	\$4,500

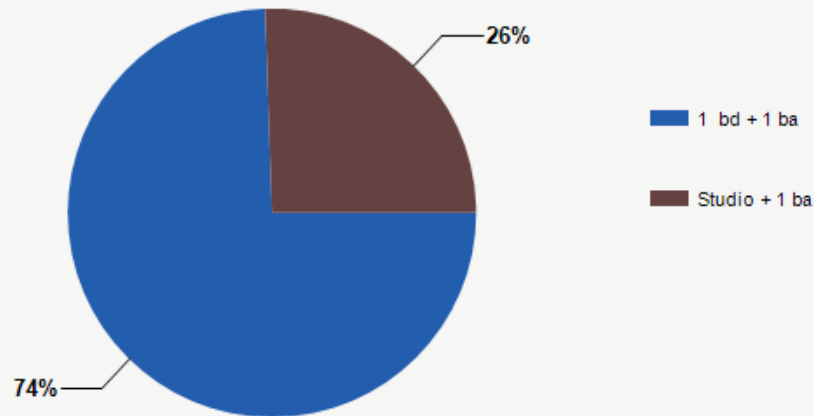
Unit Mix Summary



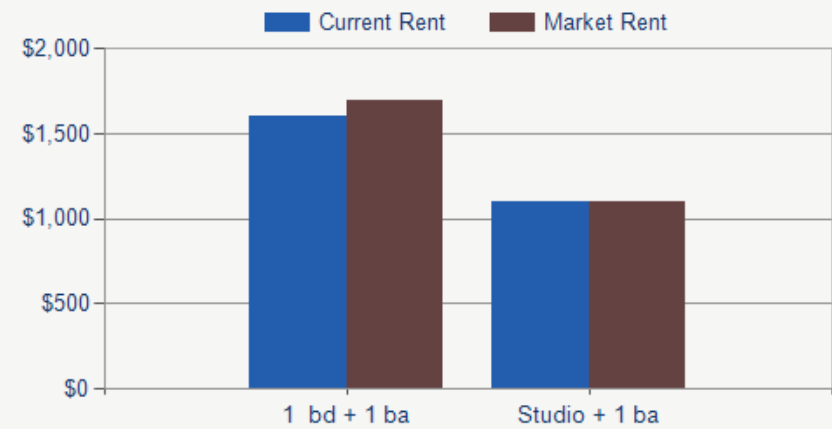
Unit Mix SF



Unit Mix Revenue



Actual vs. Market Revenue





02

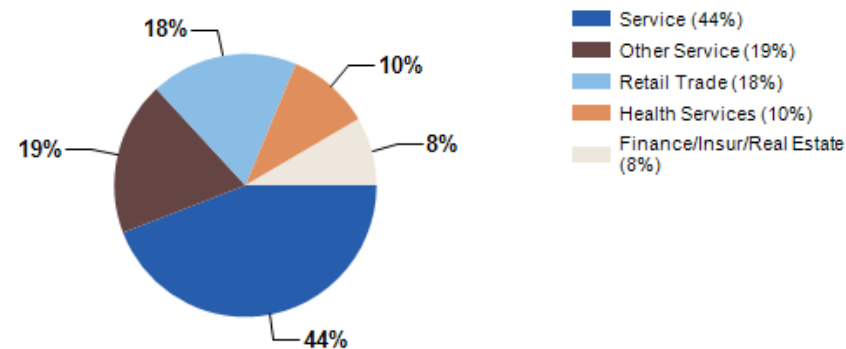
Location

- Location Summary
- Local Map
- Regional Map
- Aerial Map
- Local Business Map
- Major Employers
- Aerial View Map
- Drive Times (Heat Map)

Location

- The area around 21 Ave and Northern in Phoenix AZ is a bustling commercial and residential hub that offers a plethora of employment opportunities, making it a highly sought-after destination for job seekers. Some of the major employers in the area include Honeywell Aerospace, American Express, and Phoenix Children’s Hospital, among others. With the presence of such reputed companies, the area has a strong employment base, attracting both young professionals and seasoned workers looking for career advancement opportunities.
 - Apart from the strong job market, the 21 Ave and Northern area is also known for its vibrant entertainment scene. There are several shopping centers, restaurants, bars, and theaters in the vicinity, providing ample options for residents and visitors alike. The Metrocenter Mall, located a few miles from the area, is a popular destination for shoppers, offering a wide range of stores and dining options. Moreover, the area boasts a diverse range of culinary offerings, with several local eateries and international restaurants.
 - One of the major attractions of the 21 Ave and Northern area is the Phoenix Light Rail, a modern public transportation system that connects several areas of the city, including downtown Phoenix, Tempe, and Mesa. The light rail has made commuting easier for residents and has helped to reduce traffic congestion in the area. Additionally, the light rail is an excellent option for visitors who want to explore the city’s many attractions without having to worry about driving and parking.
- The area also offers several recreational opportunities, including parks, hiking trails, and sports facilities. The North Mountain Park and Preserve, located just a few miles from the area, is a popular destination for hiking and outdoor activities. Moreover, the area has several sports facilities, including the Rose Mofford Sports Complex, which offers baseball, soccer, and softball fields.
- In summary, the 21 Ave and Northern area in Phoenix AZ is a dynamic and diverse neighborhood that offers excellent employment opportunities, a vibrant entertainment scene, and convenient access to public transportation. With its range of recreational and cultural attractions, the area is an excellent destination for residents and visitors alike.

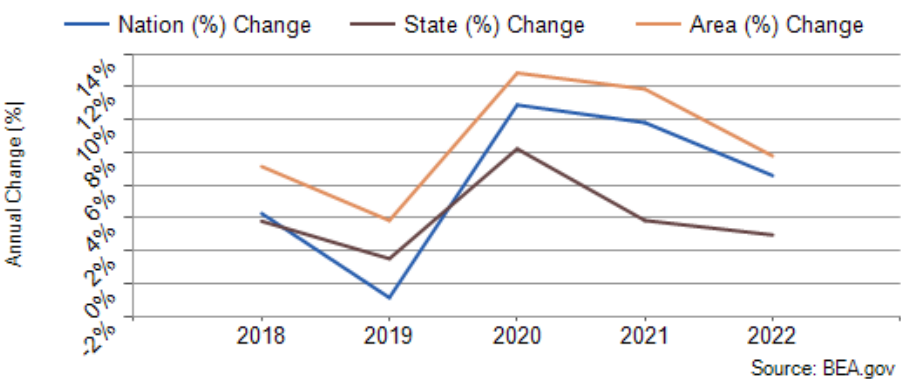
Major Industries by Employee Count

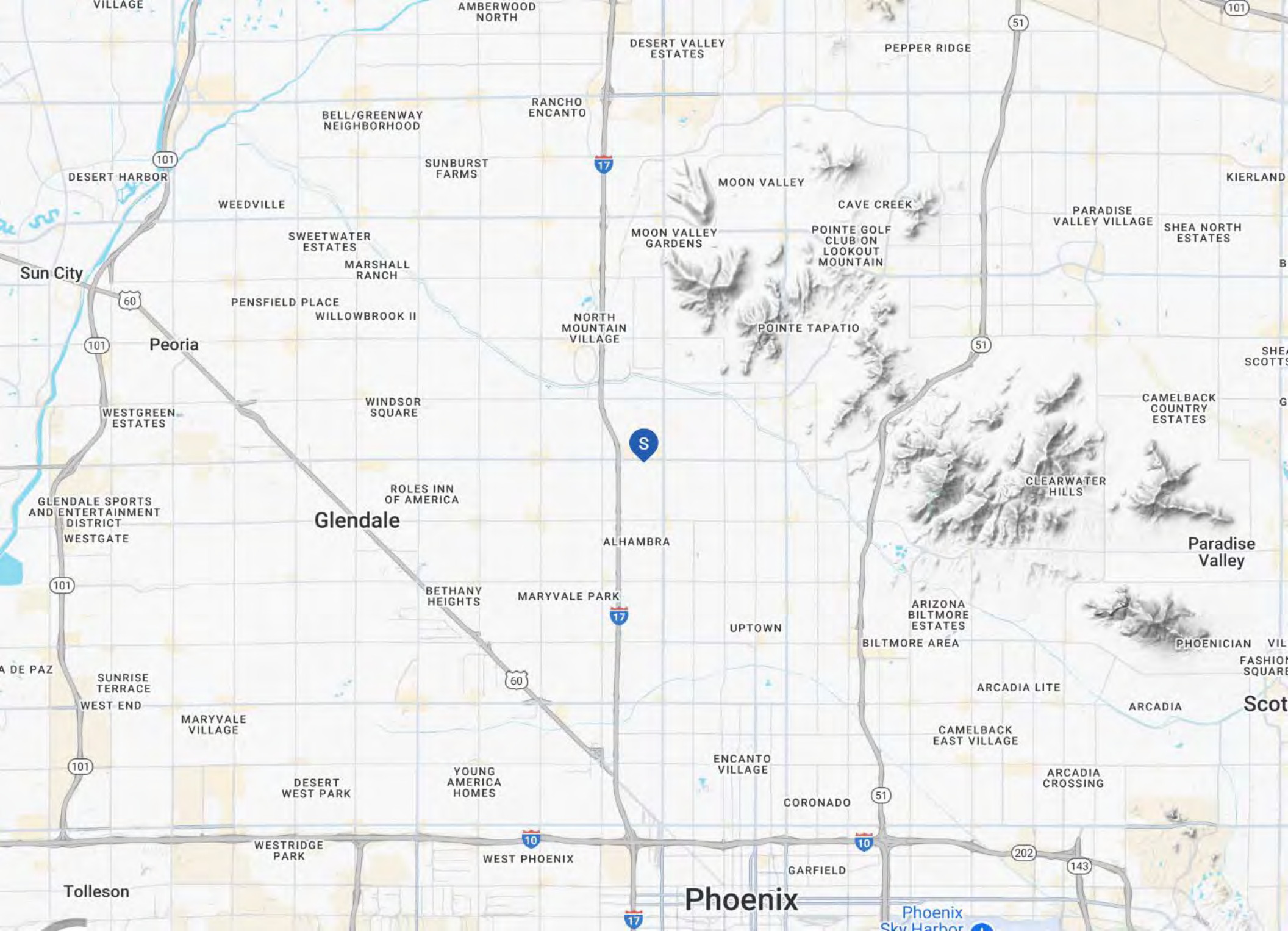


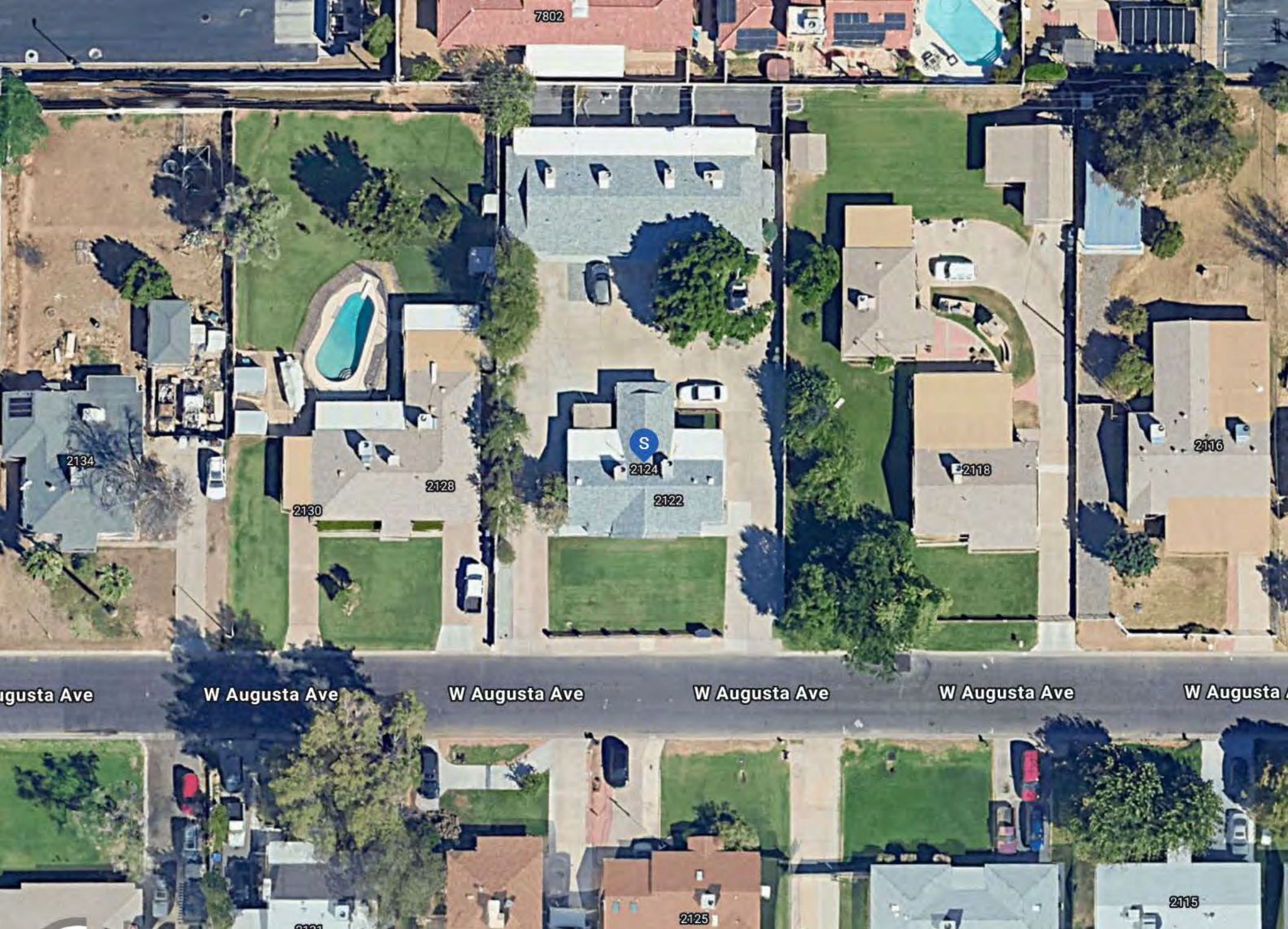
Largest Employers

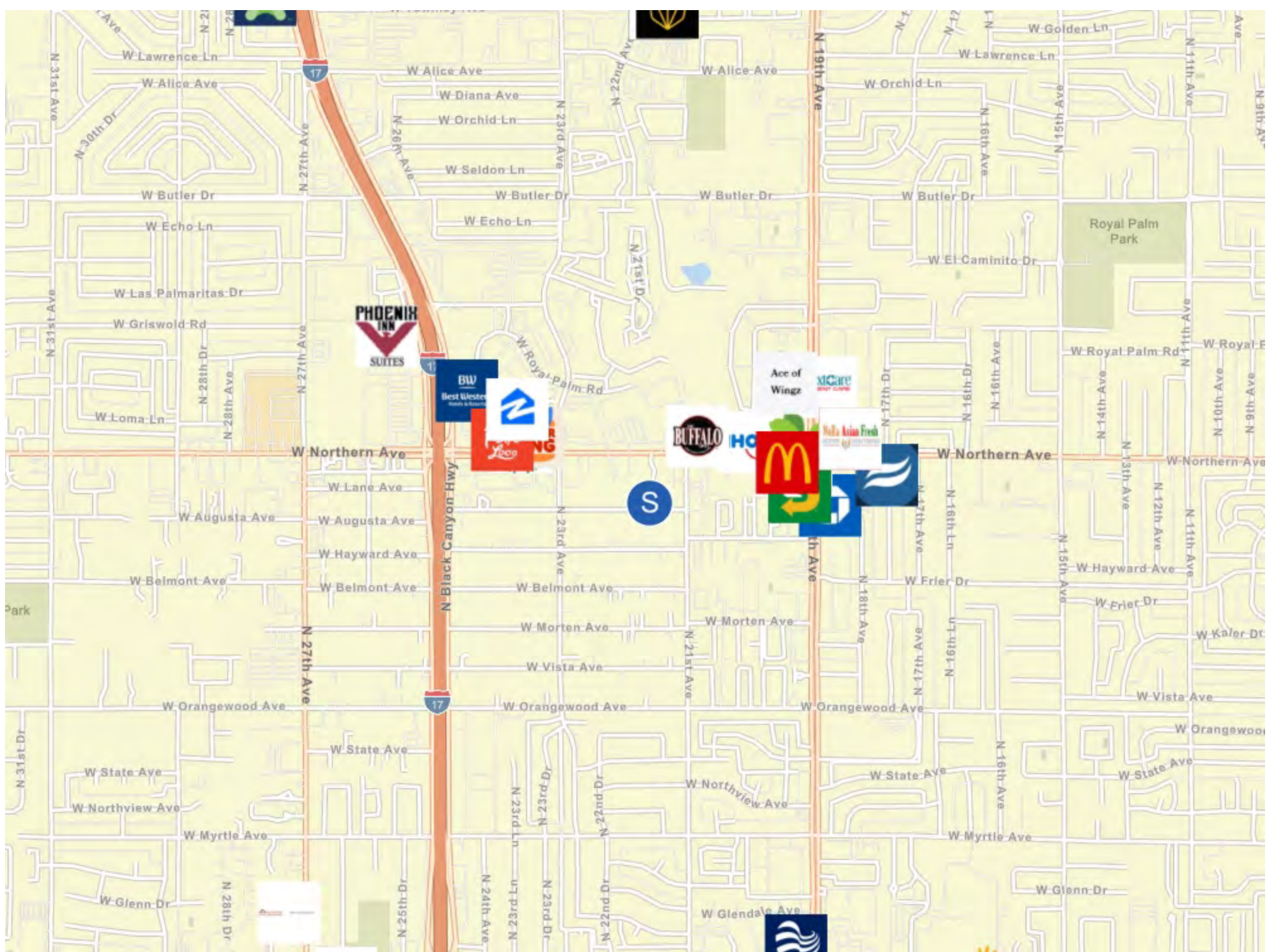
Banner Health	55,000
PetSmart	48,000
Circle K	40,000
ON Semiconductor	36,000
U-Haul	30,616
Freeport-McMoRan	30,000
Sprouts Farmers Market	30,000
Amkor Technology	29,300

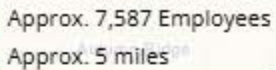
Maricopa County GDP Trend



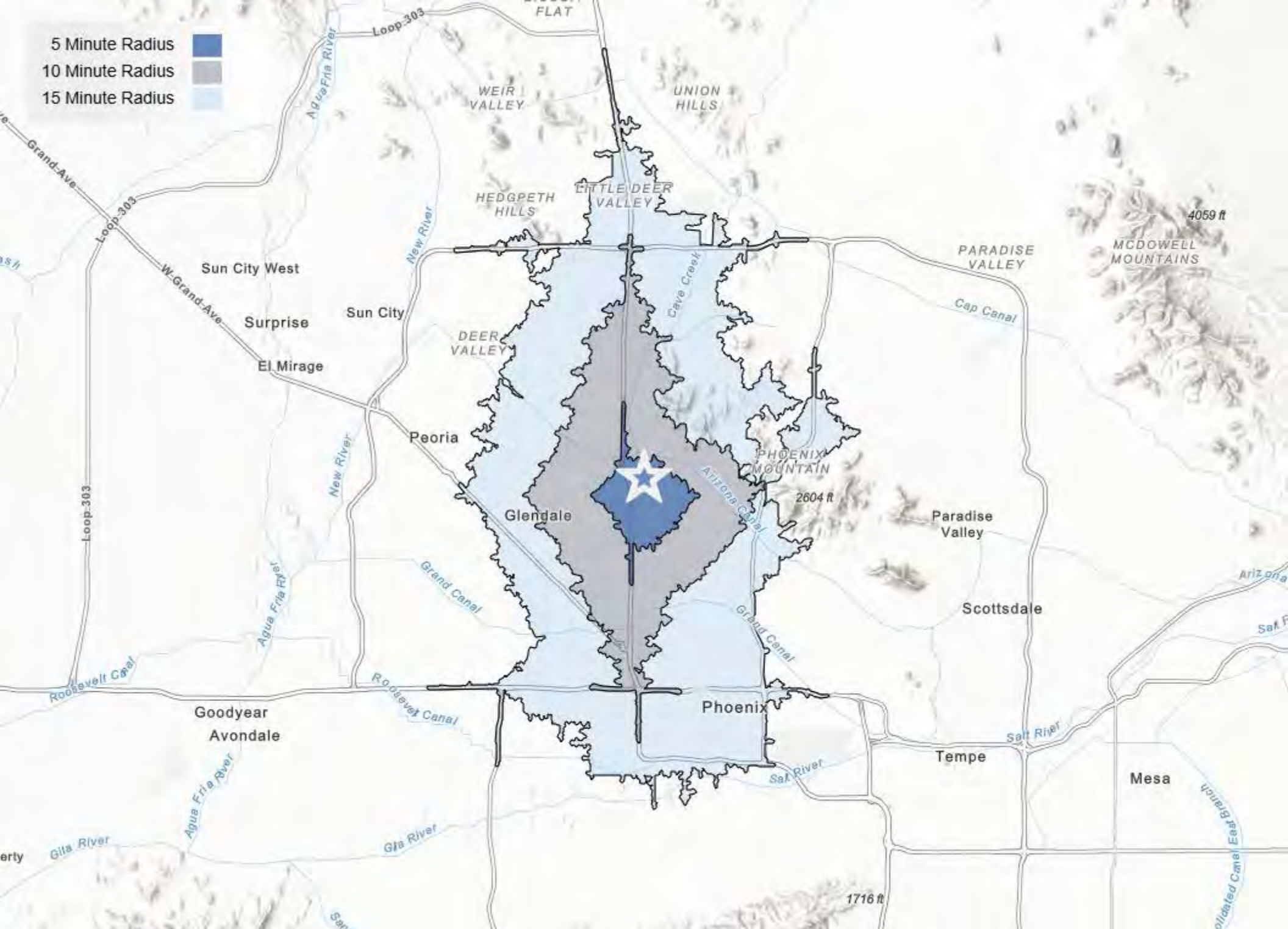














03

Property Description

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



PROPERTY FEATURES

NUMBER OF UNITS	3
BUILDING SF	1,176
LAND SF	7,290
LAND ACRES	0.167
YEAR BUILT	1947
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	Yes
---------	-----

MECHANICAL

HVAC	Heat Pump-Ind
SMOKE DETECTORS	Yes

UTILITIES

WATER	Landlord
TRASH	Landlord
GAS	None
ELECTRIC	Landlord
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

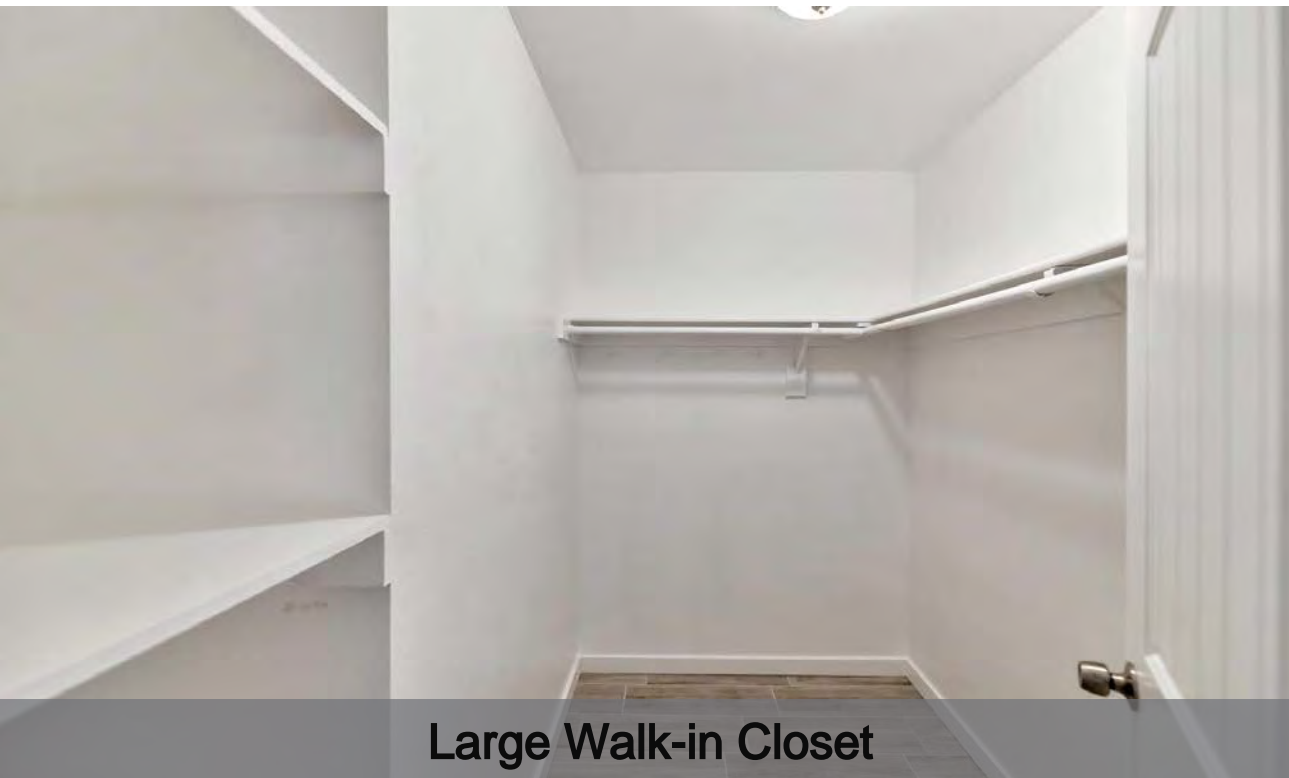




Full Size Washer & Dryer



Bathroom w/ Quartz Top Vanity & Tub Tile Surrounds



Large Walk-in Closet



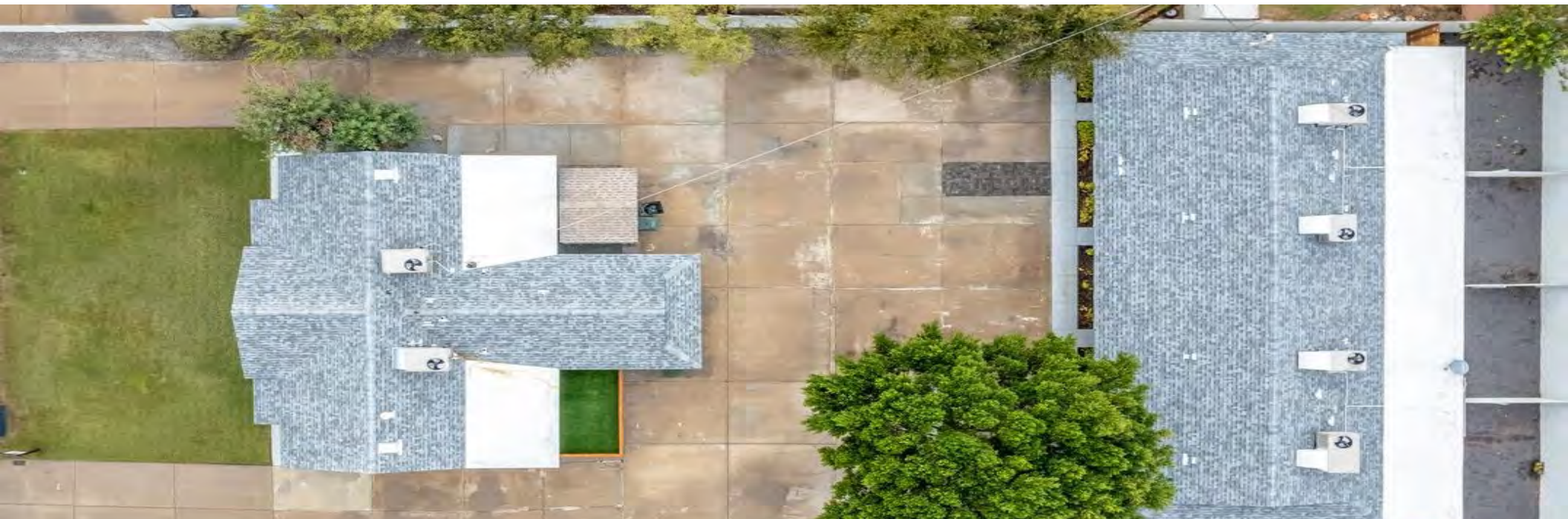
Stainless Appliances & Lazy Susan



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 9-10-2025

04



Rent Roll

Exported On: 09/10/2025 10:21 AM

Properties: Augusta - 2122 W. Augusta Avenue Phoenix, AZ 85021

Units: Active

As of: 09/10/2025

Include Non-Revenue Units: Yes

Unit	Unit Type	BD/BA	Tenant	Status	Sqft	Rent	Deposit	Lease From	Lease To
Augusta - 2122 W. Augusta Avenue Phoenix, AZ 85021									
1	A1	1/1.00	Lorraine I. Holt	Current	580	1,577.00	2,360.00	09/18/2024	01/31/2026
2	A1	1/1.00	Koby C. McGrew	Current	580	1,425.00	1,425.00	01/01/2025	
3	A1	1/1.00	Ron Garcia	Current	580	1,399.00	775.00	01/02/2023	01/01/2026
4	A1	1/1.00	Omar Reyes Santillan	Current	580	1,450.00	0.00	10/30/2024	10/29/2026
5	A2	1/1.00	Marlena L. Bell	Current	650	1,450.00	2,000.00	05/22/2024	05/31/2026

6	A3	1/1.00	Jerry Sebrasky	Current	675	1,425.00	1,425.00	09/15/2023	09/14/2026
7	E1	0/1.00	Kameran Johnson	Current	450	1,015.00	725.00	08/04/2023	08/03/2026
7 Units				100.0% Occupied	4,095	9,741.00	8,710.00		
Total 7 Units				100.0% Occupied	4,095	9,741.00	8,710.00		



05

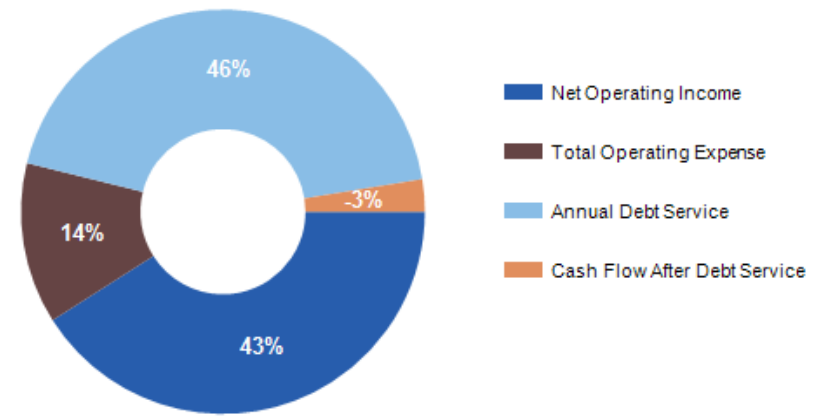
Financial Analysis

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

REVENUE ALLOCATION

CURRENT

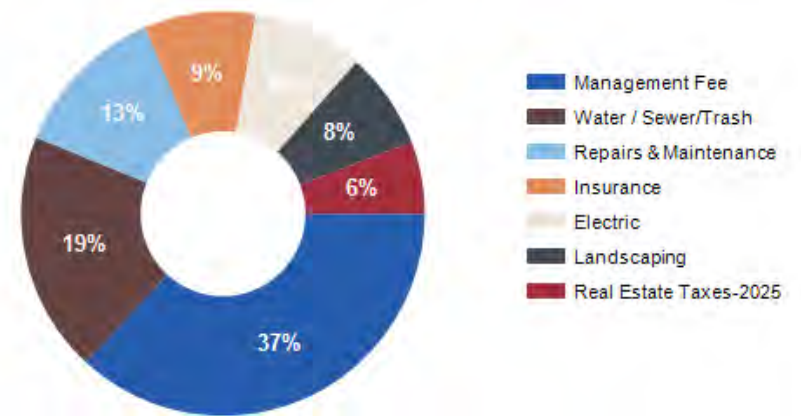
INCOME	CURRENT		PRO FORMA	
Gross Potential Rent	\$51,600	90.4%	\$61,200	91.8%
Pet Rent	\$180	0.3%	\$180	0.3%
RUBS	\$3,857	6.8%	\$3,857	5.8%
Additional Income	\$1,452	2.5%	\$1,462	2.2%
Gross Potential Income	\$57,089		\$66,699	
General Vacancy	-3.00%		-3.00%	
Effective Gross Income	\$55,541		\$64,863	
Less Expenses	\$13,290	23.92%	\$13,290	20.48%
Net Operating Income	\$42,251		\$51,573	
Annual Debt Service	\$44,905		\$44,905	
Cash flow	(\$2,654)		\$6,668	
Debt Coverage Ratio	0.94		1.15	



DISTRIBUTION OF EXPENSES

CURRENT

EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes-2025	\$765	\$255	\$765	\$255
Insurance	\$1,182	\$394	\$1,182	\$394
Management Fee	\$4,896	\$1,632	\$4,896	\$1,632
Electric	\$1,182	\$394	\$1,182	\$394
Repairs & Maintenance	\$1,668	\$556	\$1,668	\$556
Water / Sewer/Trash	\$2,568	\$856	\$2,568	\$856
Landscaping	\$1,029	\$343	\$1,029	\$343
Total Operating Expense	\$13,290	\$4,430	\$13,290	\$4,430
Annual Debt Service	\$44,905		\$44,905	
Expense / SF	\$11.30		\$11.30	
% of EGI	23.92%		20.48%	



GLOBAL

Offering Price	\$800,000
Analysis Period	5 year(s)
Millage Rate (not a growth rate)	0.10000%
Exit Cap Rate	5.11%

INCOME - Growth Rates

Gross Potential Rent	3.00%
Pet Rent	1.50%
RUBS	1.50%
Additional Income	1.50%

Notes Rents are projected to increase a minimum of 3%

EXPENSES - Growth Rates

Real Estate Taxes-2025	1.50%
Insurance	1.50%
Management Fee	1.50%
Electric	1.50%
Repairs & Maintenance	1.50%
Water / Sewer/Trash	1.50%
Landscaping	1.50%

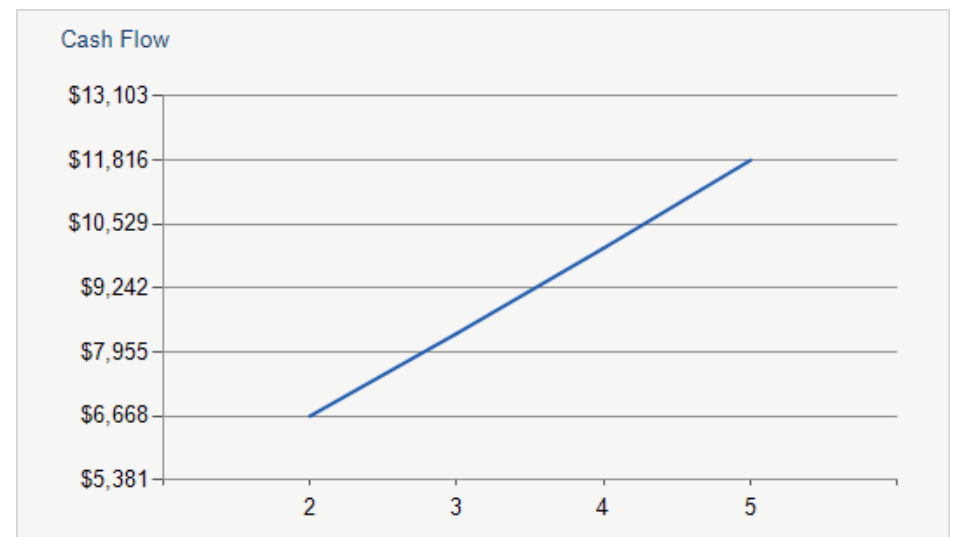
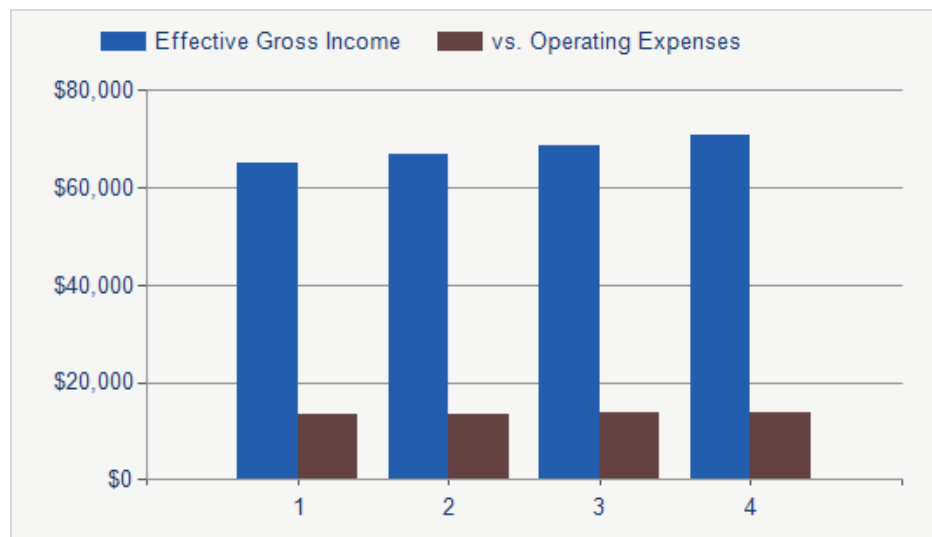
PROPOSED FINANCING

Residential Loan Financing

Loan Type	Amortized
Down Payment	\$158,750
Loan Amount	\$641,250
Interest Rate	5.75%
Loan Terms	30
Annual Debt Service	\$44,905
Loan to Value	80%
Amortization Period	30 Years

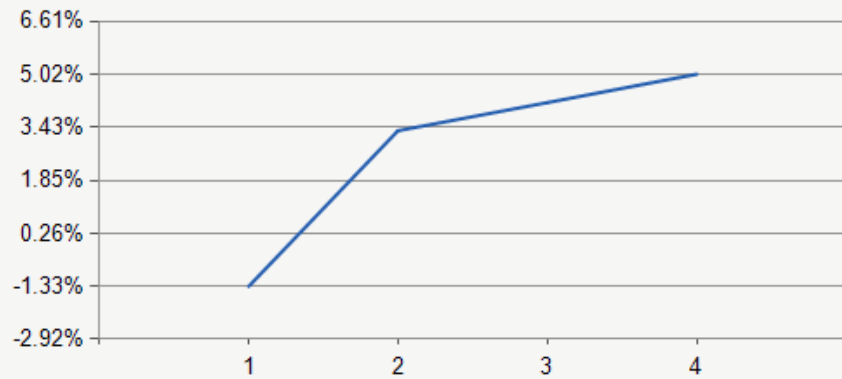


Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5
Gross Revenue					
Gross Rental Income	\$51,600	\$61,200	\$63,036	\$64,927	\$66,875
Pet Rent	\$180	\$180	\$183	\$185	\$188
RUBS	\$3,857	\$3,857	\$3,915	\$3,974	\$4,033
Additional Income	\$1,452	\$1,462	\$1,484	\$1,506	\$1,529
Gross Potential Income	\$57,089	\$66,699	\$68,617	\$70,592	\$72,625
General Vacancy	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%
Effective Gross Income	\$55,541	\$64,863	\$66,726	\$68,644	\$70,619
Operating Expenses					
Real Estate Taxes-2025	\$765	\$765	\$776	\$788	\$800
Insurance	\$1,182	\$1,182	\$1,200	\$1,218	\$1,236
Management Fee	\$4,896	\$4,896	\$4,969	\$5,044	\$5,120
Electric	\$1,182	\$1,182	\$1,200	\$1,218	\$1,236
Repairs & Maintenance	\$1,668	\$1,668	\$1,693	\$1,718	\$1,744
Water / Sewer/Trash	\$2,568	\$2,568	\$2,607	\$2,646	\$2,685
Landscaping	\$1,029	\$1,029	\$1,044	\$1,060	\$1,076
Total Operating Expense	\$13,290	\$13,290	\$13,489	\$13,692	\$13,897
Net Operating Income	\$42,251	\$51,573	\$53,237	\$54,953	\$56,722
Annual Debt Service	\$44,905	\$44,905	\$44,905	\$44,905	\$44,905
Cash Flow	(\$2,654)	\$6,668	\$8,332	\$10,047	\$11,816

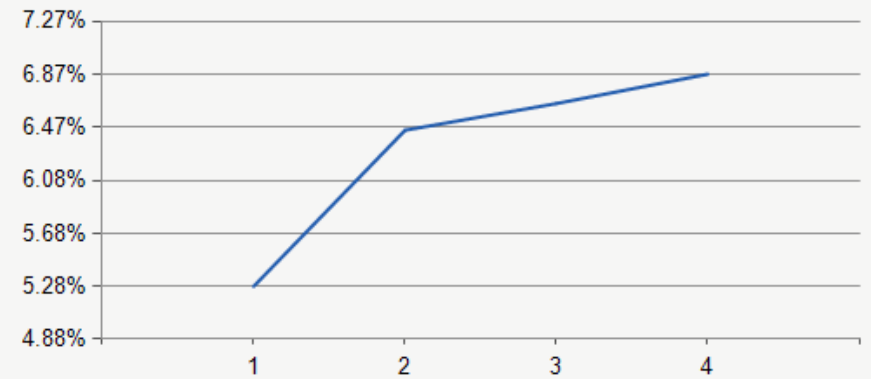


Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5
Cash on Cash Return b/t	-1.33%	3.33%	4.17%	5.02%	5.91%
CAP Rate	5.28%	6.45%	6.65%	6.87%	7.09%
Debt Coverage Ratio	0.94	1.15	1.19	1.22	1.26
Operating Expense Ratio	23.92%	20.48%	20.21%	19.94%	19.67%
Gross Multiplier (GRM)	14.01	11.99	11.66	11.33	11.02
Loan to Value	80.14%	79.17%	77.98%	76.89%	75.66%
Breakeven Ratio	101.94%	87.25%	85.10%	83.01%	80.97%
Price / SF	\$680.27	\$680.27	\$680.27	\$680.27	\$680.27
Price / Unit	\$266,667	\$266,667	\$266,667	\$266,667	\$266,667
Income / SF	\$47.22	\$55.15	\$56.74	\$58.37	\$60.05
Expense / SF	\$11.30	\$11.30	\$11.47	\$11.64	\$11.81

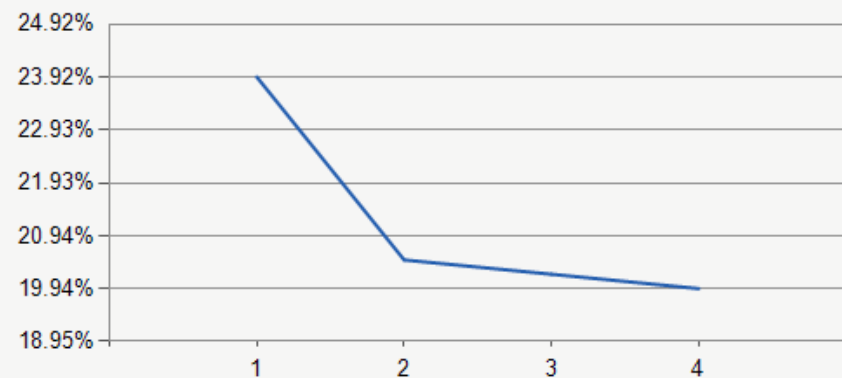
Cash on Cash



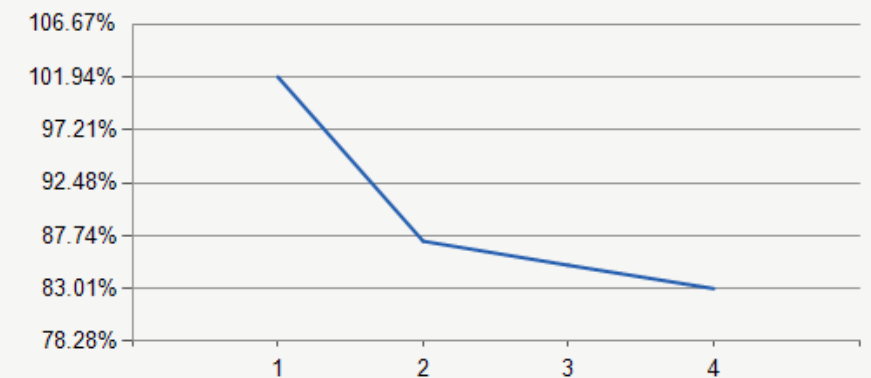
Cap Rate



Operating Expense Ratio



Breakeven Ratio



5 YEAR SENSITIVITY ANALYSIS

EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE/UNIT	SALES PRICE PSF	PROCEEDS AFTER LOAN PAYOFF	LEVERED IRR
4.11%	\$1,380,092	\$460,031	\$1,174	\$777,796	32.77%
4.36%	\$1,300,958	\$433,653	\$1,106	\$698,663	30.07%
4.61%	\$1,230,407	\$410,136	\$1,046	\$628,112	27.47%
4.86%	\$1,167,115	\$389,038	\$992	\$564,819	24.93%
5.11%	\$1,110,015	\$370,005	\$944	\$507,720	22.45%
5.36%	\$1,058,242	\$352,747	\$900	\$455,947	20.01%
5.61%	\$1,011,083	\$337,028	\$860	\$408,788	17.59%
5.86%	\$967,948	\$322,649	\$823	\$365,653	15.19%
6.11%	\$928,343	\$309,448	\$789	\$326,048	12.79%



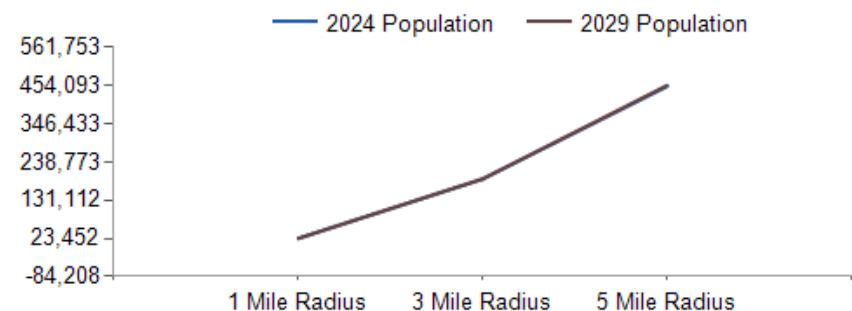
06

Demographics

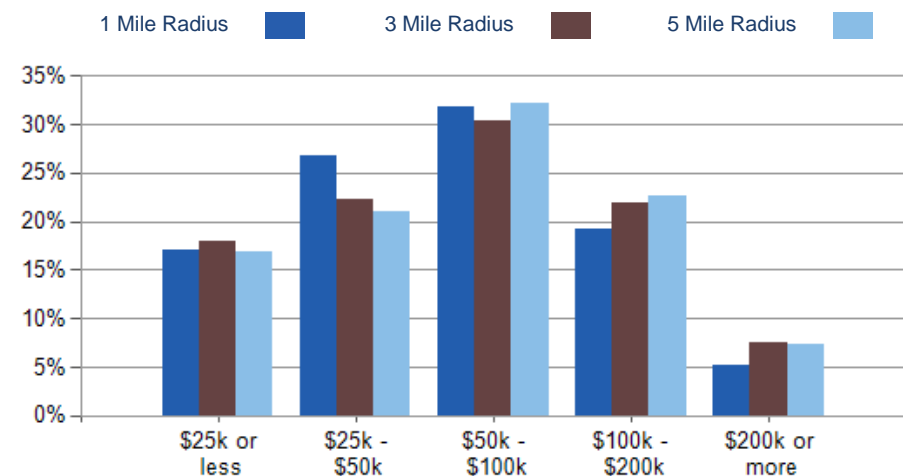
- General Demographics
- Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	20,846	175,560	423,636
2010 Population	20,376	169,222	403,549
2024 Population	23,452	190,767	450,942
2029 Population	23,497	190,723	454,093
2024 African American	3,203	18,766	39,500
2024 American Indian	1,168	7,192	15,403
2024 Asian	650	8,544	18,505
2024 Hispanic	8,863	80,773	189,242
2024 Other Race	4,541	42,386	96,423
2024 White	10,457	85,067	210,105
2024 Multiracial	3,405	28,415	70,022
2024-2029: Population: Growth Rate	0.20%	0.00%	0.70%

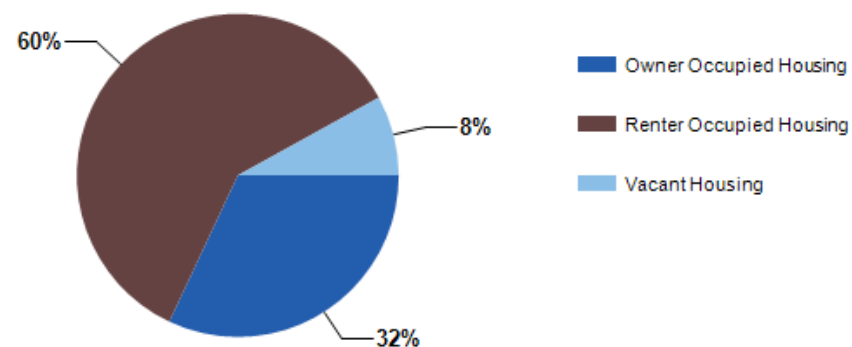
2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	843	7,022	17,028
\$15,000-\$24,999	872	5,430	12,374
\$25,000-\$34,999	1,011	6,150	14,701
\$35,000-\$49,999	1,671	9,309	21,799
\$50,000-\$74,999	2,036	12,083	32,389
\$75,000-\$99,999	1,165	8,925	23,423
\$100,000-\$149,999	1,388	10,960	27,742
\$150,000-\$199,999	534	4,200	11,581
\$200,000 or greater	526	5,240	12,626
Median HH Income	\$55,622	\$61,626	\$63,877
Average HH Income	\$80,007	\$90,840	\$91,217



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius

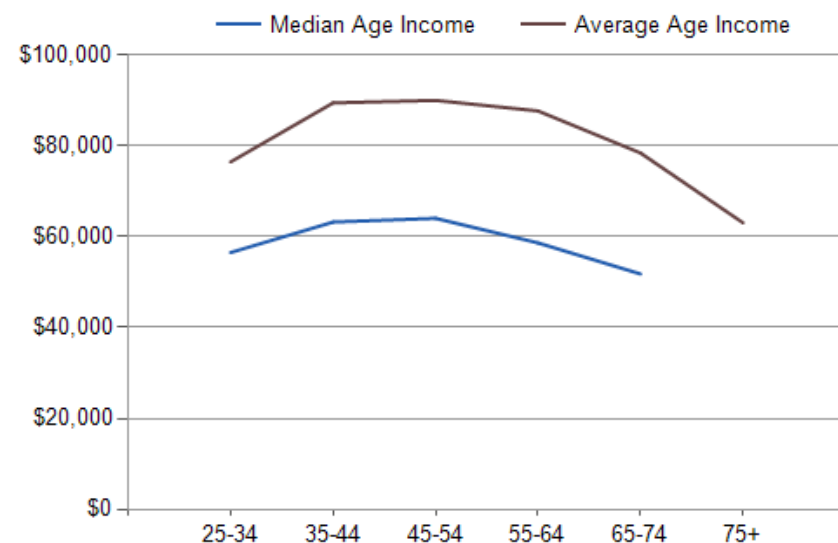
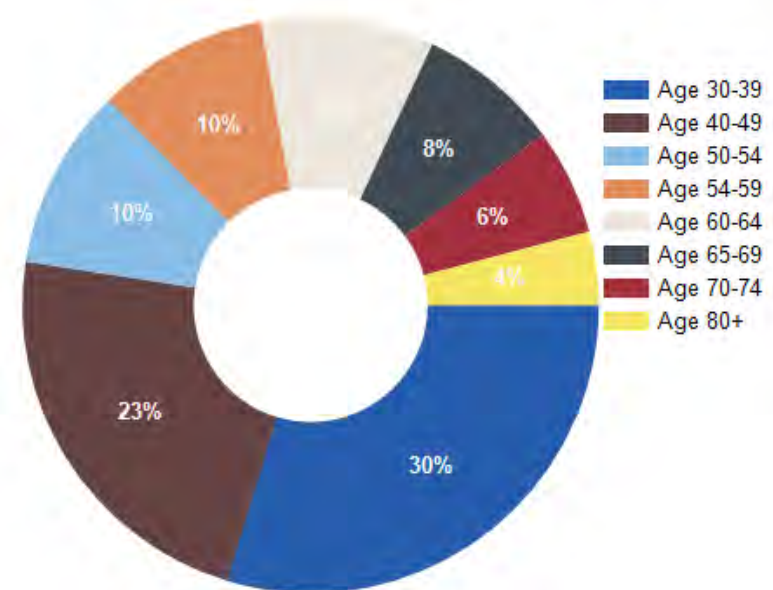


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,969	13,628	35,449
2024 Population Age 35-39	1,771	12,933	31,322
2024 Population Age 40-44	1,562	12,469	29,776
2024 Population Age 45-49	1,304	11,050	26,314
2024 Population Age 50-54	1,286	11,110	26,839
2024 Population Age 55-59	1,209	10,239	24,857
2024 Population Age 60-64	1,223	10,066	24,581
2024 Population Age 65-69	1,006	8,299	20,361
2024 Population Age 70-74	753	6,303	16,011
2024 Population Age 75-79	518	4,592	11,820
2024 Population Age 80-84	345	2,859	7,001
2024 Population Age 85+	519	3,107	6,677
2024 Population Age 18+	18,112	146,535	350,734
2024 Median Age	34	34	35
2029 Median Age	36	35	36

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$56,517	\$60,784	\$63,099
Average Household Income 25-34	\$76,486	\$81,220	\$84,332
Median Household Income 35-44	\$63,231	\$71,752	\$75,402
Average Household Income 35-44	\$89,491	\$100,809	\$103,211
Median Household Income 45-54	\$64,058	\$75,824	\$76,838
Average Household Income 45-54	\$90,038	\$107,078	\$105,508
Median Household Income 55-64	\$58,649	\$65,268	\$69,100
Average Household Income 55-64	\$87,716	\$97,493	\$97,672
Median Household Income 65-74	\$51,805	\$54,646	\$56,413
Average Household Income 65-74	\$78,458	\$86,355	\$84,788
Average Household Income 75+	\$63,076	\$73,622	\$73,102

Population By Age



Demographic Data is MISSING

Go to DEMOGRAPHICS > GENERAL page and click on the "Reload Demographic Data" to update this data.

Uncheck "Race" under Demographics in the Publisher Tree to remove this page from the PDF.



07

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.

Remodeled Stunning Triplex-Major Price Reduction



Exclusively Marketed by:

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



Brokerage License No.: LC644567000
www.justsoldit.com

powered by CREOP