GERCHICK REAL ESTATE

EXCLUSIVELY MARKETED

NATIONAL NNN TENANT + SIX APARTMENTS

760-778 W Wickenburg Way

Wickenburg, Arizona 85390

$2,295,000

MIXED-USE | THREE PARCELS | 0.92 ACRE

EXCESS LAND | OPPORTUNITY ZONE POSITIONING

LINDA GERCHICK, CCIM

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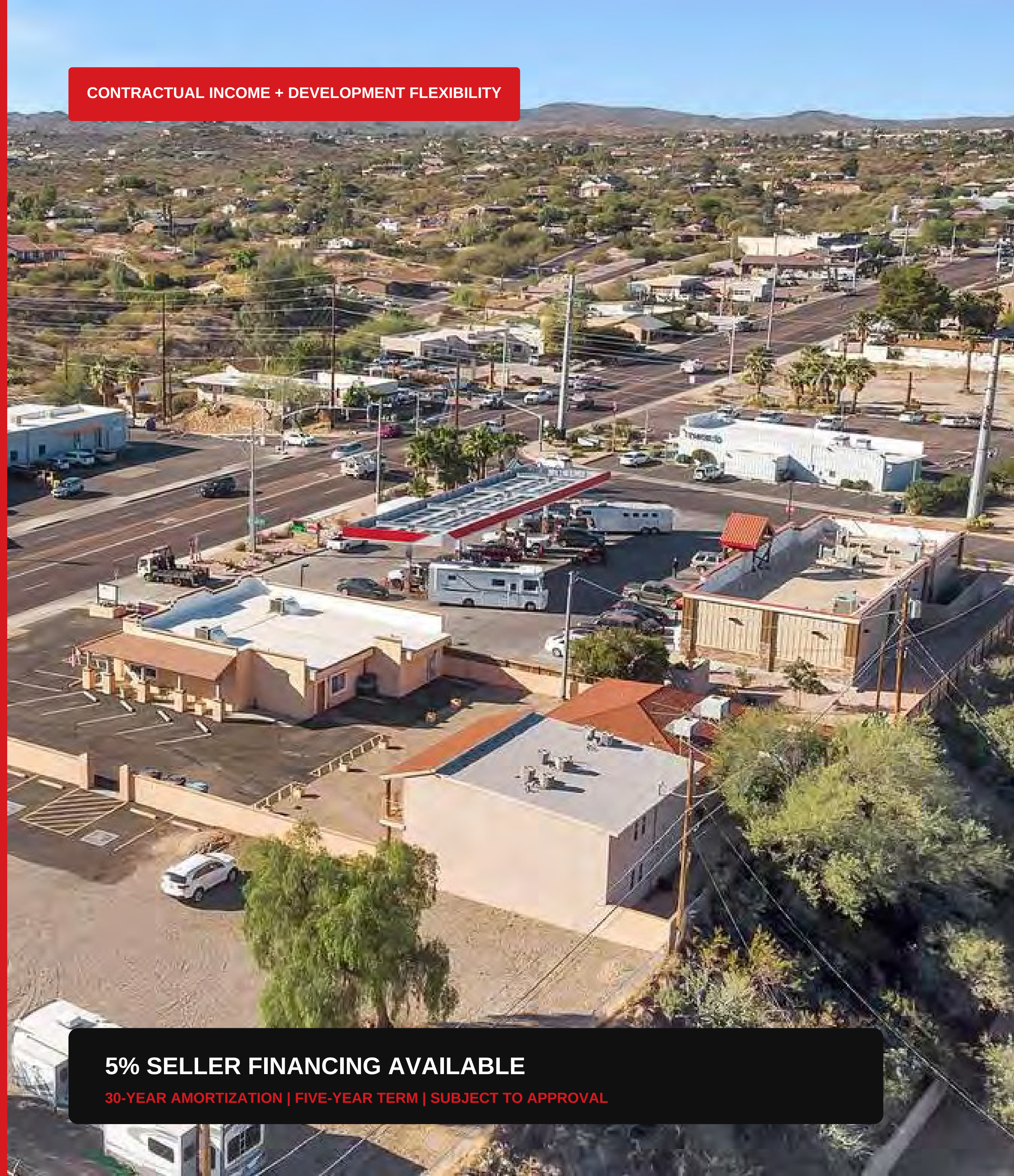
CONTRACTUAL INCOME + DEVELOPMENT FLEXIBILITY



5% SELLER FINANCING AVAILABLE

30-YEAR AMORTIZATION | FIVE-YEAR TERM | SUBJECT TO APPROVAL

CONTENTS AND CONFIDENTIALITY

CONFIDENTIALITY AND DISCLAIMER

This Offering Memorandum is intended solely to assist prospective purchasers in evaluating 760-778 W Wickenburg Way. It is based on information supplied by the seller, lease abstracts, prior marketing materials, rent records, and sources believed reliable. Gerchick Real Estate has not independently verified every item and makes no representation or warranty as to completeness or accuracy.

All property, lease, tenant, rent, reimbursement, occupancy, expense, financing, zoning, development, Opportunity Zone, and projection information is subject to independent investigation. Pro forma and financing illustrations are assumptions and not guarantees. Seller financing is subject to seller review and approval.

Prospective purchasers should consult legal, tax, financial, environmental, zoning, engineering, and other advisors before purchase. The offering may be modified, withdrawn, or sold without notice.

EXCLUSIVELY MARKETED BY

Linda Gerchick, CCIM

INVESTMENT OVERVIEW

THREE INCOME AND VALUE COMPONENTS IN ONE ACQUISITION

760-778 W Wickenburg Way combines a national ambulance company under an NNN lease, six one-bedroom apartments, and excess land across three parcels. Contractual commercial income, residential diversification, illustrative seller financing, and Opportunity Zone positioning create a multi-layered investment in Wickenburg's primary commercial corridor.

ASKING PRICE	CURRENT NOI	PRO FORMA NOI	LAND AREA
$2,295,000	$121,122	$132,464	40,076 SF
$371.24 per building SF	5.28% cap	5.77% cap	3 parcels / 0.92 acre

OFFERING SUMMARY	
Address	760-778 W Wickenburg Way, Wickenburg, AZ 85390
Property type	Mixed-use commercial + multifamily investment
Improvements	Two commercial buildings + six one-bedroom apartments
Building / land	Approx. 6,182 SF / 40,076 SF (0.92 acre)
Commercial tenant	National ambulance company under NNN lease
Parcels / zoning	3 parcels / C-3 reported
Seller financing	5% interest / 30-year amortization / 5-year term*

POSITIONING

- NNN commercial income through November 2028
- 3% annual increases reported in lease materials
- Two additional five-year extension options
- Six apartments: five occupied, one available per source rent roll
- Excess land with future-use potential, subject to approvals
- Qualified Opportunity Zone positioning reported

**Illustrative terms, subject to seller approval.*

INVESTMENT HIGHLIGHTS

COMMERCIAL BUILDINGS AND APARTMENTS

WHY THIS ASSET STANDS OUT

- Mixed-use acquisition combining contractual commercial income, residential rent, and excess land.
- National ambulance company under an NNN lease commencing December 1, 2023 and expiring November 30, 2028.
- Tenant reimburses property taxes and insurance; two five-year extension options are reported.
- Six one-bedroom apartments diversify income and create near-term lease-up potential.
- Three parcels total approximately 40,076 square feet with C-3 zoning reported.
- Seller-financing illustration at 5% interest with 30-year amortization and a five-year term.
- Wickenburg corridor location near healthcare, tourism, services, and regional highway connections.

INVESTMENT PROFILE

Established NNN income, residential diversification, and land flexibility supported by seller-financing potential.

INCOME AND VALUE MODEL

THREE DISTINCT COMPONENTS

The offering combines two operating income streams with a third land-positioning component. Each element should be evaluated independently and as part of the integrated acquisition.

NNN COMMERCIAL

National ambulance company

- Current base rent: $90,048 annually
- Property-tax and insurance reimbursements
- Lease through November 30, 2028
- Annual increases and extension options reported

54%

of current gross potential income

SIX APARTMENTS

One-bedroom residential units

- $895 current scheduled rent per unit
- $50 monthly RUBS schedule per unit
- Five occupied / one available per source
- $995 per-unit pro forma

EXCESS LAND

Three-parcel flexibility

- Approx. 40,076 SF total land
- C-3 zoning reported
- Opportunity Zone positioning
- Future use subject to zoning and approvals

NNN LEASE SUMMARY

NATIONAL COMMERCIAL TENANT WITH CONTRACTUAL STRUCTURE

The commercial portion is occupied by a national ambulance company. The following abstract is drawn from the prior OM and lease schedule; buyer and counsel should review the complete executed lease and all amendments.

LEASE ABSTRACT	
Tenant profile	National ambulance company
Lease structure	Triple net (NNN)
Commencement	December 1, 2023
Expiration	November 30, 2028
Current monthly base rent	$7,503.98
Current annual base rent	$90,047.76
Annual increases	3% reported
Extension options	Two additional five-year options reported
Reimbursements	Property taxes and insurance; approx. $7,791 annually

INCOME STABILITY

BASE RENT

$90,048

annual

REIMBURSEMENTS

$7,791

annual estimate

BUYER REVIEW

Confirm guaranty, maintenance obligations, rent schedule, options, reimbursements, default provisions, and all amendments.

DOCUMENTED COMMERCIAL RENT HISTORY

SCHEDULE PAID THROUGH JULY 1, 2026

The prior OM reports $232,955.44 in scheduled base rent paid from lease commencement through July 1, 2026. The schedule excludes separate property-tax and insurance reimbursements.

LEASE PERIOD	MONTHLY BASE RENT	SCHEDULED BASE RENT	STATUS IN SOURCE
Dec 2023 - Nov 2024	$7,098.67	$85,184.04	Paid
Dec 2024 - Nov 2025	$7,311.63	$87,739.56	Paid
Dec 2025 - Jul 2026	$7,503.98	$60,031.84	Paid through July 1, 2026
TOTAL THROUGH JULY 1, 2026		**$232,955.44**	**Per prior lease schedule**

LEASE START	LEASE EXPIRATION	ANNUAL INCREASES	OPTIONS
12/1/2023	**11/30/2028**	**3%**	**2 x 5 years**
reported	reported	reported	reported

RESIDENTIAL RENT SCHEDULE

SIX ONE-BEDROOM APARTMENTS

The source rent roll dated July 10, 2026 reports five occupied apartments and one available. The underwriting uses all six units at the current $895 schedule, applies a 5% multifamily vacancy allowance, and separately models $3,500 in annual residential other income.

UNIT	TYPE	CURRENT RENT	MONTHLY RUBS SCHEDULE	PRO FORMA RENT
Unit 1	1 bedroom / 1 bathroom	$895	$50	$995
Unit 2	1 bedroom / 1 bathroom	$895	$50	$995
Unit 3	1 bedroom / 1 bathroom	$895	$50	$995
Unit 4	1 bedroom / 1 bathroom	$895	$50	$995
Unit 5	1 bedroom / 1 bathroom	$895	$50	$995
Unit 6	1 bedroom / 1 bathroom	$895	$50	$995
TOTAL	**6 apartments**	**$5,370**	**$300**	**$5,970**

SOURCE OCCUPANCY
5 of 6
one available

CURRENT BASE RENT
$64,440
annual schedule

OTHER INCOME
$3,500
annual model

VACANCY
5%
multifamily only

CORRECTED FINANCIAL UNDERWRITING

CURRENT AND PRO FORMA MIXED-USE INCOME

The reconciled model applies a 5% vacancy allowance only to multifamily rent and residential other income. NNN commercial rent and reimbursements are not reduced by that allowance. Operating expenses remain unchanged in the pro forma, consistent with the approved instruction to leave other assumptions alone.

INCOME AND EXPENSE	CURRENT	PRO FORMA
Commercial base rent	$90,048	$94,550
Residential base rent	$64,440	$71,640
Residential other income	$3,500	$3,500
NNN tax and insurance reimbursements	$7,791	$7,791
GROSS POTENTIAL INCOME	**$165,779**	**$177,481**
Multifamily vacancy allowance	($3,397)	($3,757)
EFFECTIVE GROSS INCOME	**$162,382**	**$173,724**
Real estate taxes	$2,768	$2,768
Insurance	$4,902	$4,902
Management fee	$15,647	$15,647
Repairs and maintenance	$1,500	$1,500
Water / sewer / trash - apartments	$16,443	$16,443
TOTAL OPERATING EXPENSES	**$41,260**	**$41,260**
NET OPERATING INCOME	**$121,122**	**$132,464**

CURRENT CAP

5.28%

reconciled

PRO FORMA CAP

5.77%

sensitivity

EXPENSES

$41,260

unchanged

Taxes and insurance are included once within operating expenses.

PRO FORMA AND VALUE CREATION

DEFINED RENT ASSUMPTIONS WITH NO EXPENSE REDUCTION

The pro forma increases commercial base rent by 5%, moves each apartment from $895 to $995 per month, retains residential other income and NNN reimbursements, applies a 5% multifamily vacancy allowance, and keeps operating expenses at $41,260.

COMMERCIAL RENT
+5%
+$4,502 annually

APARTMENT RENT
$995
+$100 per unit / month

NOI INCREASE
+$11,342
current to pro forma

PRO FORMA CAP
5.77%
at asking price

METRIC	CURRENT	PRO FORMA	CHANGE
Gross potential income	$165,779	$177,481	**+$11,702**
Multifamily vacancy	($3,397)	($3,757)	**($360)**
Effective gross income	$162,382	$173,724	**+$11,342**
Operating expenses	$41,260	$41,260	**$0**
Net operating income	**$121,122**	**$132,464**	**+$11,342**
Capitalization rate	5.28%	5.77%	**+0.49 pts**

ILLUSTRATIVE SELLER FINANCING

5% INTEREST WITH 30-YEAR AMORTIZATION

The attached OM presents the following seller-carry illustration. All terms, borrower qualifications, loan documents, security, due-on-sale provisions, balloon amount, and final seller approval remain subject to negotiation and written agreement.

FINANCING ASSUMPTION	ILLUSTRATIVE TERM
Purchase price	$2,295,000
Down payment	$738,250
Seller-financed amount	$1,556,750
Loan-to-value	Approximately 68%
Interest rate	5.00%
Amortization	30 years
Term	5 years
Annual debt service	Approximately $100,280

CURRENT DSCR

1.21x

$20,842 after debt

PRO FORMA DSCR

1.32x

$32,184 after debt

IMPORTANT

This is a marketing illustration, not a financing commitment. Buyer must obtain written seller approval and independent legal and financial review.

PROPERTY DETAILS

MIXED-USE IMPROVEMENTS ACROSS THREE PARCELS

PROPERTY FACTS	
Total building area	Approx. 6,182 SF
Land area	Approx. 40,076 SF / 0.92 acre
Parcels	3
Buildings / units	3 buildings / 2 commercial + 6 apartments
Year built	1947 / 1954 / 1982 reported
Year renovated	2022 reported
Zoning	C-3 reported
APNs	505-33-005, 505-33-006, 505-33-013
Commercial systems	Heat-pump HVAC / LED lighting reported
Apartment systems	Individual heat pumps / common courtyard

COMMERCIAL BUILDINGS

SITE PROFILE

- Primary Wickenburg commercial corridor
- Asphalt parking and desert landscaping
- Commercial neighbors and residential surroundings
- Approx. 50,000+ traffic count reported in prior OM
- Excess land subject to zoning and approvals

EXTERIOR AND SITE GALLERY

COMMERCIAL, RESIDENTIAL, AND LAND COMPONENTS

AERIAL OVERVIEW

COMMERCIAL BUILDINGS

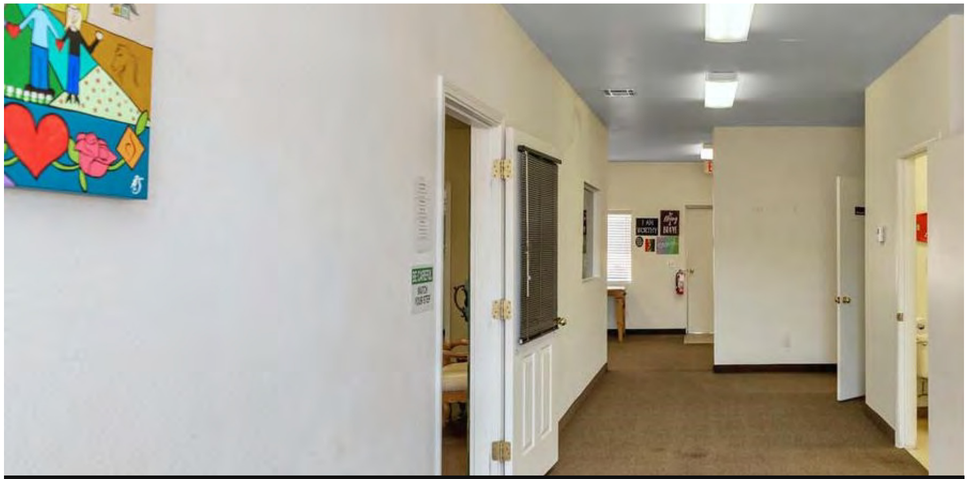
SIX ONE-BEDROOM APARTMENTS

EXCESS LAND AND PARKING

COMMERCIAL INTERIOR GALLERY

FLEXIBLE OFFICE, TRAINING, AND OPERATIONS AREAS

TRAINING OR OPERATIONS AREA



RECEPTION AREA

CONFERENCE ROOM

PRIVATE OFFICE

IT AND STORAGE ROOM

APARTMENTS AND EXCESS LAND

RESIDENTIAL DIVERSIFICATION WITH FUTURE FLEXIBILITY

APARTMENT BEDROOM

APARTMENT KITCHEN

APARTMENT LIVING AREA

APARTMENT BATHROOM

LARGE LOT AND EXCESS LAND

OPPORTUNITY ZONE POSITIONING

TAX-PLANNING AND REDEVELOPMENT CONTEXT

The prior OM reports the property is located within a federally designated Qualified Opportunity Zone. Opportunity Zone location can be relevant to certain investment structures, but property location alone does not establish eligibility for tax benefits or compliance with Qualified Opportunity Fund requirements.

POTENTIAL STRATEGIC RELEVANCE

- Three parcels totaling approximately 0.92 acre
- Excess land may support expansion or repositioning
- Mixed-use income can support phased business planning
- C-3 zoning is reported in the prior OM
- All future use remains subject to zoning and governmental approvals

INDEPENDENT VERIFICATION REQUIRED

- Confirm each parcel's exact census tract on the official HUD map
- Consult independent tax and legal advisors before relying on any benefit
- Verify Qualified Opportunity Fund, improvement, timing, and holding requirements
- Confirm the effect of current OZ 1.0 and future OZ 2.0 rules
- Do not rely on marketing language as tax or legal advice

HUD reports the OZ 1.0 map remains in effect through the end of 2028. Buyers should use the official HUD map and current IRS guidance for verification.

WICKENBURG LOCATION

HIGHWAY ACCESS, HEALTHCARE, TOURISM, AND RESIDENTIAL DEMAND

Wickenburg is positioned at U.S. Highways 60 and 93, connecting the community with the Northwest Valley, Phoenix, Kingman, Las Vegas, and Northern Arizona. Local demand is supported by healthcare, behavioral-health campuses, emergency services, tourism, equestrian activity, government, and small-business commerce.

REGIONAL RECREATION AND ACCESS

THE MEADOWS

MARKET DRIVERS

- Wickenburg Community Hospital and Surgical Center
- The Meadows and regional behavioral-health services
- Historic downtown, Western tourism, and equestrian events
- Highway 60 and 93 regional connectivity
- New residential development and Northwest Valley growth

2026 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
Population	3,100	7,523	8,172
Median household income	$71,154	$74,619	$75,934
Average household income	$101,925	$110,495	$112,688

**Demographic estimates reproduced from the prior OM and subject to independent verification.*

DUE DILIGENCE AND VERIFICATION

SOURCE DOCUMENTS AND BUYER VERIFICATION

This revised OM reconciles the manually approved income assumptions and removes conflicting automated NOI, cap-rate, occupancy, financing, and expense outputs from the prior presentation.

SOURCE MATERIAL USED

- Prior Wickenburg Offering Memorandum and property photographs
- NNN lease abstraction and scheduled-rent-paid summary
- Residential rent roll dated July 10, 2026
- Property facts, APNs, zoning, and building-area information
- Approved current and pro forma marketing assumptions

INDEPENDENT VERIFICATION REQUIRED

- Executed commercial lease, guaranties, amendments, options, and obligations
- Current apartment leases, occupancy, deposits, arrears, and concessions
- All reimbursements, utility collections, expenses, and trailing statements
- Property boundaries, square footage, title, zoning, parking, and legal use
- Opportunity Zone tract and eligibility under current HUD and IRS rules
- Seller-financing approval, documents, balloon balance, and borrower terms

IMPORTANT UNDERWRITING NOTE

Current and pro forma results are marketing assumptions. Buyer should obtain the complete lease file, current rent ledger, trailing operating statements, invoices, tax records, insurance records, title and zoning documents before relying on any stated income, expense, occupancy, NOI, cap rate, financing result, or development potential.

LINDA GERCHICK, CCIM

I ANSWER MY PHONE

602-688-9279

EXPERIENCE THAT MOVES PROPERTY

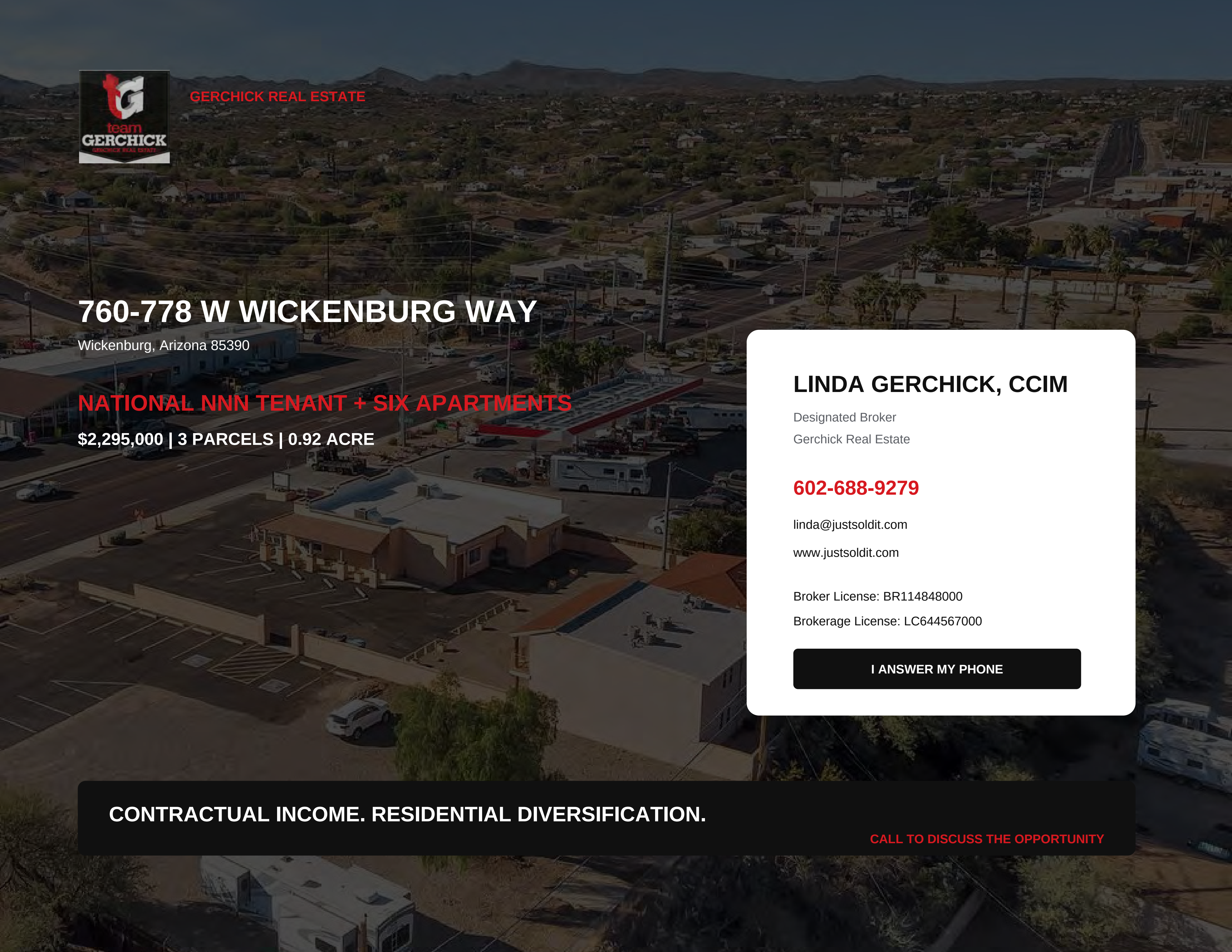
Linda Gerchick, CCIM, is the Designated Broker of Gerchick Real Estate and has more than 30 years of commercial real estate experience. Licensed in Arizona since 1996 and a CCIM since 2005, she combines disciplined investment analysis with practical transaction experience.

Her career includes the sale of more than 3,000 buildings in Arizona. Linda's work spans multifamily, net-leased investments, mixed-use properties, land, and value-add opportunities.

Linda is the author of *Practical Guide to Commercial Real Estate* and *Queen of Fourplexes*. Her approach is direct, analytical, and built around protecting her clients' position from first review through closing.

SELECTED CREDENTIALS

- CCIM designee since 2005
- Designated Broker, Gerchick Real Estate
- More than 30 years in Arizona commercial real estate
- 3,000+ Arizona buildings sold
- Author and commercial real estate educator



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CONTRACTUAL INCOME. RESIDENTIAL DIVERSIFICATION.

CALL TO DISCUSS THE OPPORTUNITY