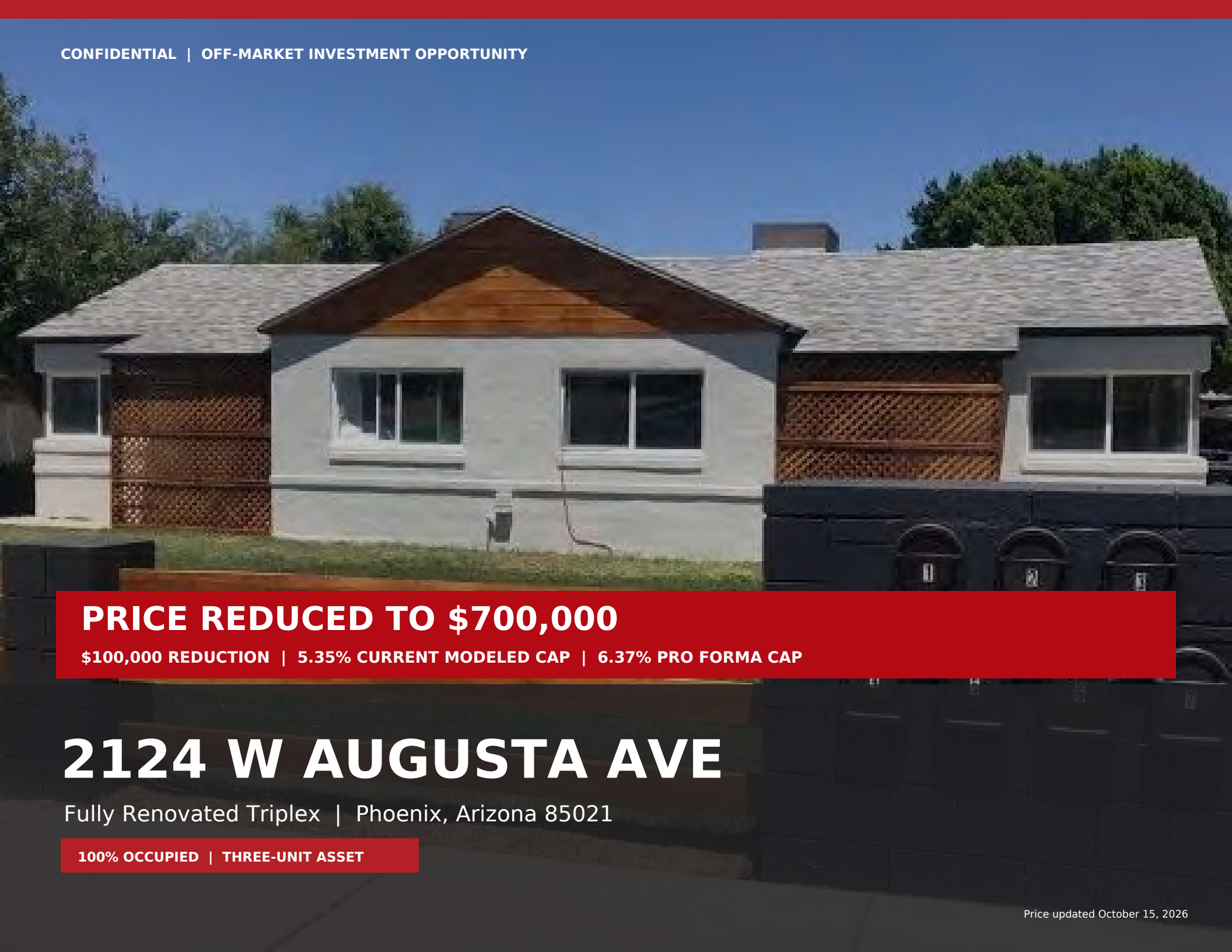


CONFIDENTIAL | OFF-MARKET INVESTMENT OPPORTUNITY



PRICE REDUCED TO \$700,000

\$100,000 REDUCTION | 5.35% CURRENT MODELED CAP | 6.37% PRO FORMA CAP

2124 W AUGUSTA AVE

Fully Renovated Triplex | Phoenix, Arizona 85021

100% OCCUPIED | THREE-UNIT ASSET

Price updated October 15, 2026

01 EXECUTIVE SUMMARY

Investment Snapshot



THE OPPORTUNITY

Acquire a fully renovated, single-story triplex in North Central Phoenix. The property includes two one-bedroom residences and one studio, each with in-unit laundry and updated interiors. Ownership reports more than \$500,000 in improvements across the Augusta assets, supporting a turnkey investment profile and strong tenant appeal.

OFF-MARKET POSITIONING

Authorized for limited marketing. Please treat this memorandum as confidential and do not contact tenants or visit the property without an appointment.

\$700K

OFFERING PRICE

3

UNITS

100%

OCCUPANCY

5.35%

CURRENT CAP RATE

6.37%

PRO FORMA CAP RATE

KEY OFFERING METRICS

Building SF	Land SF	Year Built	Renovated	Price / Unit	Price / SF
1,176	7,290	1947	2022	\$233,333	\$595.24

01 EXECUTIVE SUMMARY

Why Augusta

TURNKEY

Renovated. Occupied. Income-producing.

- Two one-bedroom units plus one studio provide a diversified triplex unit mix.
- Quartz countertops, stainless appliances, tile backsplashes and modern flooring.
- Full-size washer and dryer in every unit - a meaningful leasing advantage.
- New roof, smooth stucco finish, hot-water heaters, exterior doors and dual-pane windows.
- Large shaded common area, concrete parking and mature landscaping.
- RUBS program in place; landlord-paid electric is included in current expenses.



CURRENT INCOME

The 2124 rent roll includes only the three subject units. Current scheduled rent is \$3,890 monthly, or \$46,680 annually, before ancillary income and vacancy allowance.

\$3,890

MONTHLY RENT

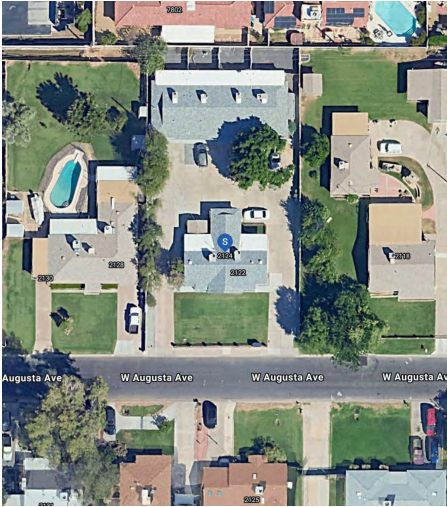
\$46,680

ANNUAL RENT

02 PROPERTY

Property Profile

PROPERTY FACT	DETAIL
Property	2124 W Augusta Ave, Phoenix, AZ 85021
County / APN	Maricopa / 157-21-016-D
Ownership	Fee Simple
Units	3
Building / Land	1,176 SF / 7,290 SF
Year Built / Renovated	1947 / 2022
Zoning	M-M (as reported)
Construction	Block / framed wood; smooth stucco
Roof	Asphalt shingle; reported new
Parking	7 concrete-surface spaces (as reported)
Utilities	Owner: water/trash/electric RUBS: yes



02 PROPERTY

Renovated for Tenant Appeal

**OPEN LIVING + KITCHEN****QUARTZ BATHROOM****IN-UNIT LAUNDRY****UNIT AMENITIES**

- Quartz kitchen counters and tile backsplash
- Stainless-steel appliance package
- Wood-grain tile flooring
- Ceiling fans in bedrooms and living areas
- Tile tub surrounds and updated vanities
- Large closets and above-average storage
- Full-size washer and dryer in each residence
- Private backyard/patio access

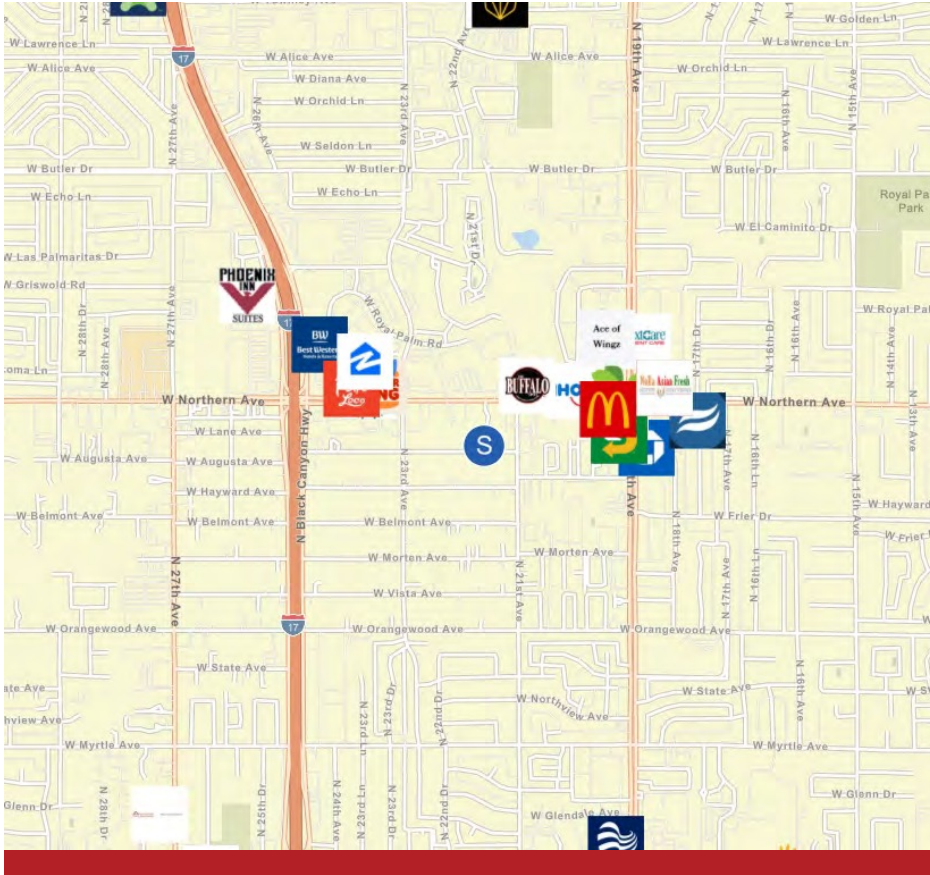
02 PROPERTY

Property Gallery



03 LOCATION

Connected Central Phoenix Location

**LOCATION NARRATIVE**

The property is positioned near the 21st Avenue and Northern Avenue corridor, providing access to employment, shopping, dining, recreation and regional transportation. Nearby connections include Interstate 17, Valley Metro light rail service, Rose Mofford Sports Complex and the North Mountain recreation area.

ACCESS HIGHLIGHTS

- Valley Metro light rail access near 19th Avenue
- Quick connection to Interstate 17
- Approximately 15 minutes to Downtown Phoenix
- Retail, services and neighborhood amenities nearby
- Outdoor recreation at North Mountain Park and Preserve

Map references reproduced from the source memorandum; prospective purchasers should independently verify travel times.

04 RENT ROLL

September Underwriting Rent Schedule

ESTABLISHED WEBSITE RENT ASSUMPTIONS RETAINED FOR PRICE RECALCULATION
Subject property only: three units at 2124 W Augusta Avenue.

UNIT	TYPE	SF	MONTHLY RENT	DEPOSIT	LEASE FROM	LEASE TO
5	1/1	650	\$1,450	\$2,000	05/22/2024	05/31/2026
6	1/1	675	\$1,425	\$1,425	09/15/2023	09/14/2026
7	Studio	450	\$1,015	\$725	08/04/2023	08/03/2026
TOTAL	3 units	1,775	\$3,890	\$4,150		

Lease dates are reproduced from the rent roll exported 09/10/2025. Rents were confirmed unchanged; purchasers must verify current tenancy, lease status, deposits, reported unit square footage and all lease documents during due diligence. Tenant names omitted for privacy.

05 FINANCIAL ANALYSIS

Current Income & Expenses

SUBJECT PROPERTY: 2124 W AUGUSTA (3 UNITS)

Established September website base-rent assumption retained: \$3,890/month (\$46,680/year).

A 3% economic vacancy allowance is applied to scheduled rent for underwriting.

INCOME	CURRENT	PRO FORMA
Scheduled Rental Income	\$46,680	\$54,000
Pet Rent	\$180	\$180
RUBS	\$3,857	\$3,857
Additional Income	\$1,452	\$1,462
Gross Potential Income	\$52,169	\$59,499
Less: Vacancy (3% of rent)	(\$1,400)	(\$1,620)
Effective Gross Income	\$50,769	\$57,879
Operating Expenses	(\$13,290)	(\$13,290)
Net Operating Income	\$37,479	\$44,589

5.35%

CURRENT CAP RATE

6.37%

PRO FORMA CAP RATE

\$37,479

CURRENT NOI

\$44,589

PRO FORMA NOI

Pro forma uses \$1,700 for each one-bedroom and \$1,100 for the studio, matching the source unit-mix assumptions.

October 15 price update: NOI assumptions are unchanged. Current NOI is modeled, not certified T-12 actual NOI. Review the latest rent roll and operating records separately.

05 FINANCIAL ANALYSIS

Operating Expense Detail

OPERATING EXPENSE	ANNUAL	PER UNIT
Real Estate Taxes - 2025	\$765	\$255
Insurance	\$1,182	\$394
Management Fee	\$4,896	\$1,632
Electric	\$1,182	\$394
Repairs & Maintenance	\$1,668	\$556
Water / Sewer / Trash	\$2,568	\$856
Landscaping	\$1,029	\$343
Total Operating Expenses	\$13,290	\$4,430

EXPENSE RATIOS

26.18%	22.96%	\$4,430	\$11.30
CURRENT EXPENSE RATIO	PRO FORMA EXPENSE RATIO	ANNUAL EXPENSE / UNIT	ANNUAL EXPENSE / BUILDING SF

Expenses are owner-provided estimates from the source memorandum and should be verified against current statements and invoices.

05 FINANCIAL ANALYSIS

Price Reduction & Financing

NEW OFFERING PRICE — 2124 ONLY

\$700,000

Reduced \$100,000 from \$800,000 (12.5%)

Current modeled NOI	\$37,479
Current modeled cap rate	5.35%
Pro forma NOI	\$44,589
Pro forma cap rate	6.37%
Price per unit	\$233,333
Price per reported building SF	\$595.24

FINANCING TO BE STRUCTURED FOR THE BUYER

The prior financing illustration is superseded by this price update.
Loan amounts, down payments, interest rates, debt service, DSCR and cash-on-cash returns require current lender terms and buyer qualification.
Residential or DSCR financing may be available, subject to lender approval.

05 FINANCIAL ANALYSIS

Forward Operating View

METRIC	Current	Pro Forma	Year 3	Year 4	Year 5
Gross Potential Income	\$52,169	\$59,499	\$61,201	\$62,954	\$64,757
Effective Gross Income	\$50,769	\$57,879	\$59,533	\$61,235	\$62,987
Operating Expenses	\$13,290	\$13,290	\$13,489	\$13,692	\$13,897
Net Operating Income	\$37,479	\$44,589	\$46,044	\$47,543	\$49,090
Cap Rate	5.35%	6.37%	6.58%	6.79%	7.01%

GROWTH ASSUMPTIONS

Pro forma begins at \$1,700 for each one-bedroom and \$1,100 for the studio. Scheduled rent then grows 3.0% annually; ancillary income and operating expenses grow 1.5% annually; economic vacancy remains 3.0% of scheduled rent.

Cap rates use the new \$700,000 price. Debt-based returns are omitted pending current financing terms.

06 MARKET CONTEXT

Demographic Snapshot



Source: ESRI demographic data reproduced from the 2025 memorandum. Verify current demographic information independently.

2024 DEMOGRAPHICS FROM SOURCE OM

RADIUS	POPULATION	MEDIAN HH INCOME	AVG. HH INCOME
1 Mile	23,452	\$55,622	\$80,007
3 Miles	190,767	\$61,626	\$90,840
5 Miles	450,942	\$63,877	\$91,217

INVESTOR CONTEXT

- Central location within a large and established population base.
- Workforce-oriented household income profile supports rental demand.
- High renter share reported within the one-mile radius in the source data.
- Convenient access to employers, services, transit and recreation.

07 ADVISOR

Experience Behind the Offering



LINDA GERCHICK, CCIM

DESIGNATED BROKER | GERCHICK REAL ESTATE

Linda Gerchick brings more than 30 years of commercial real estate experience to every assignment. A CCIM designee since 2005, Linda has sold more than 3,000 Arizona buildings and is known for practical investment analysis, disciplined marketing and persistent negotiation. Her experience spans multifamily, NNN investments, mixed-use property, land and value-add opportunities.

Linda is the author of Practical Guide to Commercial Real Estate and Queen of Fourplexes. She is also a longtime investor educator whose seminars and advisory work help clients understand both the numbers and the strategy behind a transaction.

CALL LINDA - SHE ANSWERS HER PHONE

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Gerchick Real Estate Brokerage License LC644567000

CONFIDENTIAL OFF-MARKET OFFERING

2124 W Augusta Ave | Phoenix, Arizona 85021

EXCLUSIVELY PRESENTED BY

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Price updated October 15, 2026