



GERCHICK REAL ESTATE

EXCLUSIVELY MARKETING

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

Designated Broker | Gerchick Real Estate

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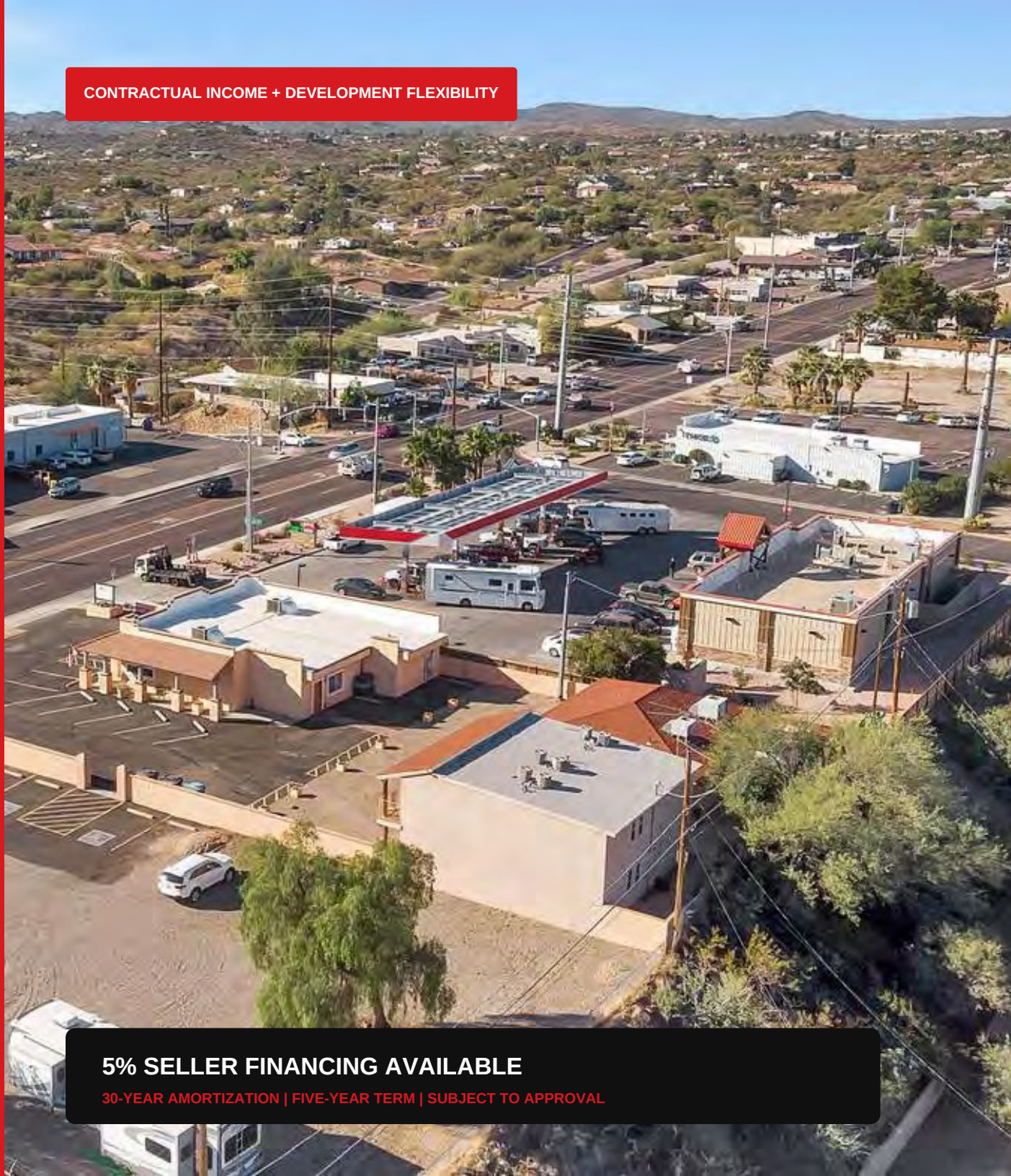
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CONTRACTUAL INCOME + DEVELOPMENT FLEXIBILITY

5% SELLER FINANCING AVAILABLE

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





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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 The offering may be modified, withdrawn, or sold without notice.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 MARKETING 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

\$2,295,000

\$371.24 per building SF

SCHEDULED NOI / CAP

\$90,923 | 3.96%

Annualized underwriting

APARTMENT OCCUPANCY

3 OF 6

October 2026 source update

LAND AREA

40,076 SF

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 term through November 2028
3% increases each December 1
Two additional two-year options
Three occupied / three vacant
Vacant-unit asking rent: \$850/month
\$300 move-in gift card offered
Excess land subject to approvals

**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.

NNN lease commences November 6, 2023; initial term through November 2028. Tenant pays allocated taxes/insurance; two additional two-year options. Six apartments: three occupied and three vacant as of October 2026.

- 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

Updated October 24, 2026. Scheduled income is separate from collections, expense deductions and net operating income.

NNN COMMERCIAL

Priority Ambulance Yavapai, LLC

\$7,530.98 monthly base rent

\$90,371.76 annualized base rent

3% increases each December 1

Two additional two-year options

Tax/insurance true-ups to verify

SIX APARTMENTS

Three occupied / three vacant

Occupied units: \$895 per month

\$2,685 monthly occupied base rent

\$50/unit monthly utility schedule

Vacant units offered at \$850/month

\$300 move-in gift card offered

EXCESS LAND

Three-parcel offering

Approx. 40,076 SF total land

C-3 zoning reported

Opportunity Zone positioning

Future use subject to approvals

Verify all property and use facts

Current annual gross scheduled income is \$132,182.76, including scheduled utilities and the existing \$7,791 NNN reimbursement assumption. Annual operating expenses are confirmed unchanged at \$41,260. Scheduled NOI is \$90,922.76 (3.96%); projected lease-up NOI is \$119,101.76 (5.19%). See pages 9-10 for assumptions. These figures are underwriting, not verified cash receipts.



NNN LEASE SUMMARY

EXECUTED COMMERCIAL LEASE SUMMARY

Source: fully executed November 2023 lease, received November 7, 2023. Buyer should review the complete lease and any subsequent amendments.

LEASE ITEM	DOCUMENTED TERM
Tenant	Priority Ambulance Yavapai, LLC
Premises	774 and 776 W Wickenburg Way
Commencement	November 6, 2023
Initial term	Five years plus the initial partial month
Current base rent (year 3)	\$7,530.98/month; \$90,371.76 annualized
Next scheduled base rent (year 4)	\$7,756.90/month; schedule increases December 1
Annual increase	3% each December 1, per lease schedule
Extension options	Two additional terms of two years each
Tax / insurance reimbursement	Allocated actual costs; verify current amounts and true-ups

The prior abstract transposed year-3 monthly rent as \$7,503.98. This revision uses the executed lease. Current reimbursements and actual commercial collections require separate verification.



DOCUMENTED COMMERCIAL RENT HISTORY

CONTRACTUAL COMMERCIAL RENT SCHEDULE

Schedule comparison through October 2026. Figures below are contractual base rent, not independently verified cash receipts. The initial November 2023 partial month is excluded.

PERIOD	MONTHLY BASE	MONTHS	CONTRACT TOTAL
Dec 2023 - Nov 2024	\$7,098.67	12	\$85,184.04
Dec 2024 - Nov 2025	\$7,311.63	12	\$87,739.56
Dec 2025 - Oct 2026	\$7,530.98	11	\$82,840.78
TOTAL		35	\$255,764.38

Historical schedule discrepancy: the October 12 summary uses \$7,503.98 for year 3, which is \$27/month below the executed lease. The \$297 difference over 11 months is a source-document discrepancy, not a claim of unpaid rent. This OM uses the executed lease for scheduled underwriting; cash receipts have not been independently reconciled.

Lease start: November 6, 2023. Annual step: each December 1. Extension options: 2 x 2 years. Reimbursements, prorated November rent and security deposits are excluded from this table.



RESIDENTIAL RENT SCHEDULE

CURRENT APARTMENT OCCUPANCY AND RENT

October rent roll (data as of October 6), confirmed by the October 22 leasing report: Units 1, 2 and 4 occupied; Units 3, 5 and 6 vacant. Vacant-unit asking rent is \$850/month with a \$300 move-in gift card.

UNIT	STATUS	OCCUPIED BASE / MO	UTILITY SCHEDULE	VACANT ASK / MO
1	Occupied	\$895	\$50	-
2	Occupied	\$895	\$50	-
3	Vacant	\$0	Confirm new lease	\$850
4	Occupied	\$895	\$50	-
5	Vacant	\$0	Confirm new lease	\$850
6	Vacant	\$0	Confirm new lease	\$850
TOTAL	3 of 6 occupied	\$2,685	\$150 occupied	\$2,550 potential

Occupied apartment base rent annualizes to \$32,220; current occupied utility charges annualize to \$1,800 if collected. Vacant-unit offers are not current earned rent. No applications, new leases or confirmed move-ins were reported October 22.



CORRECTED FINANCIAL UNDERWRITING

CURRENT SCHEDULED UNDERWRITING

Annualized October 2026 schedule at the \$2,295,000 asking price. Three of six apartments are occupied. Current vacant apartments contribute no rent; scheduled income is not verified collected income.

ANNUAL UNDERWRITING	AMOUNT
Commercial base rent - executed year 3 schedule	\$90,371.76
Apartment rent - 3 occupied units at \$895/month	\$32,220.00
Apartment utility charges - 3 units at \$50/month	\$1,800.00
NNN reimbursements - existing annual assumption	\$7,791.00
GROSS SCHEDULED INCOME	\$132,182.76
Operating expenses - confirmed unchanged	(\$41,260.00)
SCHEDULED NET OPERATING INCOME	\$90,922.76
SCHEDULED CAP RATE AT ASKING	3.96%

Expenses are held at the \$41,260 annual amount confirmed unchanged by Linda on October 24, 2026. The \$7,791 NNN reimbursement assumption is carried forward, subject to actual lease allocations and true-ups. Utility charges assume collection. This is a scheduled underwriting model, not audited collections or trailing actual NOI. Buyer must verify all income, expenses and reimbursements.



ILLUSTRATIVE APARTMENT LEASE-UP

Potential annual operation after leasing the three vacant apartments. No additional leases or move-ins were reported as of October 22. This projection is not current income or a guarantee of performance.

ANNUAL UNDERWRITING	AMOUNT
Commercial base rent - current year 3 held constant	\$90,371.76
Existing occupied apartment rent - 3 at \$895/month	\$32,220.00
Vacant apartment lease-up - 3 at \$850/month	\$30,600.00
Utility charges - 6 apartments at \$50/month	\$3,600.00
NNN reimbursements - existing annual assumption	\$7,791.00
GROSS POTENTIAL INCOME	\$164,582.76
Vacancy allowance - 5% of apartment rent plus utilities	(\$3,321.00)
One-time move-in incentives - 3 gift cards at \$300	(\$900.00)
Operating expenses - confirmed unchanged	(\$41,260.00)
PROJECTED LEASE-UP NOI	\$119,101.76
PROJECTED CAP RATE AT ASKING	5.19%

Projection assumes successful lease-up at the stated rents and utility charges; actual timing, collection, turnover and expenses may differ. The existing \$7,791 reimbursement assumption is subject to allocations and true-ups. The 5% residential vacancy allowance and \$900 incentives are deducted here. No commercial rent escalation is assumed.



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 \$100,284

DEBT COVERAGE

0.91x CURRENT

1.19x LEASE-UP

Annual cash after debt:
Current: -\$9,360.89
Lease-up: \$18,818.11
Before taxes and reserves.
Underwriting illustration.

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

October 24 revision: executed-lease rent and option terms, current apartment occupancy, and scheduled / lease-up underwriting using annual expenses confirmed unchanged at \$41,260. Actual collections and reimbursement true-ups remain subject to independent verification.

SOURCE MATERIAL USED

Fully executed commercial lease, November 2023

October 12 commercial rent summary (discrepancy flagged)

October apartment rent roll / October 22 leasing report

Apartment ledger, January-September 2026

Existing property facts and photographs

Annual expenses confirmed unchanged by Linda, October 24

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

Scheduled NOI and the lease-up projection are not verified cash flow. The existing \$7,791 annual NNN reimbursement assumption is carried forward; utility charges assume collection. Obtain current receipts, reimbursement true-ups, expense records and lease changes before reliance. Buyer must independently verify title, zoning and all property information.



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