

Arcadia Fourplex Extensive Remodel (over 500K)



OFFERING MEMORANDUM | INVESTOR HOT PICK: ARCADIA 4-PLEX PRICE REDUCED & LEASING NOW

4821 E Sheridan St
Phoenix, AZ 85008



Arcadia Fourplex Extensive Remodel (over 500K)

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01 **Executive Summary**
Investment Summary
Unit Mix Summary

OFFERING SUMMARY

ADDRESS	4821 E Sheridan St Phoenix AZ 85008
COUNTY	Maricopa
MARKET	Arcadia
BUILDING SF	3,052 SF
LAND SF	13,968 SF
LAND ACRES	0.321
NUMBER OF UNITS	4
YEAR BUILT	1957
YEAR RENOVATED	2025
APN	126-17-032
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$1,450,000
PRICE PSF	\$475.10
PRICE PER UNIT	\$362,500
OCCUPANCY	97.00%
NOI (CURRENTLY UNDER LEASE UP)	\$63,345
NOI (Pro Forma)	\$78,652
CAP RATE (CURRENTLY UNDER LEASE UP)	4.37%
CAP RATE (Pro Forma)	5.42%
GRM (CURRENTLY UNDER LEASE UP)	18.54
GRM (Pro Forma)	15.43

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population	17,850	127,563	301,086
2025 Median HH Income	\$73,914	\$80,298	\$82,042
2025 Average HH Income	\$114,411	\$131,804	\$133,393

PROPERTY VIDEO



* Prime Arcadia Location– Near Camelback Mountain & Arizona Canal Trail

- Situated in the highly sought-after Arcadia neighborhood, 4821 W Sheridan offers unmatched access to both natural beauty and urban convenience. Just minutes from Camelback Mountain and the Arizona Canal Trail, residents can enjoy hiking, biking, and scenic outdoor recreation right at their doorstep. Arcadia is also known for its tree-lined streets, historic charm, and family-friendly atmosphere, with top-rated schools, boutique shopping, and popular dining destinations nearby. This combination of lifestyle, accessibility, and community appeal makes this location highly desirable for tenants and a strong draw for investors seeking long-term value and rental stability.

Extensive Renovations – Turnkey Investment

- 4821 W Sheridan has undergone over \$500,000 in upgrades, including a complete roof replacement, new A/C units, upgraded electrical systems, and professional landscaping, ensuring long-term durability and modern appeal. Each of the four fully renovated units features modern kitchens and bathrooms, making them turnkey ready for tenants. The property includes four new energy-efficient Goodman A/C units, along with upgraded electrical panels, subpanels, and dedicated circuits, providing reliable infrastructure and minimizing maintenance concerns. These extensive improvements make this 4-plex a rare, move-in ready investment opportunity in the heart of Arcadia.

Each unit comes equipped with a complete set of brand-new appliances, including refrigerators, dishwashers, ranges, microwaves, washer/dryers, and water heaters. These high-quality, modern appliances ensure that tenants enjoy convenience, functionality, and comfort from day one, while reducing the need for immediate maintenance or u

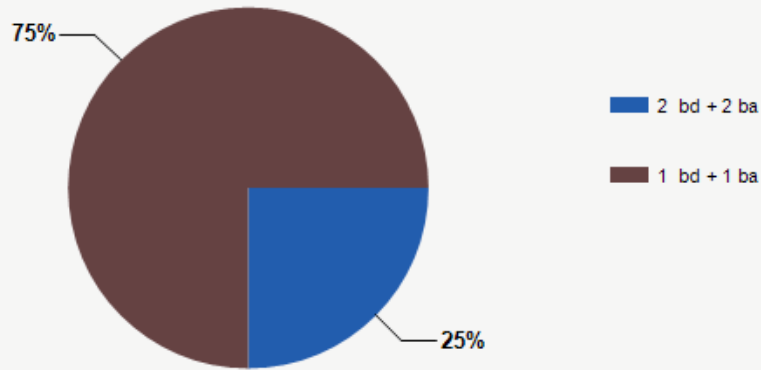


Exterior, Storage & Modern Amenities – Complete Turnkey Living

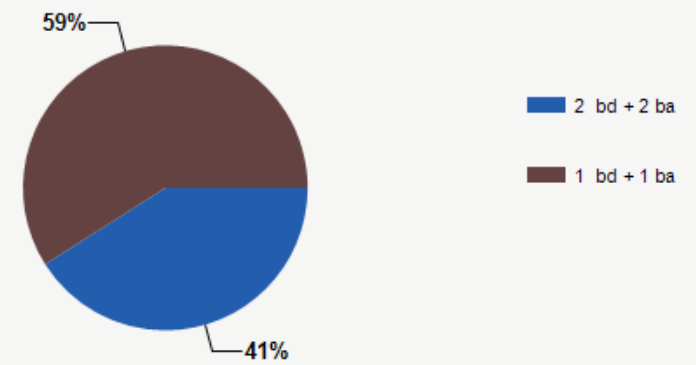
- This 4-plex offers thoughtfully upgraded outdoor and functional features, including landscaping with grass parcels, river rock, and new fencing that enhance curb appeal and provide low-maintenance beauty. Each unit includes 4 secure storage units and upgraded cement-paved parking, both covered and uncovered, for convenience and protection. The property also features 11 Milgard windows, 3 sliding doors, and new entry doors, ensuring durability and style. Inside, each unit comes with a full appliance package, including refrigerators, dishwashers, ranges, microwaves, washer/dryers, and water heaters, offering tenants modern comfort and move-in ready convenience.

Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
2 bd + 2 ba	1	1,380	\$1,895	\$1.37	\$1,895	\$2,200	\$1.59	\$2,200
1 bd + 1 ba	3	675	\$1,500 - \$1,800	\$2.44	\$4,950	\$1,600	\$2.37	\$4,800
Totals/Averages	4	851	\$1,711	\$2.18	\$6,845	\$1,750	\$2.18	\$7,000

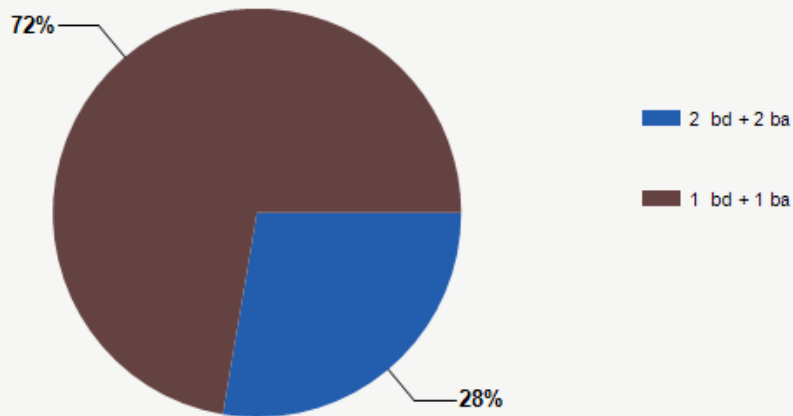
Unit Mix Summary



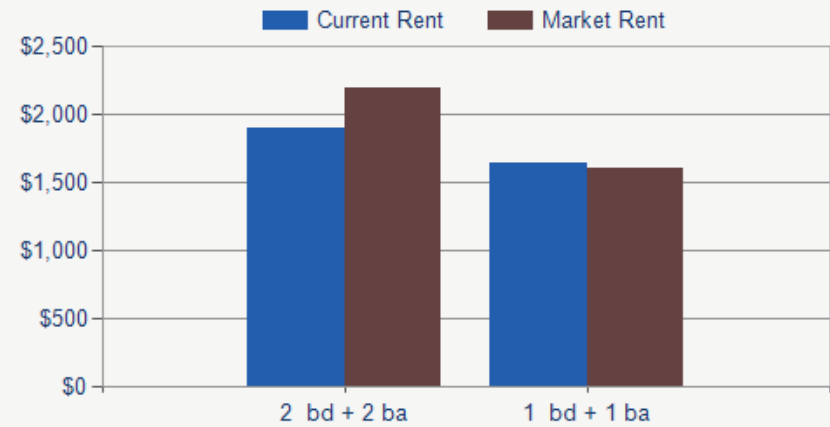
Unit Mix SF



Unit Mix Revenue



Actual vs. Market Revenue





02

Location

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

Arcadia Dining – A Culinary Destination at Your Doorstep

- Postino Arcadia offers a charming atmosphere in a 1940s brick post office, serving up delectable bruschetta boards and an extensive selection of wines and craft beers.

Visit Phoenix

For those seeking a modern take on Italian classics, Nook Kitchen delivers house-made pastas and wood-fired pizzas in a warm, inviting setting.

Nook Kitchen

The Henry combines industrial charm with Gatsby-era elegance, offering a menu that includes favorites like smashed avocado toast and braised short rib, complemented by a variety of craft cocktails.

The Henry

Seafood enthusiasts can indulge at Buck & Rider, where fresh, flown-in-daily seafood and hand-rolled sushi are served alongside B&R Reserve steaks in a sophisticated setting.

Visit Phoenix

For a taste of the Mediterranean, théa provides a rooftop

The Henry combines industrial charm with Gatsby-era elegance, offering a menu that includes favorites like smashed avocado toast and braised short rib, complemented by a variety of craft cocktails.

Outdoor Recreation in Arcadia – Nature at Your Doorstep

- Arcadia offers a wealth of outdoor activities, blending challenging hikes, scenic trails, and tranquil parks, all within close proximity.

Camelback Mountain dominates the skyline and is a premier hiking destination. The Echo Canyon Trail is a 2.4-mile out-and-back trail known for its steep ascent and panoramic views. The Cholla Trail offers a slightly longer but equally challenging route. Both trails are rated extremely difficult and are best suited for experienced hikers.

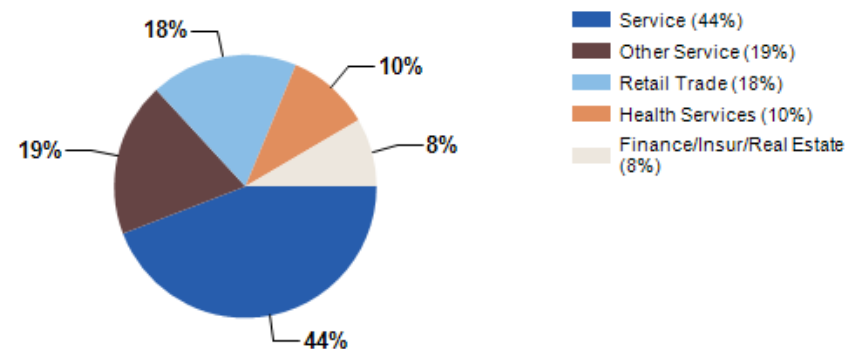
Visit Phoenix

For a more leisurely outdoor experience, Arcadia Park provides a peaceful setting with green spaces, playgrounds, and walking paths, ideal for picnics and casual strolls.

Tripadvisor

Papago Park, just on the edge of Arcadia, features unique geological formations and a variety of trails suitable for all skill levels. It's also home to the iconic Hole-in-the-Rock formation, offering stunning views of the city.

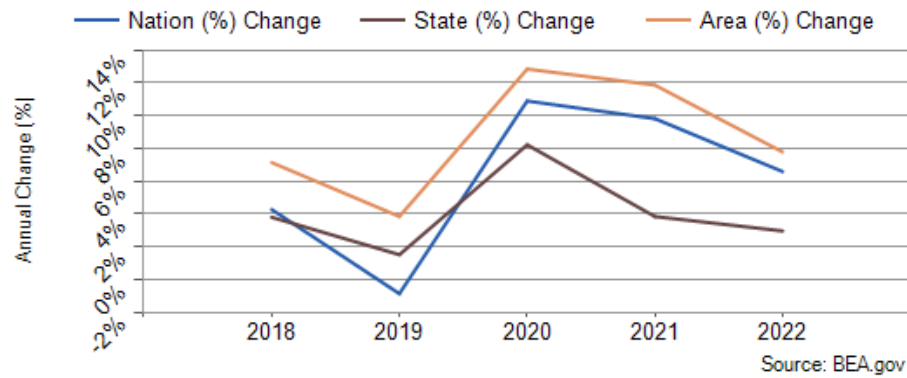
Major Industries by Employee Count

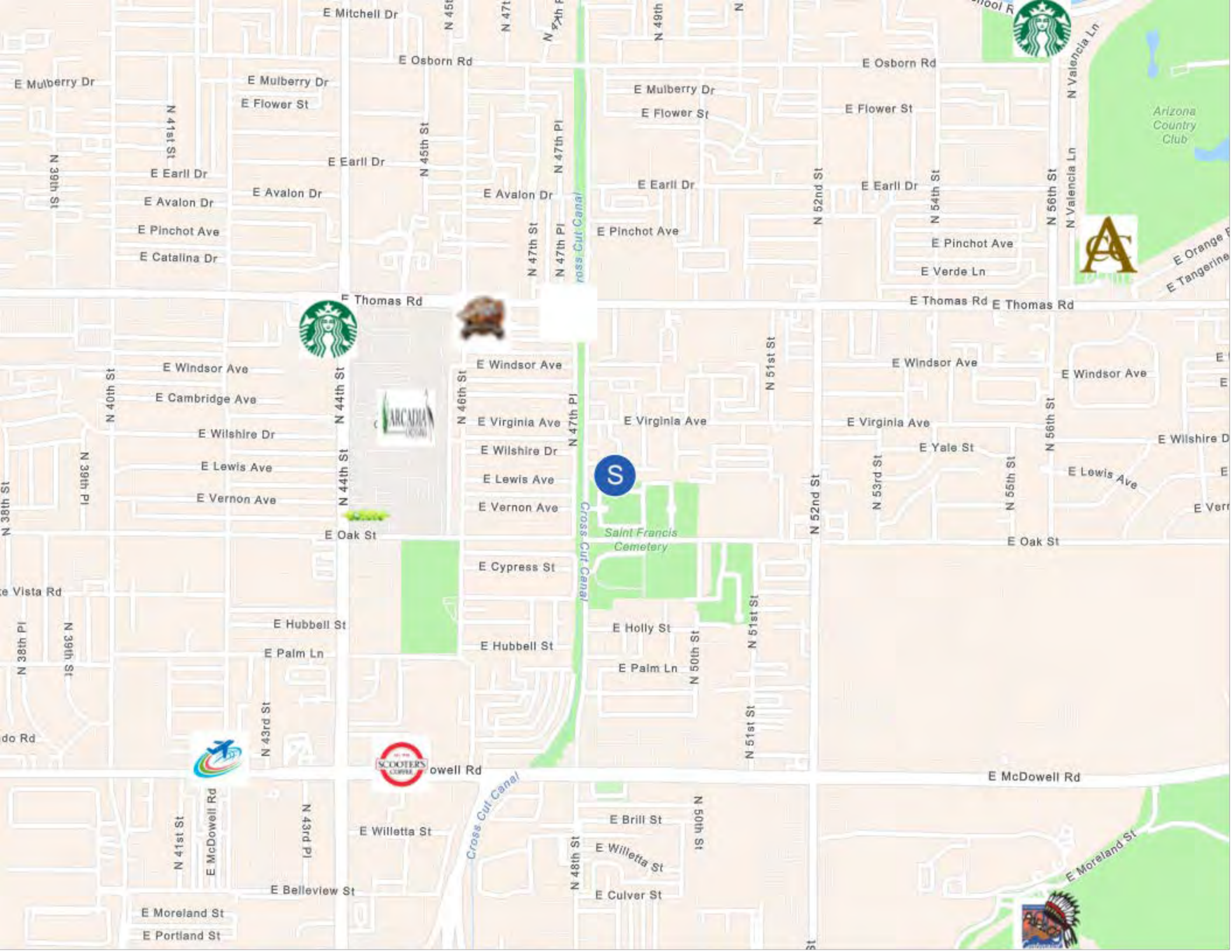


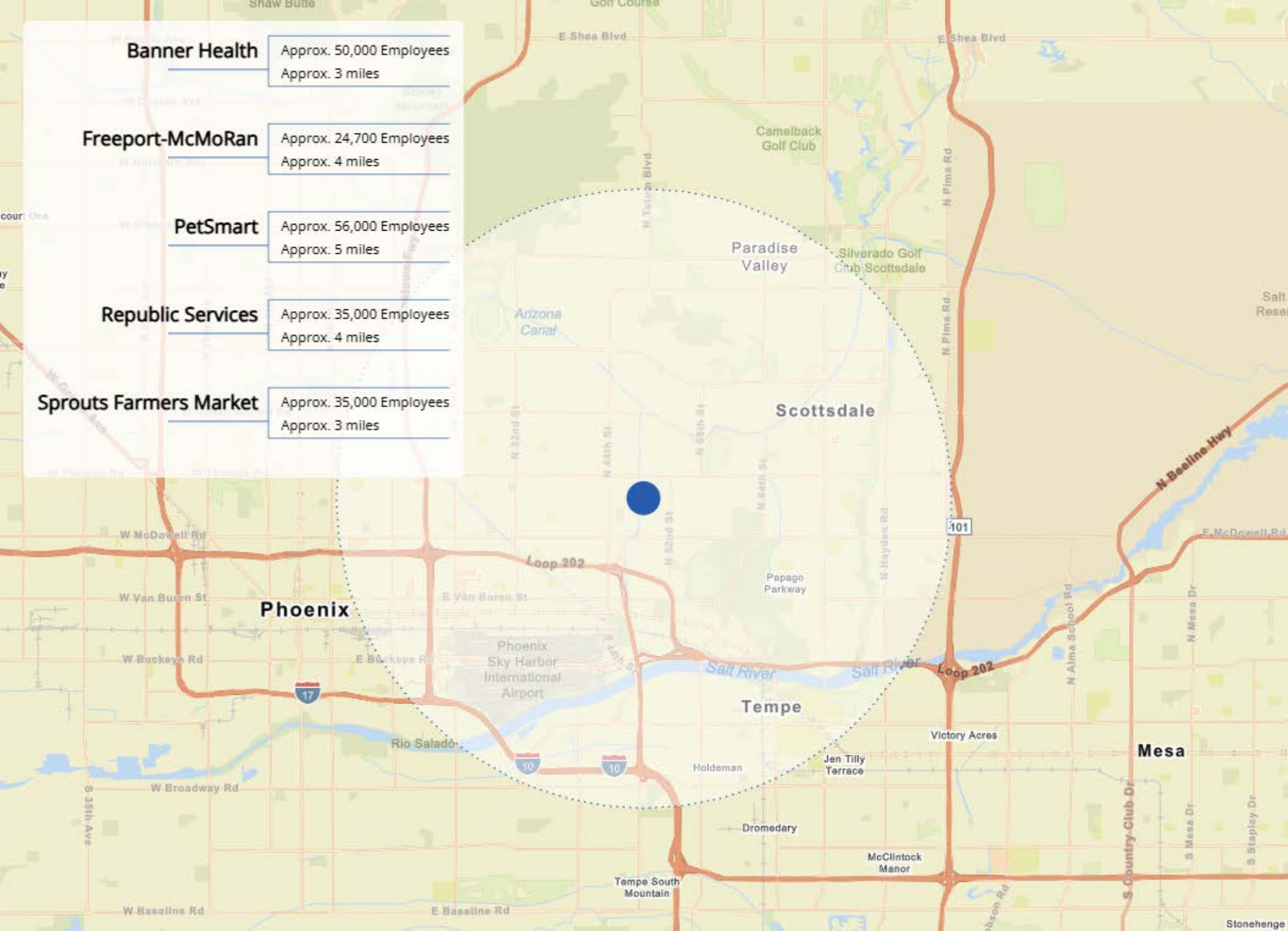
Largest Employers

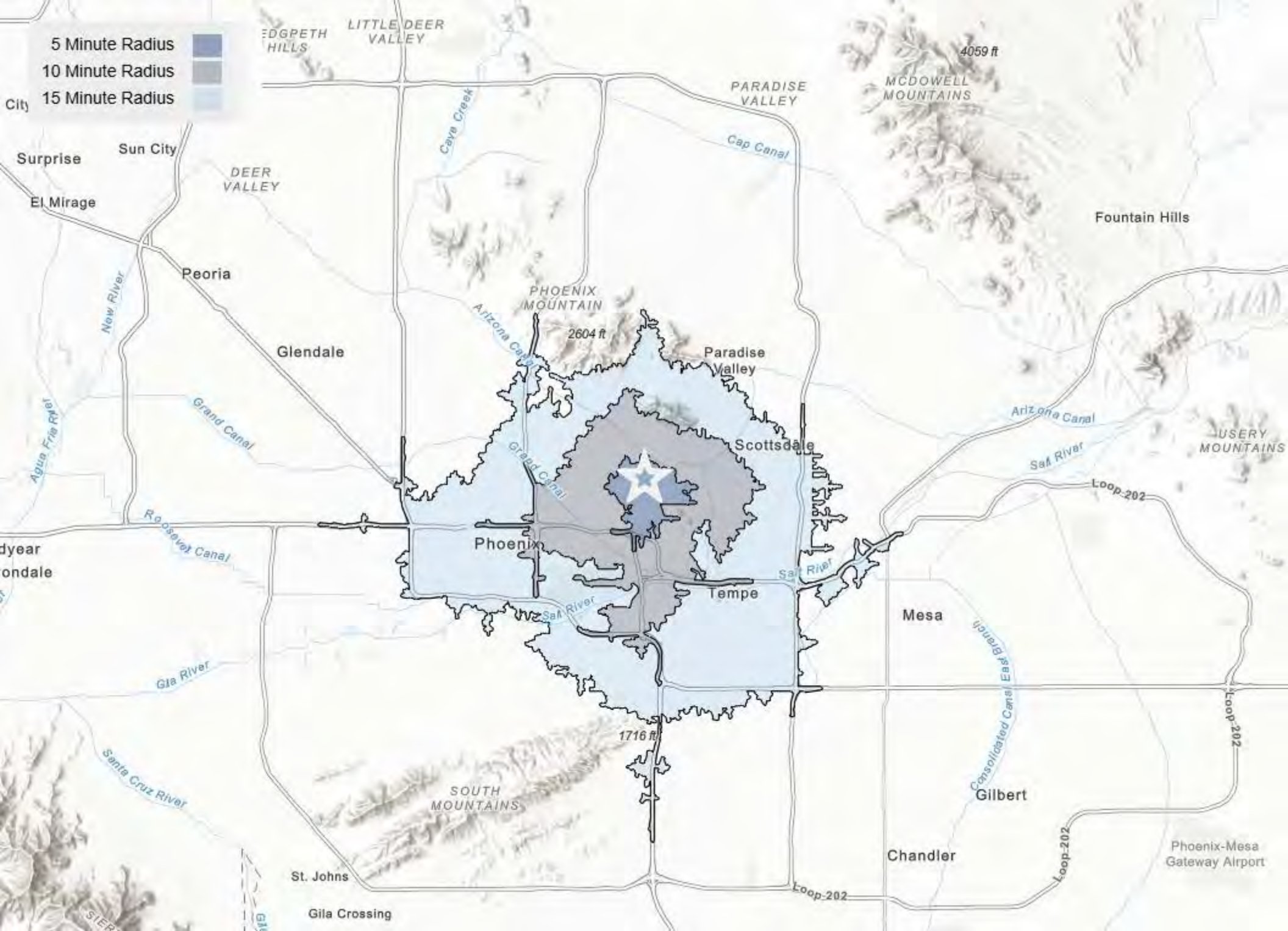
Banner Health	46,602
State of Arizona	41,531
Amazon.com Inc	40,000
Walmart Inc	37,648
Arizona State University	37,402
University of Arizona	23,439
Fry's Food Stores	21,000
City of Phoenix	15,018

Maricopa County GDP Trend











03 Property Description

- Property Features
- Property Images
- Common Amenities
- Renovations & Units:

PROPERTY FEATURES

NUMBER OF UNITS	4
BUILDING SF	3,052
LAND SF	13,968
LAND ACRES	0.321
YEAR BUILT	1957
YEAR RENOVATED	2025
# OF PARCELS	One
ZONING TYPE	[R-3] Multiple Family Residence (Detached SF 5 To 6.5 Or 12 W/Bonus) (Attached 1
BUILDING CLASS	A
TOPOGRAPHY	Flat
LOCATION CLASS	A
NUMBER OF STORIES	One
NUMBER OF BUILDINGS	One
FIRE PLACE IN UNIT	Located in one unit
WASHER/DRYER	Ind. New in each unit

MECHANICAL

HVAC	New Individual Heat Pump
SMOKE DETECTORS	Yes

UTILITIES

WATER	City of Phoenix
TRASH	City of Phoenix
GAS	None
ELECTRIC	APS
RUBS	Yes

CONSTRUCTION

FOUNDATION	Cement
FRAMING	Masonry
EXTERIOR	Smooth Stucco
PARKING SURFACE	Concrete
ROOF	New Asphalt Shingle
STYLE	Modern
LANDSCAPING	Zero Scape





Front /unit 4



New Driveway Concrete



New Smooth Stucco



New Modern Front Doors and Windows



Drone View



Drone View



Front Unit



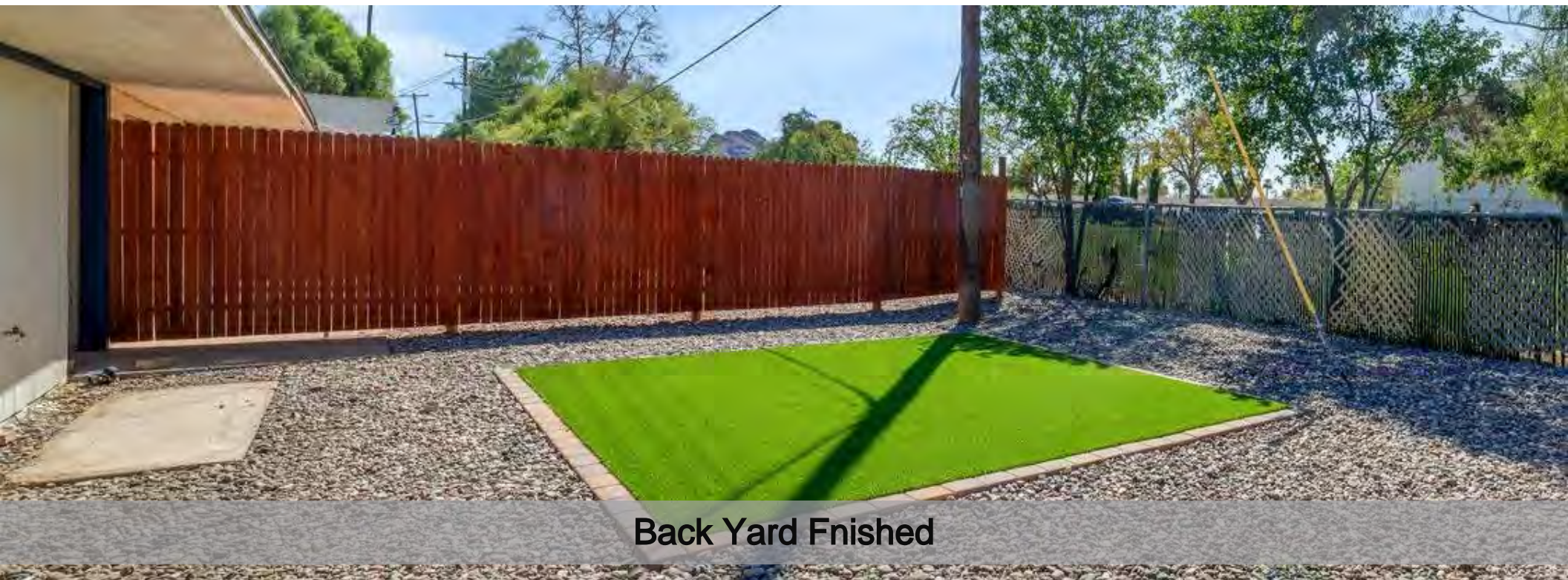
Front Unit



Common Area



Back Yard Finished



Back Yard Finished



Interior Ind Storage Rooms



Artificial Turf



Carport and Ind Storage Rooms



Finished Back Yard



Living Area w/Fireplace



New Kitchens and Front Door



Bathroom Remodeled



Laundry Room -Washer and Dryer to be installed

Common Amenities

- Inviting Common Area –
Perfect for BBQs, gatherings,
and outdoor relaxation

Storage & Parking:

Individual Locked Storage –
Extra tenant space for
convenience

Cement-Paved Parking –
Covered & uncovered spaces
for all units

4 New A/C Units – Energy-efficient Goodman

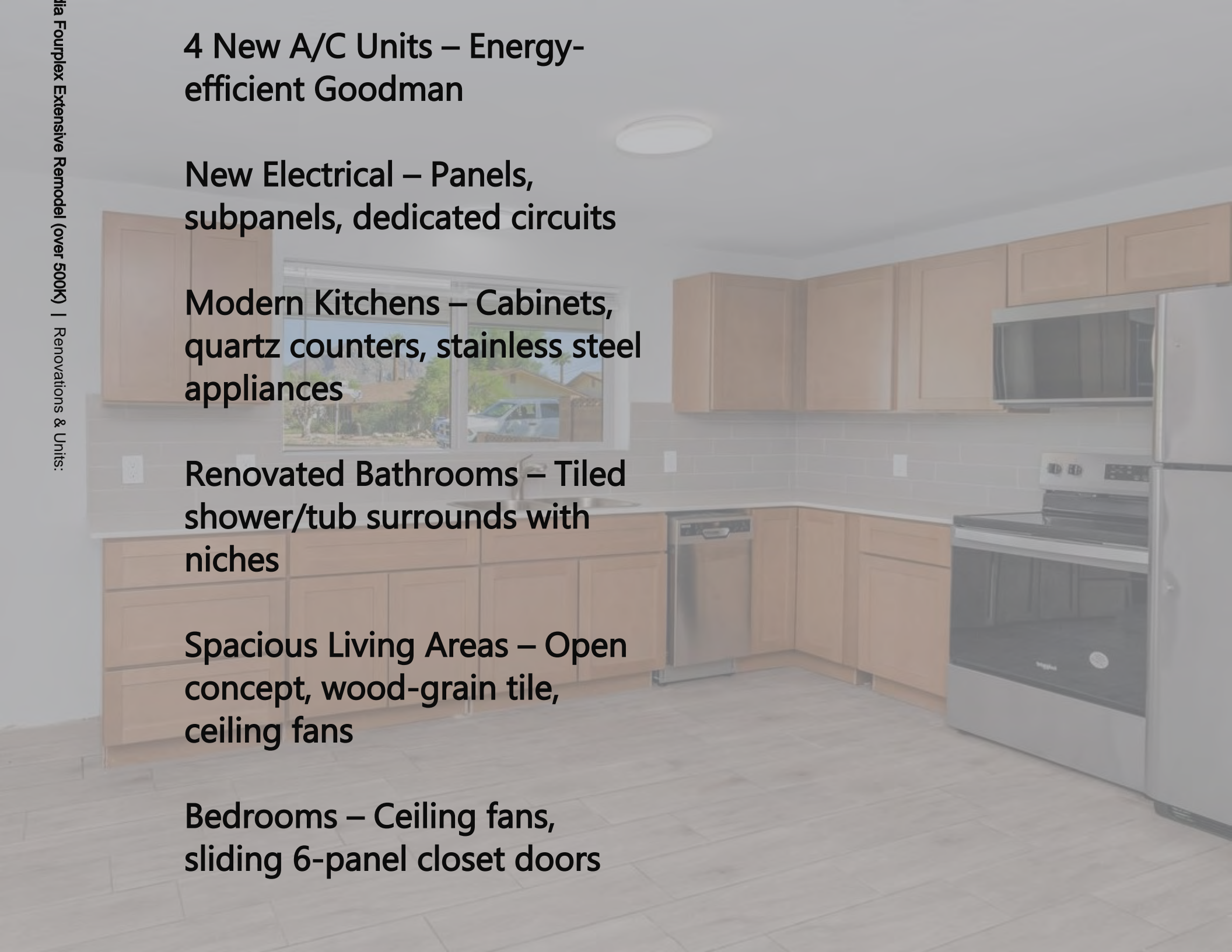
New Electrical – Panels, subpanels, dedicated circuits

Modern Kitchens – Cabinets, quartz counters, stainless steel appliances

Renovated Bathrooms – Tiled shower/tub surrounds with niches

Spacious Living Areas – Open concept, wood-grain tile, ceiling fans

Bedrooms – Ceiling fans, sliding 6-panel closet doors





04

Rent Roll

Rent Roll 3-17-2026

Rent Roll

As of Date: is today (3-10-2026)

Property: in 4841 Sheridan - 4821 ESheridan Street, Phoenix, AZ 85008

Total Units: 4

Total Rent Charged: \$3390.00

Vacancy Rate: 50%

Unit	Lease Stat	Tenants	Market	Rent	Pet Fee	Utility Fee	Owed	Move In Date	Lease Start Date	Lease End Date
4821 E Sheridan Street Unit 1 Phoenix, AZ 85008	Lease	ScottTownley	\$1,895.00	\$1,895.00	\$0.00	\$50.00	\$0.00	11/14/2025	11/14/2025	2/28/2027
4821 E Sheridan Street Unit 2 Phoenix, AZ 85008	Lease	Scott Abel	\$1,495.00	\$1,495.00	\$25.00	\$50.00	\$0.00	1/1/2026	1/1/2026	2/28/2027
4821 E Sheridan Street Unit 3 Phoenix, AZ 85008	VACANT	Market	\$1,495.00	\$0.00	\$0.00	\$0.00	\$0.00			
4821 E Sheridan Street Unit 4 Phoenix, AZ 85008	VACANT	Market	\$1,495.00	\$0.00	\$0.00	\$0.00	\$0.00			
Total			\$6,380.00	\$3,390.00	\$25.00	\$100.00	\$0.00			



05

Financial Analysis

Income & Expense Analysis

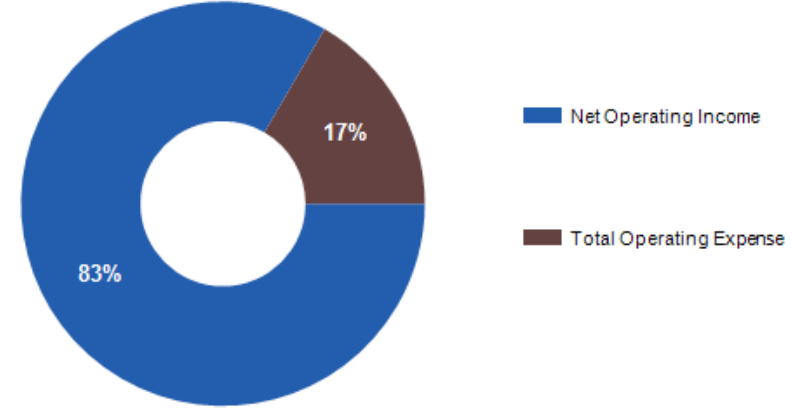
Multi-Year Cash Flow Assumptions

Cash Flow Analysis

Financial Metrics

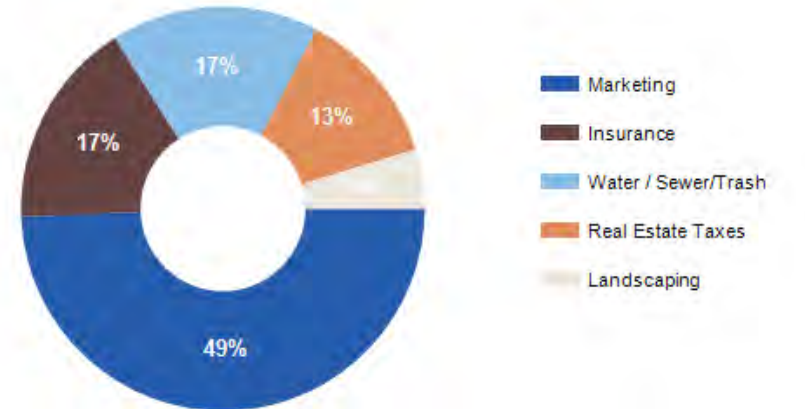
REVENUE ALLOCATION
CURRENTLY UNDER LEASE UP

INCOME	CURRENTLY UNDER LEASE UP		PRO FORMA	
Gross Scheduled Rent	\$75,420	96.4%	\$91,200	97.0%
RUBS	\$2,400	3.1%	\$2,400	2.6%
PET RENT	\$400	0.5%	\$400	0.4%
Gross Potential Income	\$78,220		\$94,000	
General Vacancy	-3.00%		-3.00%	
Effective Gross Income	\$75,957		\$91,264	
Less Expenses	\$12,612	16.60%	\$12,612	13.81%
Net Operating Income	\$63,345		\$78,652	



EXPENSES	CURRENTLY UNDER LEASE UP	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$1,586	\$397	\$1,586	\$397
Insurance	\$2,100	\$525	\$2,100	\$525
Marketing	\$6,226	\$1,557	\$6,226	\$1,557
Water / Sewer/Trash	\$2,100	\$525	\$2,100	\$525
Landscaping	\$600	\$150	\$600	\$150
Total Operating Expense	\$12,612	\$3,153	\$12,612	\$3,153
Expense / SF	\$4.13		\$4.13	
% of EGI	16.60%		13.81%	

DISTRIBUTION OF EXPENSES
CURRENTLY UNDER LEASE UP



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

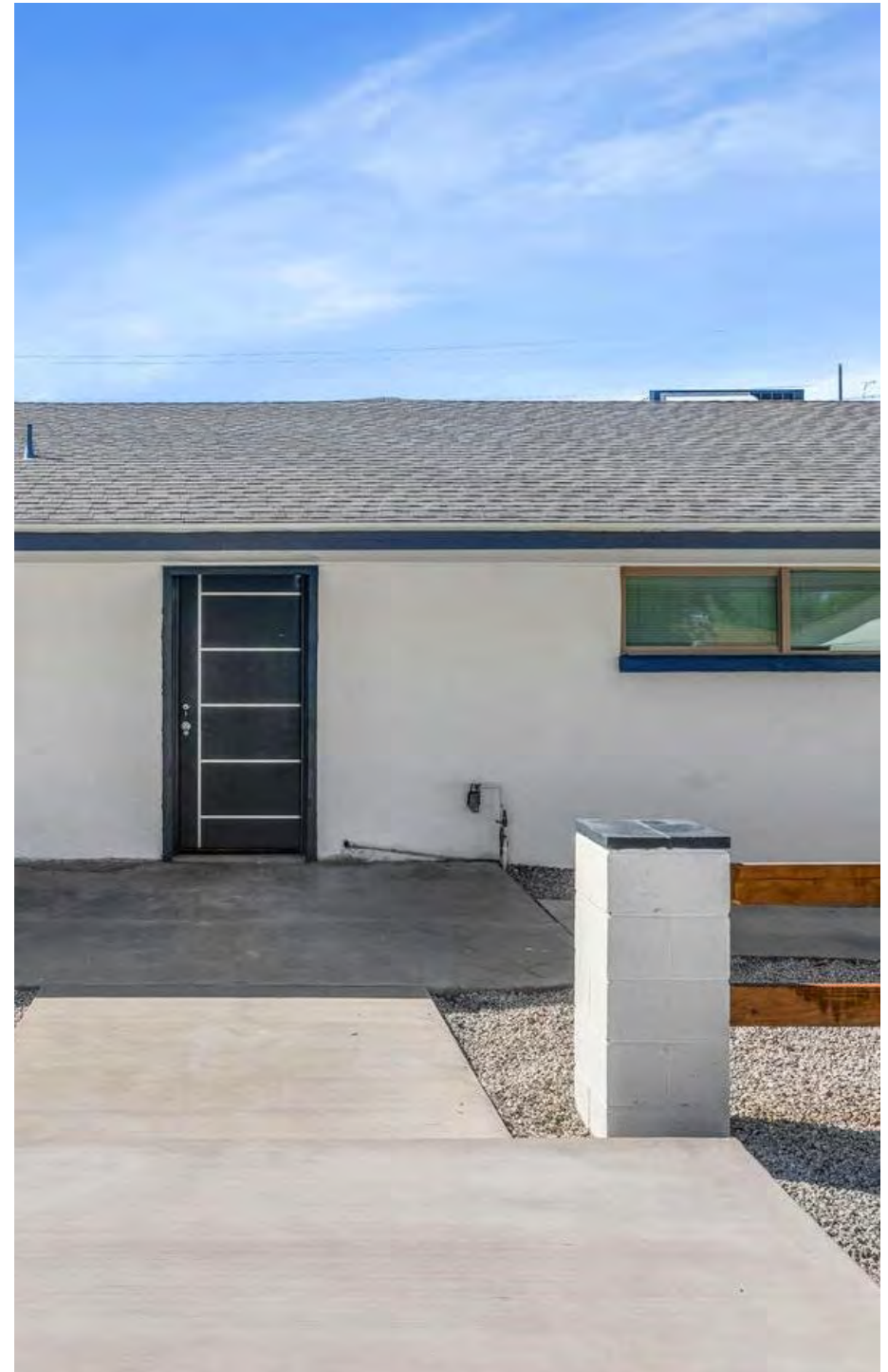
GLOBAL

Price	\$1,450,000
Analysis Period	5 year(s)
Millage Rate	0.11000%
General Vacancy	3.00%

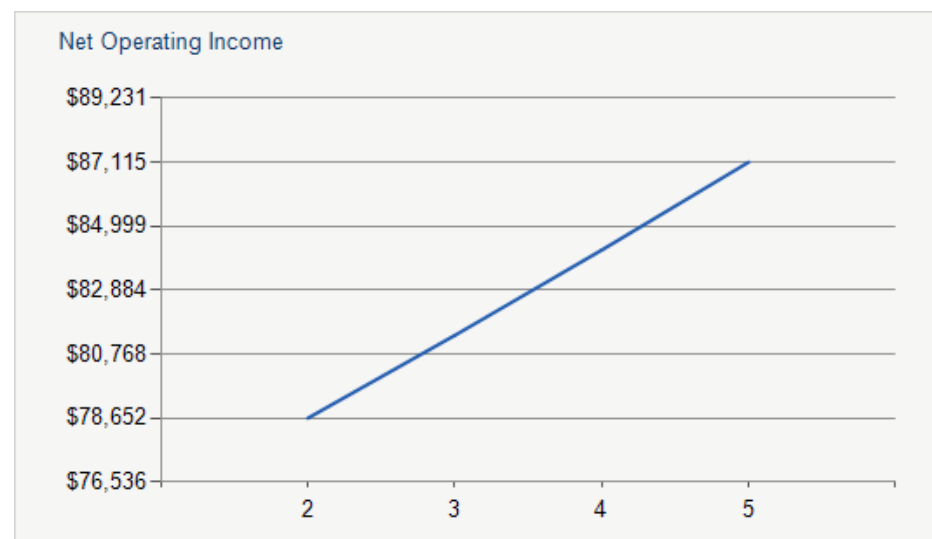
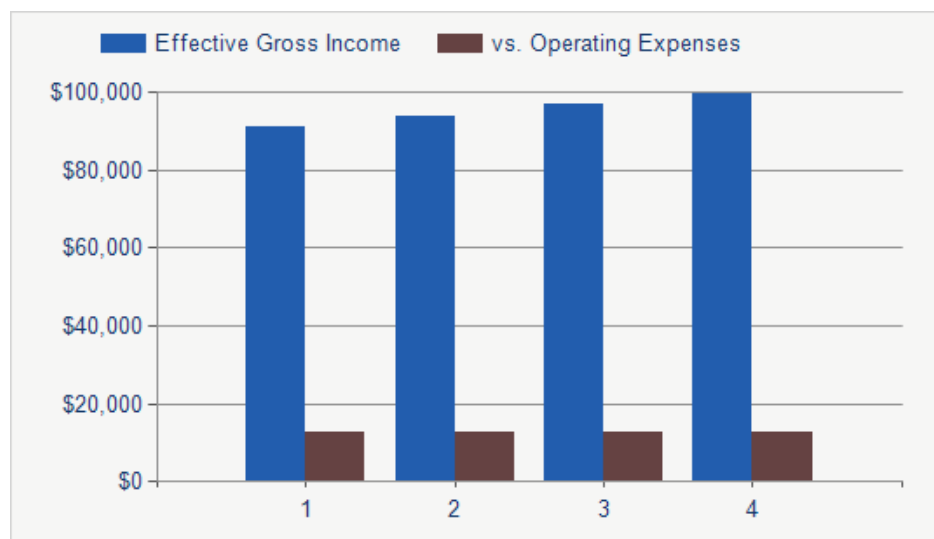
INCOME - Growth Rates

Gross Scheduled Rent	3.00%
RUBS	3.00%
PET RENT	3.00%

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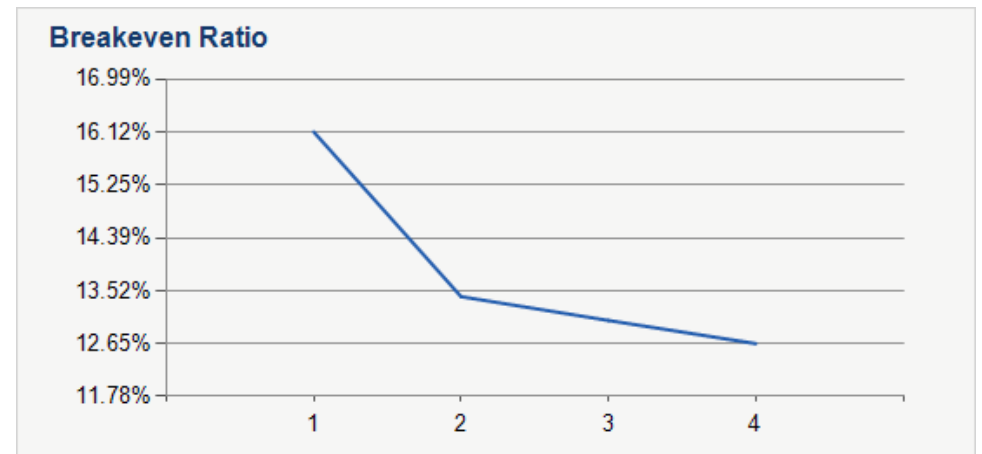
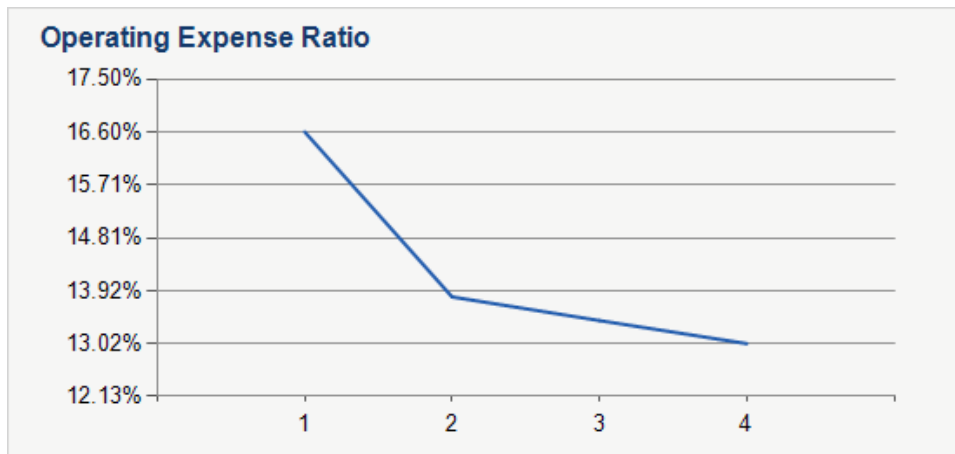
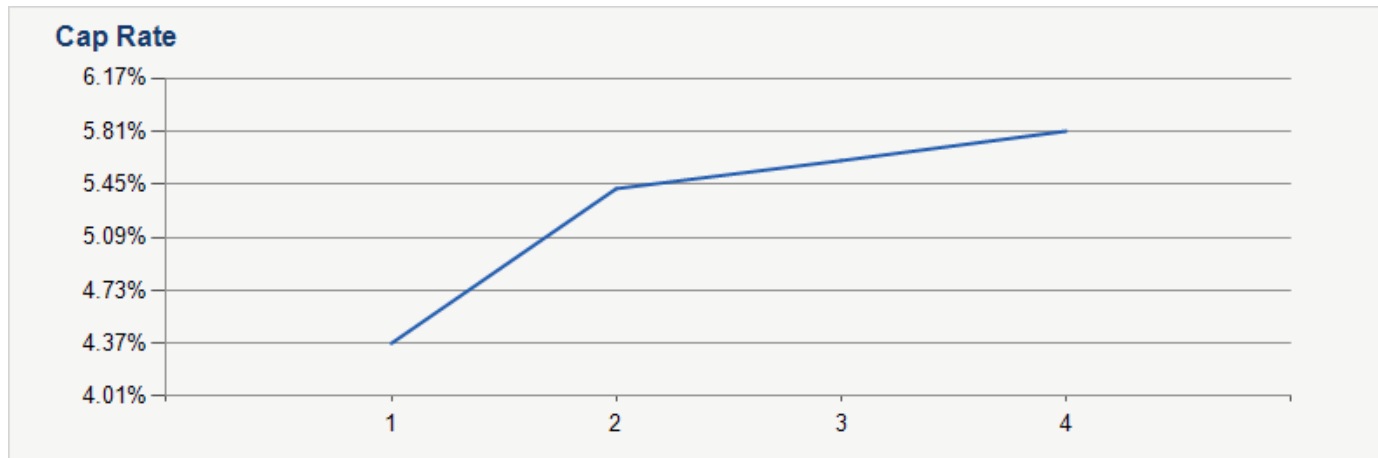
Calendar Year	CURRENTLY UNDER LEASE UP	Pro Forma	Year 3	Year 4	Year 5
Gross Revenue					
Gross Scheduled Rent	\$75,420	\$91,200	\$93,936	\$96,754	\$99,657
RUBS	\$2,400	\$2,400	\$2,472	\$2,546	\$2,623
PET RENT	\$400	\$400	\$412	\$424	\$437
Gross Potential Income	\$78,220	\$94,000	\$96,820	\$99,725	\$102,716
General Vacancy	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%
Effective Gross Income	\$75,957	\$91,264	\$94,002	\$96,822	\$99,727
Operating Expenses					
Real Estate Taxes	\$1,586	\$1,586	\$1,586	\$1,586	\$1,586
Insurance	\$2,100	\$2,100	\$2,100	\$2,100	\$2,100
Marketing	\$6,226	\$6,226	\$6,226	\$6,226	\$6,226
Water / Sewer/Trash	\$2,100	\$2,100	\$2,100	\$2,100	\$2,100
Landscaping	\$600	\$600	\$600	\$600	\$600
Total Operating Expense	\$12,612	\$12,612	\$12,612	\$12,612	\$12,612
Net Operating Income	\$63,345	\$78,652	\$81,390	\$84,210	\$87,115



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

Calendar Year	CURRENTLY UNDER LEASE UP	Pro Forma	Year 3	Year 4	Year 5
CAP Rate	4.37%	5.42%	5.61%	5.81%	6.01%
Operating Expense Ratio	16.60%	13.81%	13.41%	13.02%	12.64%
Gross Multiplier (GRM)	18.54	15.43	14.98	14.54	14.12
Breakeven Ratio	16.12%	13.42%	13.03%	12.65%	12.28%
Price / SF	\$475.10	\$475.10	\$475.10	\$475.10	\$475.10
Price / Unit	\$362,500	\$362,500	\$362,500	\$362,500	\$362,500
Income / SF	\$24.88	\$29.90	\$30.80	\$31.72	\$32.67
Expense / SF	\$4.13	\$4.13	\$4.13	\$4.13	\$4.13

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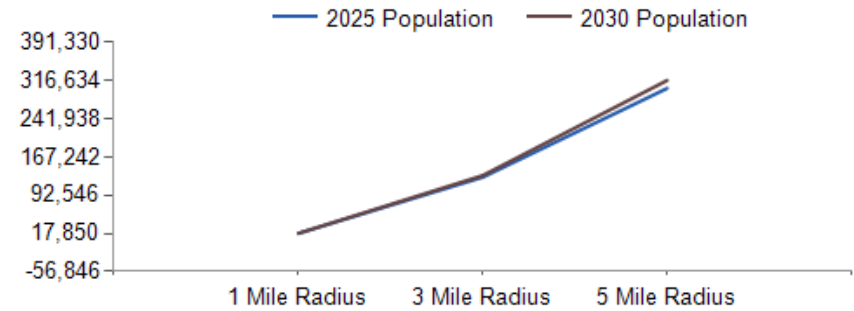


06 Demographics

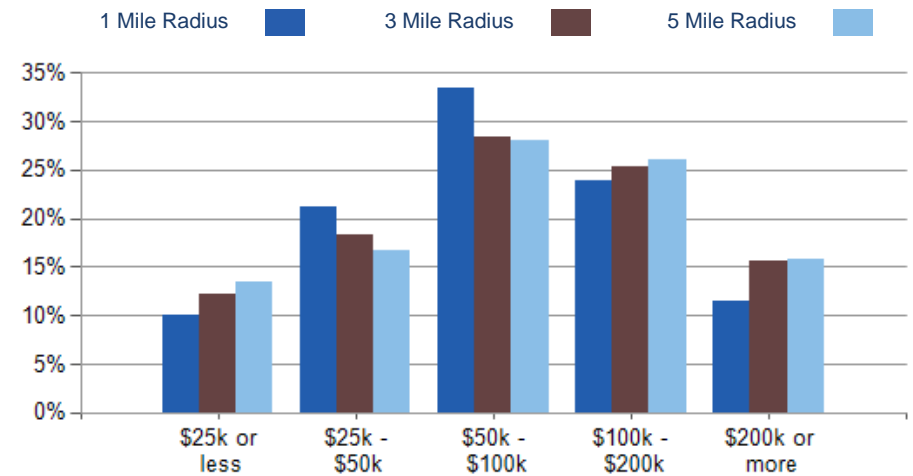
- General Demographics
- Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	17,432	120,334	280,955
2010 Population	16,164	114,506	265,862
2025 Population	17,850	127,563	301,086
2030 Population	17,968	130,993	316,634
2025 African American	1,465	10,341	19,820
2025 American Indian	718	4,112	9,112
2025 Asian	539	3,791	13,617
2025 Hispanic	6,325	47,873	96,494
2025 Other Race	3,016	23,055	44,467
2025 White	9,240	66,161	170,493
2025 Multiracial	2,779	19,725	42,614
2025-2030: Population: Growth Rate	0.65%	2.65%	5.05%

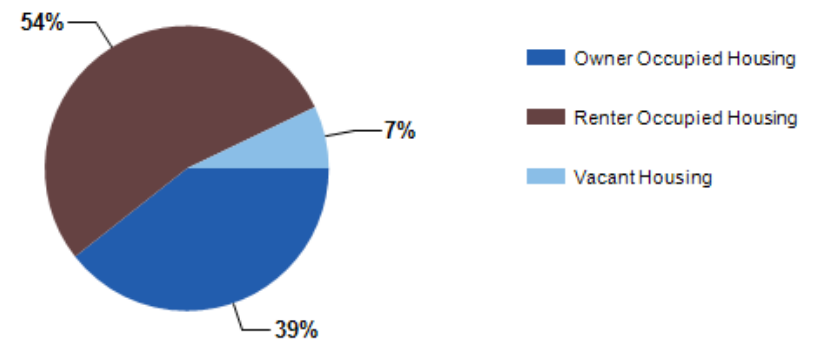
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	433	4,434	12,030
\$15,000-\$24,999	366	2,415	6,543
\$25,000-\$34,999	632	3,807	8,441
\$35,000-\$49,999	1,046	6,476	14,457
\$50,000-\$74,999	1,536	9,052	21,592
\$75,000-\$99,999	1,107	6,856	16,975
\$100,000-\$149,999	1,098	8,780	22,660
\$150,000-\$199,999	790	5,364	13,211
\$200,000 or greater	912	8,769	21,762
Median HH Income	\$73,914	\$80,298	\$82,042
Average HH Income	\$114,411	\$131,804	\$133,393



2025 Household Income



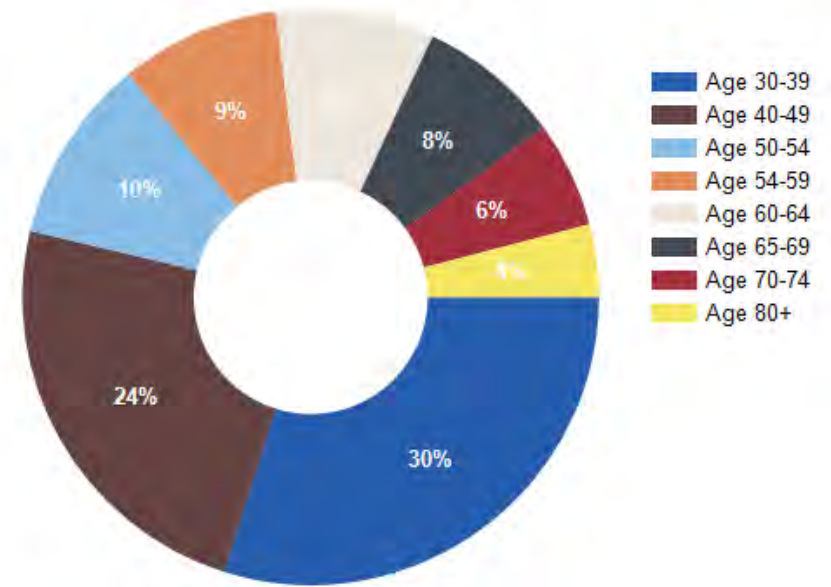
2025 Own vs. Rent - 1 Mile Radius



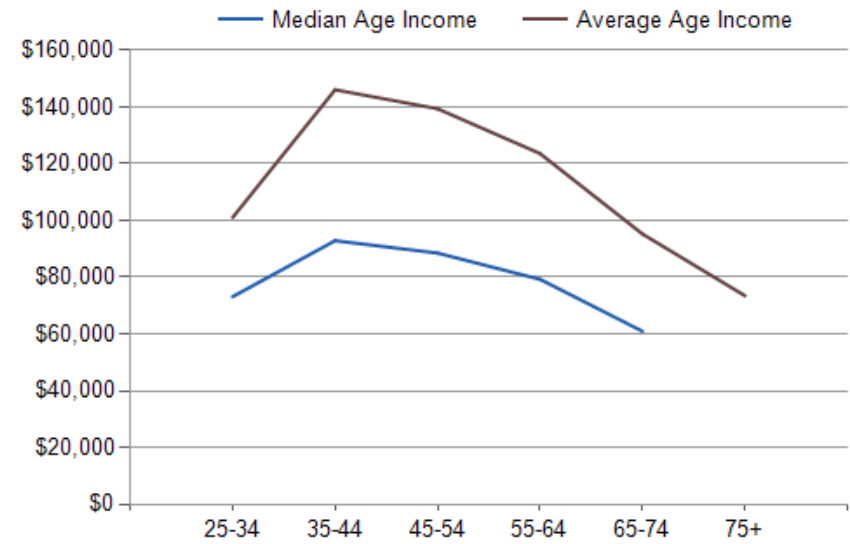
Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,629	11,776	28,547
2025 Population Age 35-39	1,418	9,947	22,806
2025 Population Age 40-44	1,325	8,777	18,993
2025 Population Age 45-49	1,109	7,695	16,320
2025 Population Age 50-54	1,063	7,185	15,957
2025 Population Age 55-59	913	6,826	15,287
2025 Population Age 60-64	907	6,543	15,393
2025 Population Age 65-69	819	5,820	13,992
2025 Population Age 70-74	607	4,477	11,269
2025 Population Age 75-79	416	3,160	8,626
2025 Population Age 80-84	275	2,006	5,639
2025 Population Age 85+	206	1,937	5,386
2025 Population Age 18+	14,181	101,163	250,809
2025 Median Age	36	35	35
2030 Median Age	37	37	36

Population By Age

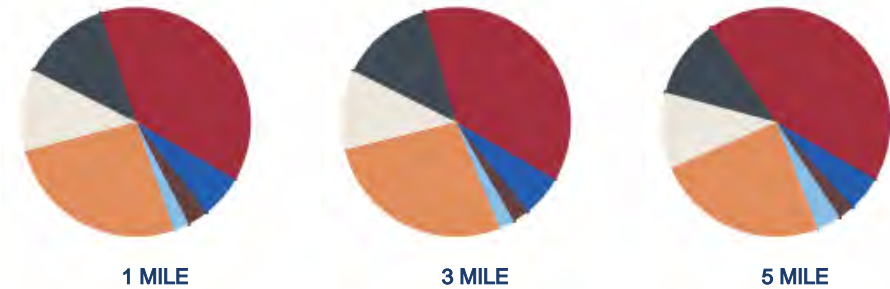


2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$73,097	\$79,059	\$81,741
Average Household Income 25-34	\$100,997	\$112,742	\$115,166
Median Household Income 35-44	\$92,864	\$101,998	\$104,277
Average Household Income 35-44	\$146,033	\$156,979	\$155,872
Median Household Income 45-54	\$88,487	\$103,576	\$104,829
Average Household Income 45-54	\$139,358	\$167,530	\$165,081
Median Household Income 55-64	\$79,248	\$89,687	\$96,594
Average Household Income 55-64	\$123,556	\$150,962	\$159,989
Median Household Income 65-74	\$60,927	\$70,231	\$76,173
Average Household Income 65-74	\$95,205	\$122,269	\$137,063
Average Household Income 75+	\$73,454	\$89,105	\$108,219



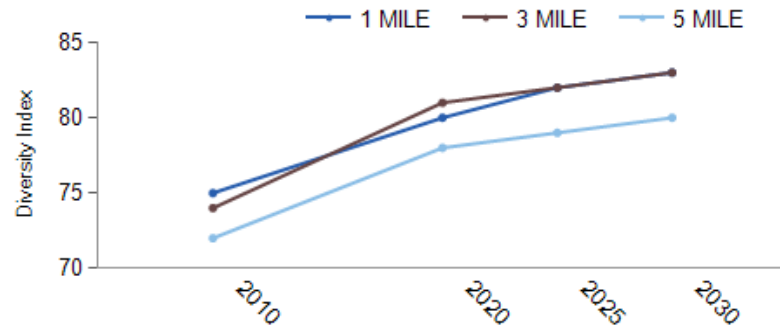
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	83	83	81
Diversity Index (current year)	82	82	79
Diversity Index (2020)	80	81	78
Diversity Index (2010)	75	74	72

POPULATION BY RACE



2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	6%	6%	5%
American Indian	3%	2%	2%
Asian	2%	2%	3%
Hispanic	26%	27%	24%
Multiracial	12%	11%	11%
Other Race	13%	13%	11%
White	38%	38%	43%

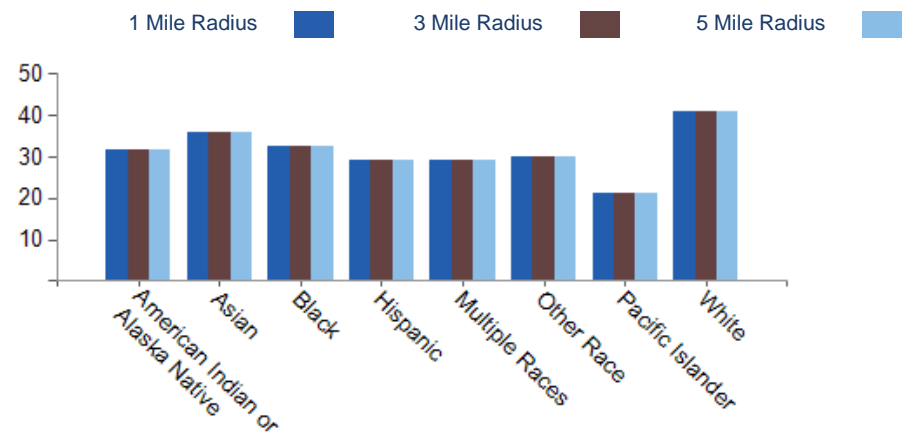
POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	32	32	32
Median Asian Age	36	36	30
Median Black Age	33	31	32
Median Hispanic Age	29	29	29
Median Multiple Races Age	29	30	30
Median Other Race Age	30	30	30
Median Pacific Islander Age	21	26	27
Median White Age	41	40	39

2025 MEDIAN AGE BY RACE





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 30 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.

Arcadia Fourplex Extensive Remodel (over 500K)



Exclusively Marketed by:

Linda Gerchick
Gerchick Real Estate
CCIM
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