



Gerchick Real Estate - I answer my PHONE

“Make the Market Work for YOU”™

7.34% Cap Rate | Absolute NNN 5 year Lease w/Rent Increases

\$850,000

**1927 E Crocus Dr
Phoenix, AZ 85020**

MLS#6971140

HIGHLIGHTS

- * Year 1 Total Income: \$67,683 Year 1 Cap Rate: 7.96%
- * Forward Yield Growth:
 - Year 2: 8.10%
 - Year 3: 8.24%
 - Year 4: 8.39%
 - Year 5: 8.53% Five-Year Projected Gross Income:350,415
- * Plus Reimbursements for Insurance and Property Taxes



DETAILS:

- Nearly 8% Day-One Yield — In a Single-Family Asset Class
- Absolute NNN — Zero Landlord Expense Exposure to Taxes & Insurance
- Contractual Rent Growth Locked In for 5 Years
- 8.53% Yield on Cost by Year 5 — Without Repositioning Risk
- Freshly Executed Lease — Income Secured Through 2030
- Personal Guarantee Backing the Lease Obligation
- Over \$40K in Renovations — Capital Risk Already Absorbed
- Bond-Like Income Stream Backed by Hard Real Estate
- Structured Upside Without Operational Intensity
- Rare Opportunity: Institutional Yield in a Residential Wrapper.



CAP RATE: 7.34%

Numbers:

Gross Rent NNN	\$62,400
-Insurance-reimbursed	\$2,760
-Property Taxes-reimbursed	\$2,590
NNN Reimbursement	\$5,350
Net Operating Income	\$62,400



Linda Gerchick, CCIM
Designated Broker
Cell: 602-688-9279
Linda@JustSoldIt.com



CCIM Institute
Equipping the world's best minds in commercial real estate



**Gerchick
Real Estate**