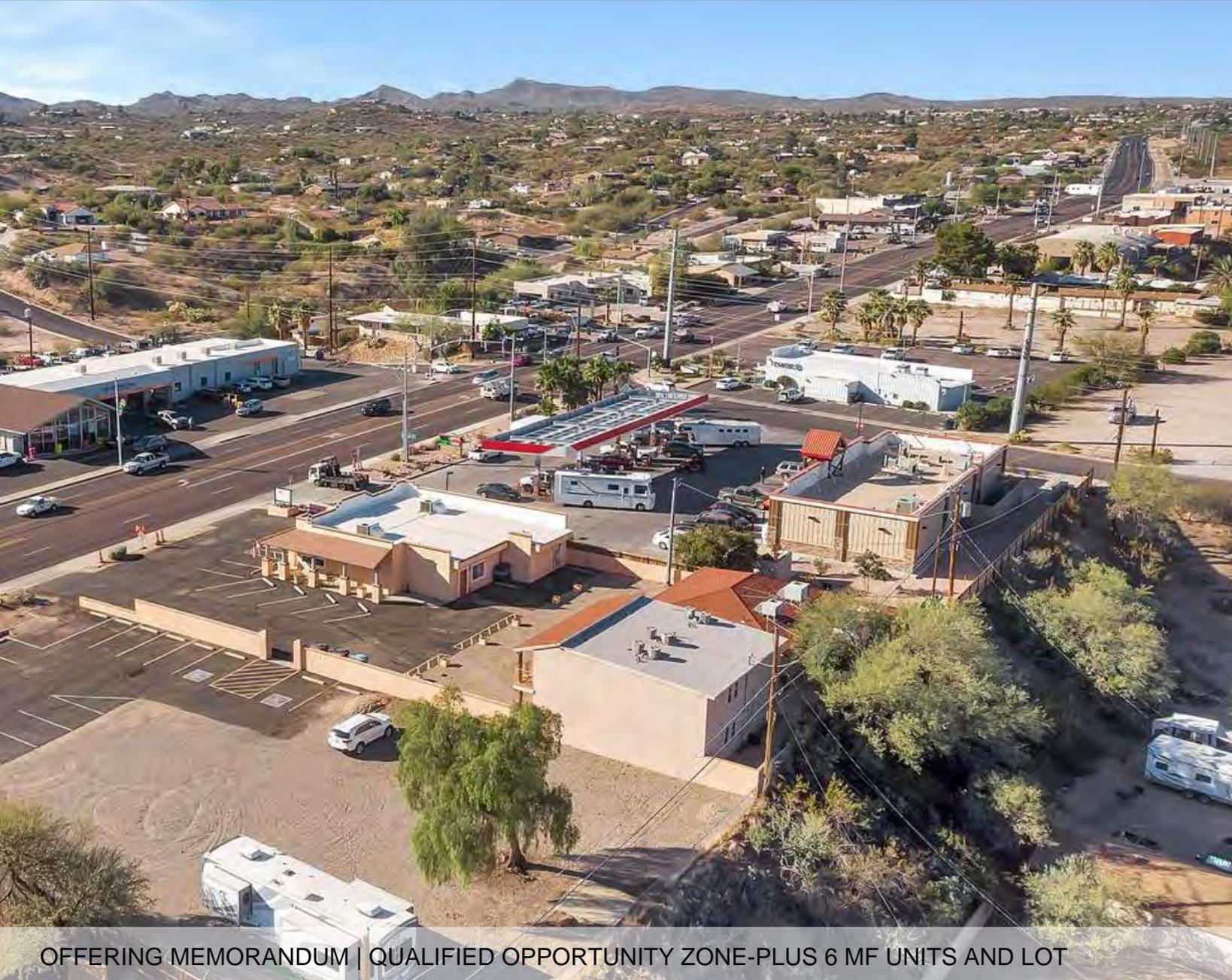


National Credit Tenant on long-term NNN Lease



OFFERING MEMORANDUM | QUALIFIED OPPORTUNITY ZONE-PLUS 6 MF UNITS AND LOT

750-778 W Wickenburg
Wickenburg, AZ 85390



National credit tenant on long-term NNN lease

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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	750-778 W Wickenburg Wickenburg AZ 85390
COUNTY	Maricopa
MARKET	North West Maricopa County
SUBMARKET	Wickenburg
BUILDING SF	6,182 SF
LAND ACRES	0.92
LAND SF	40,076 SF
YEAR BUILT	1947/54/82
YEAR RENOVATED	2022
APN	505-33-005, 505-33-006, 505-33-013
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$2,395,000
PRICE PSF	\$387.42
OCCUPANCY	97.41%
NOI (CURRENT)	\$154,209
NOI (Pro Forma)	\$209,300
CAP RATE (CURRENT)	6.44%
CAP RATE (PRO FORMA)	8.74%
CASH ON CASH (CURRENT)	7.25%
CASH ON CASH (PRO FORMA)	13.83%
GRM (CURRENT)	12.12
GRM (PRO FORMA)	9.20

PROPOSED FINANCING

Commercial Loan	
LOAN TYPE	Interest Only
DOWN PAYMENT	\$838,250
LOAN AMOUNT	\$1,556,750
INTEREST RATE	6.00%
LOAN TERMS	5
ANNUAL DEBT SERVICE	\$93,405
LOAN TO VALUE	65%

Notes This is projected loan and may change with the market

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	2,936	7,109	7,966
2026 Median HH Income	\$67,386	\$70,864	\$72,318
2026 Average HH Income	\$95,860	\$107,722	\$109,389

PROPERTY VIDEO

Opportunity Zone Advantage

- 760–778 W Wickenburg Way is located within a Qualified Opportunity Zone, offering potential capital gains tax advantages for eligible investors. Opportunity Zone designation was created to encourage long-term investment in growing communities, allowing investors to potentially defer and reduce capital gains taxes when structured properly. In addition to the immediate cash flow generated by the property’s commercial and residential components, the Opportunity Zone status provides an added layer of long-term strategic value for investors seeking tax-efficient growth and redevelopment potential.

The property’s excess land further enhances its Opportunity Zone appeal, creating flexibility for future expansion, repositioning, or additional development. Investors have the ability to pair stabilized income with forward-looking development upside — a rare combination within a designated Opportunity Zone corridor.

Property Description

- 760–778 W Wickenburg Way is a mixed-use asset consisting of two commercial office buildings and six on-site one-bedroom residential units, positioned along Wickenburg’s primary commercial corridor with strong visibility and accessibility.

The front commercial building features a large, open floor plan adaptable to medical, professional, or specialty commercial uses. The space includes ADA-compliant restrooms, storage areas, and a private office configuration, allowing for flexible layout options while maintaining functional efficiency.

The rear commercial building offers a more traditional office layout with a reception area, private offices, a full bathroom, kitchen/break area, and a well-appointed conference room. This configuration supports administrative operations, professional services, or executive office use.

The residential component includes six one-bedroom units designed to meet workforce housing demand. Each unit provides the standard amenities expected in this product t

Investment Summary

- 760–778 W Wickenburg Way presents a rare opportunity to acquire a stabilized mixed-use asset within a Qualified Opportunity Zone, offering diversified income, structured rent growth, and long-term development upside.

The property is anchored by a National Ambulance Company operating under a Triple Net (NNN) lease structure with 3% annual rent increases. The tenant reimburses property taxes and insurance, reducing landlord expense exposure while creating predictable income growth. The initial five-year term commenced December 1, 2023, with extension options in place, providing long-term stability and contractual NOI growth.

In addition to the NNN component, the property includes six one-bedroom residential units generating consistent supplemental income. This dual-income structure provides both stabilized commercial cash flow and residential diversification, reducing reliance on a single revenue source.

With an asking price of \$2,395,000 and an NOI of \$147,041, the offering reflects

NNN Tenant & Income Stability

- The commercial portion of the property is leased to a National Ambulance Company under a Triple Net lease with 3% annual rent escalations. This structure ensures steady contractual income growth year over year, enhancing long-term valuation and investor yield.

The rent schedule reflects consistent annual increases, with future escalations already negotiated beyond the initial term. The NNN structure shifts responsibility for property taxes and insurance to the tenant, limiting operational exposure and preserving NOI integrity.

This tenant type provides essential services to the community, creating operational necessity and location stability. Combined with the residential units on site, the investment benefits from income diversification across both commercial and residential sectors — enhancing resilience in varying market conditions.

Pro Forma & Growth Outlook

- The property benefits from contractual 3% annual rent escalations on the NNN tenant, providing built-in NOI growth without requiring operational changes. Over time, this structured rent growth enhances yield on cost and supports valuation expansion.

The residential component offers additional upside through lease renewals and market rent adjustments. With one unit currently available and future lease rollovers scheduled, there is opportunity to optimize rents and further strengthen cash flow. The diversified income stream allows an investor to improve performance incrementally while maintaining stable baseline income from the NNN tenant.

Additionally, the presence of excess land creates long-term redevelopment or expansion potential. Within a Qualified Opportunity Zone, future improvements or additional square footage may offer both operational upside and potential tax advantages, depending on investment structure. The combination of contractual income growth, residential upside, and

Why This Asset?

- This offering is difficult to replicate for several reasons.

First, it combines a National NNN tenant w/annual rent bumps and minimal landlord responsibility—a structure typically seen in larger metro markets—with the added benefit of residential income on the same parcel.

Second, the property is located within a Qualified Opportunity Zone, creating potential tax advantages while also offering excess land for future development. Investors are not simply purchasing stabilized income; they are acquiring long-term optionality.

Third, the asset is positioned in a growing Northwest Maricopa County corridor influenced by the \$165+ billion semiconductor expansion in North Phoenix and steady local employment drivers in Wickenburg. This provides both present stability and future demand growth.

Dual-income structure reduces concentration risk. Commercial stability combined w/residential cash flow creates a resilient investment profile that can perform across varying economic cycles.

Future Valuation Scenario (Exit Cap Sensitivity)

- At a purchase price of \$2,395,000 and a going-in cap rate of 6.14%, investors acquire stabilized income with structured annual growth.

Key return drivers over five years:

Contractual 3% annual rent bumps on the NNN tenant

Residential rent optimization potential

Opportunity Zone positioning

Excess land development optionality

If NOI grows to approximately \$170,300 by Year 5 and the asset is sold at a conservative 6.25% cap rate, the estimated value approaches \$2.7M+.

That represents potential appreciation of roughly \$330,000+, before considering loan amortization, residential rent increases, or development upside.

When layered with annual cash flow during the hold period, the total return profile becomes materially stronger than a flat, no-growth asset.





02

Location

- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map

Location and TSMC

- 760–778 W Wickenburg Way is positioned in the heart of historic Wickenburg along its primary commercial corridor, benefiting from both local economic stability and the broader expansion of Northwest Maricopa County. The property offers direct access to U.S. 60 (Grand Avenue), providing connectivity to Surprise, Peoria, and North Phoenix employment hubs.

Approximately 55–60 miles / about a one-hour drive via US-60 and Carefree Highway (SR-74) connects Wickenburg to the North Phoenix semiconductor corridor, home to the \$165+ billion expansion of Taiwan Semiconductor Manufacturing Company (TSMC). This multi-phase project represents one of the largest private manufacturing investments in U.S. history and is expected to generate thousands of high-wage direct jobs and tens of thousands of indirect jobs through suppliers, logistics, and supporting industries. The long-term economic ripple effect continues to expand residential and service demand throughout the Northwest Valley.

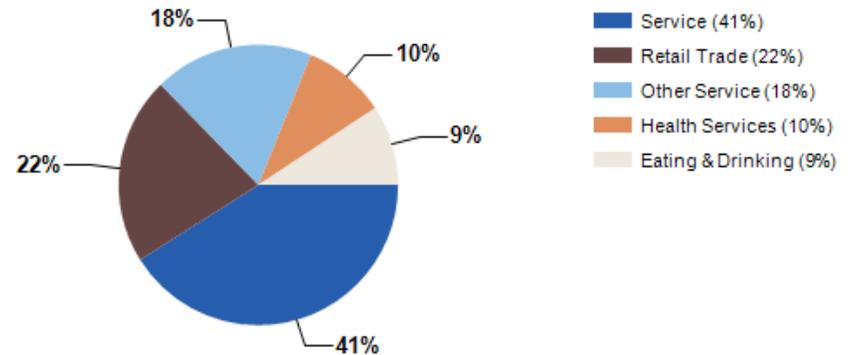
New Development

- Locally, Wickenburg’s growth is reinforced by new residential development, introducing hundreds of new homes to the market. Additional employment drivers include healthcare services, emergency response operations, tourism, municipal services, education, and small-business commerce. As population growth expands westward and northward from the Phoenix metro area, Wickenburg is increasingly positioned as an affordable and accessible community within reach of major employment centers — supporting long-term housing demand and commercial stability.

The Meadows

- Wickenburg itself is home to several significant employers, including the internationally recognized The Meadows, a world-renowned behavioral health and addiction treatment campus that attracts patients from across the United States and internationally. This institution contributes to stable professional employment and year-round economic activity within the community. Additional local employment drivers include healthcare services, emergency response operations, municipal services, tourism, and Western heritage commerce. As Northwest Maricopa County continues to expand, Wickenburg is positioned to benefit from sustained population growth while maintaining its historic small-town character

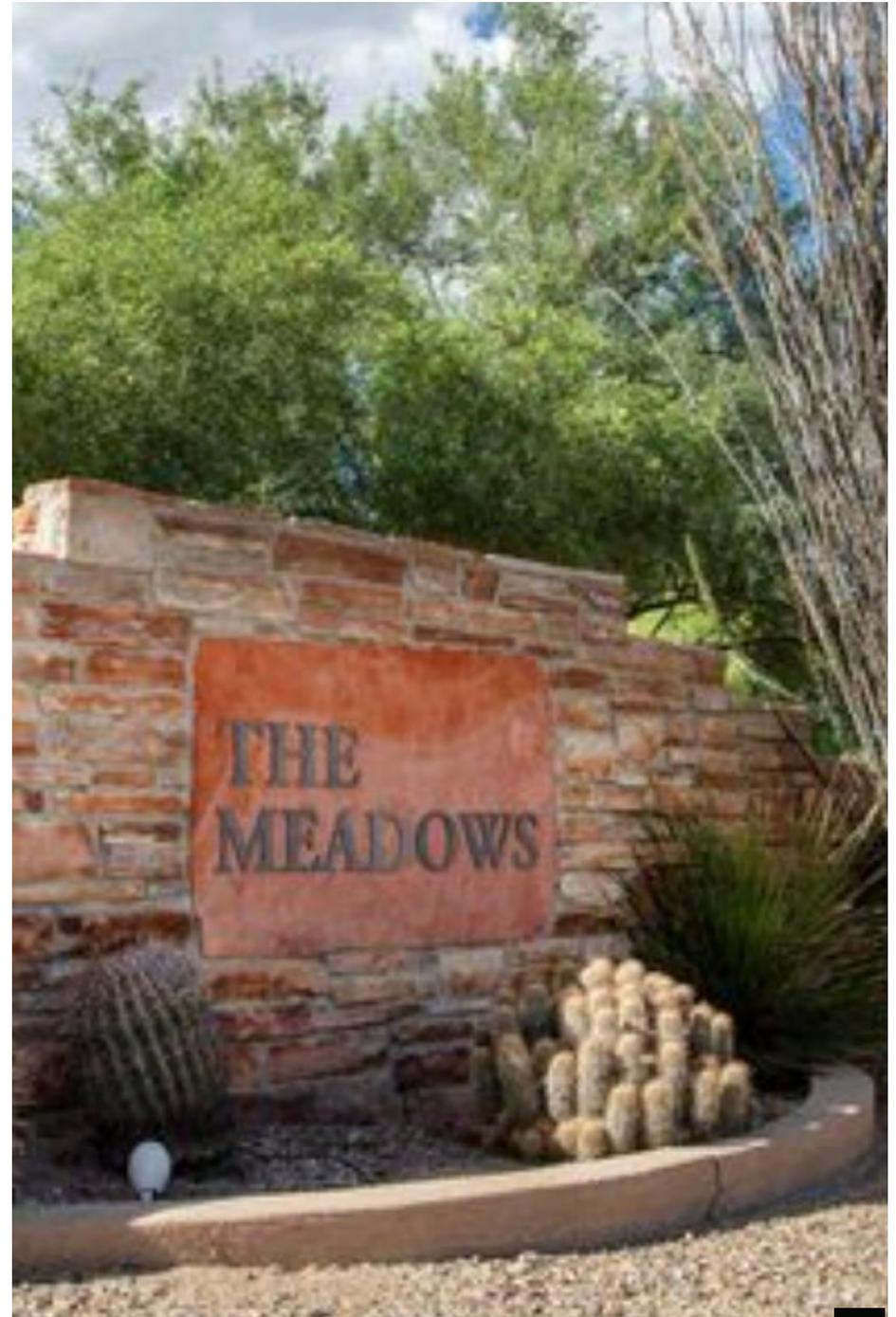
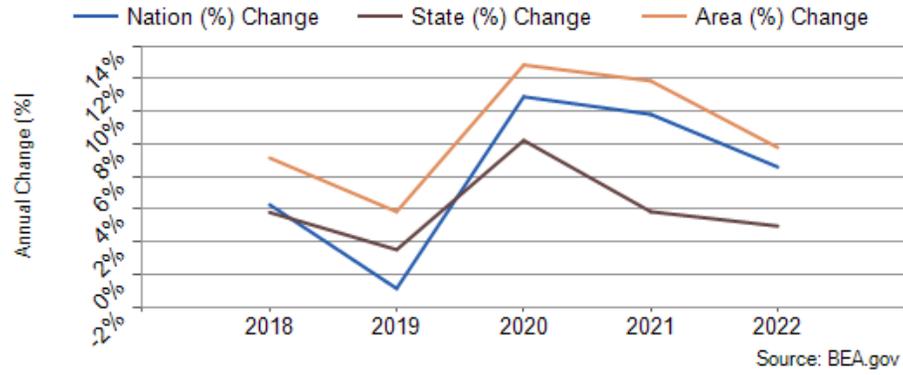
Major Industries by Employee Count

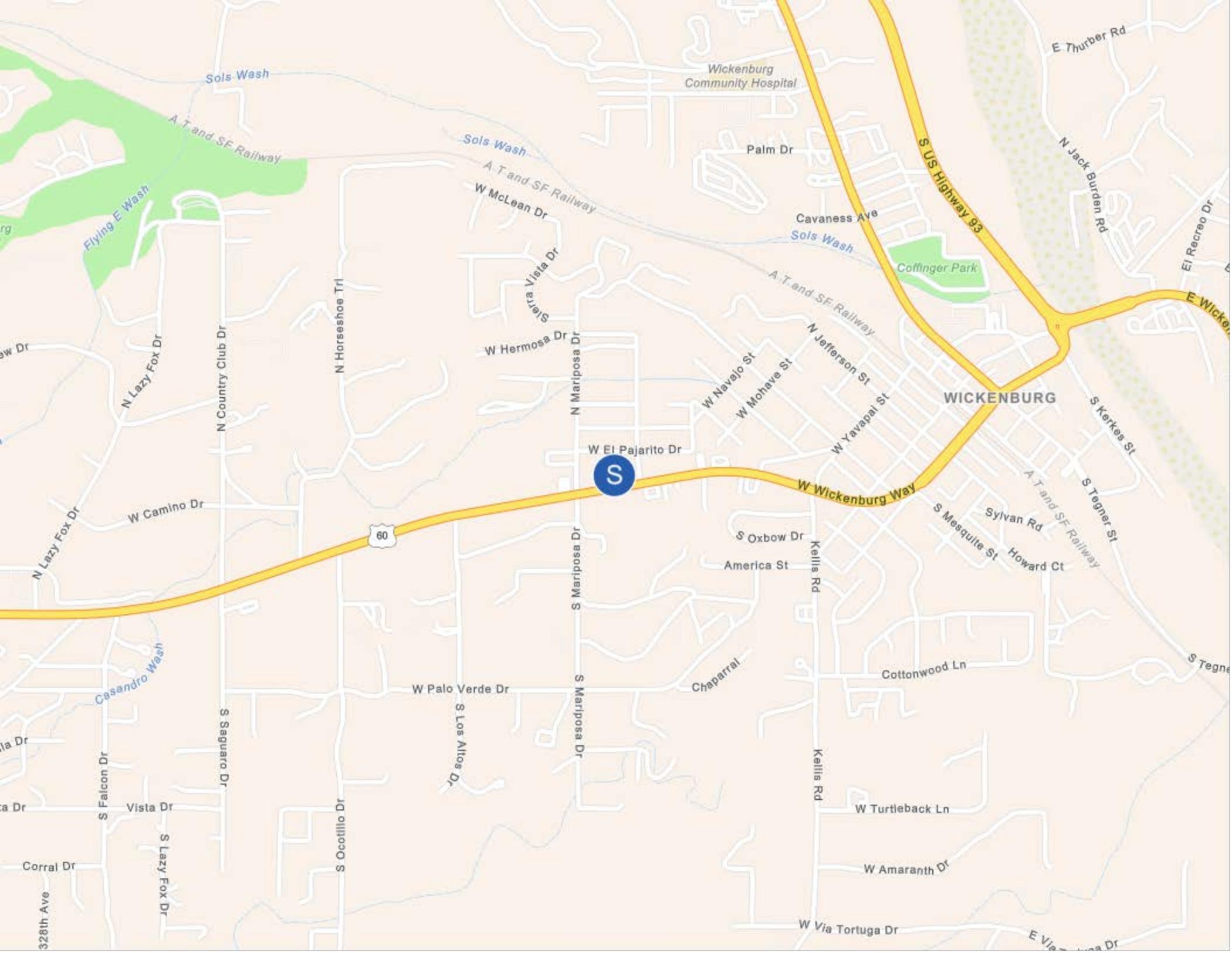


Largest Employers

Banner Health	1,860
Walmart	890
Sun Health Foundation	790
Fry's Food Stores	570
Costco Wholesale	370
Meadows Holdings Lp	340
Home Depot	300
Safeway	270

Maricopa County GDP Trend





Wickenburg
Community Hospital

WICKENBURG

S

60

S US Highway 93

N Country Club Dr

N Mariposa Dr

N Jefferson St

W Camino Dr

W El Pajarito Dr

W Wickenburg Way

N Lazy Fox Dr

W Hermosa Dr

W Navajo St
W Mohave St

Casandro Wash

W Palo Verde Dr

Chaparral

Cottonwood Ln

328th Ave

S Falcon Dr

Vista Dr

S Seguaro Dr

S Ocotillo Dr

S Los Altos Dr

S Mariposa Dr

S Mariposa Dr

S Oxbow Dr
America St

Kellis Rd

Kellis Rd

W Turtleback Ln

W Amaranth Dr

W Via Tortuga Dr

E Thurber Rd

N Jack Burden Rd

Ei Recreo Dr

S Kerkes St

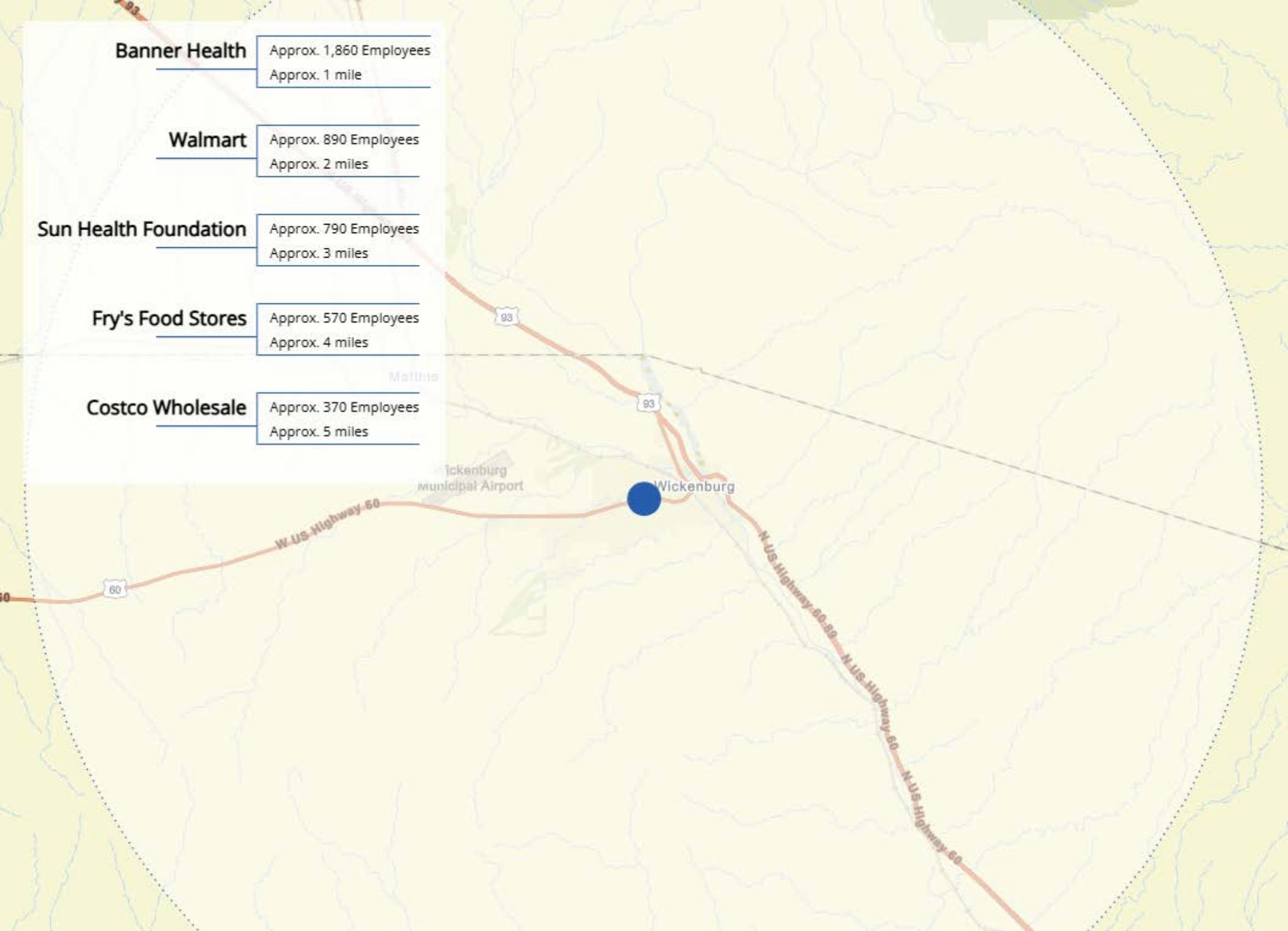
S Tegner St

Sylvan Rd

Howard Ct

S Tegne

E Via Tortuga Dr





N Mariposa Dr

Cucuracha St

W La Golondrina Dr

W La Golondrina Dr

W La Golondrina Dr

W El Pajarito Dr

W El Pajarito Dr

W El Pajarito Dr

W El Pajarito Dr

N Mariposa Dr

Chase

Maverik

S

Wickenburg Fire Station 751

60

W Wickenburg Way

W Wickenburg Way

W Wickenburg Way

W Wickenburg Way

America St

Mariposa Dr



03 Property Description

- Property Features
- Property Images

GLOBAL

NUMBER OF UNITS	8
BUILDING SF	6,182
LAND SF	40,076
LAND ACRES	0.92
# OF PARCELS	Three
YEAR BUILT	1947/54/82
YEAR RENOVATED	2022
ZONING TYPE	C-3
LOCATION CLASS	B
BUILDING CLASS	B
TOPOGRAPHY	Flat
NUMBER OF BUILDINGS	3

MULTI-FAMILY VITALS

NUMBER OF PARKING SPACES	6
POOL / JACUZZI	No
FIRE PLACE IN UNIT	No
WASHER/DRYER	No
NUMBER OF UNITS	6
CURRENT OCCUPANCY	100.00%
HVAC	Heat Pump Ind. Metered
SMOKE DETECTORS	Yes
COMMON COURTYARD	Yes

COMMERCIAL VITALS

NUMBER OF UNITS	2
CURRENT OCCUPANCY	100.00%
HVAC	Heat Pumps
FIRE SPRINKLERS	No
LEASE TYPE	NNN

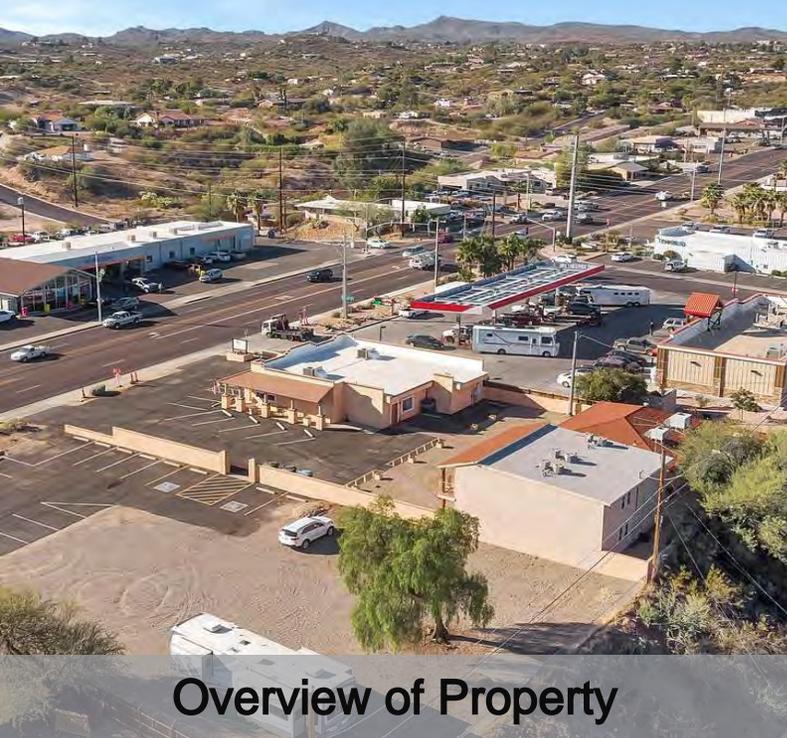
NEIGHBORING PROPERTIES

NORTH	Residential
SOUTH	Commercial Strip Mall
EAST	Office
WEST	Maverick Gas Station

CONSTRUCTION

FOUNDATION	Cement
FRAMING	Wood
EXTERIOR	Painted Stucco
PARKING SURFACE	Asphalt
ROOF	Flat
LANDSCAPING	Desert





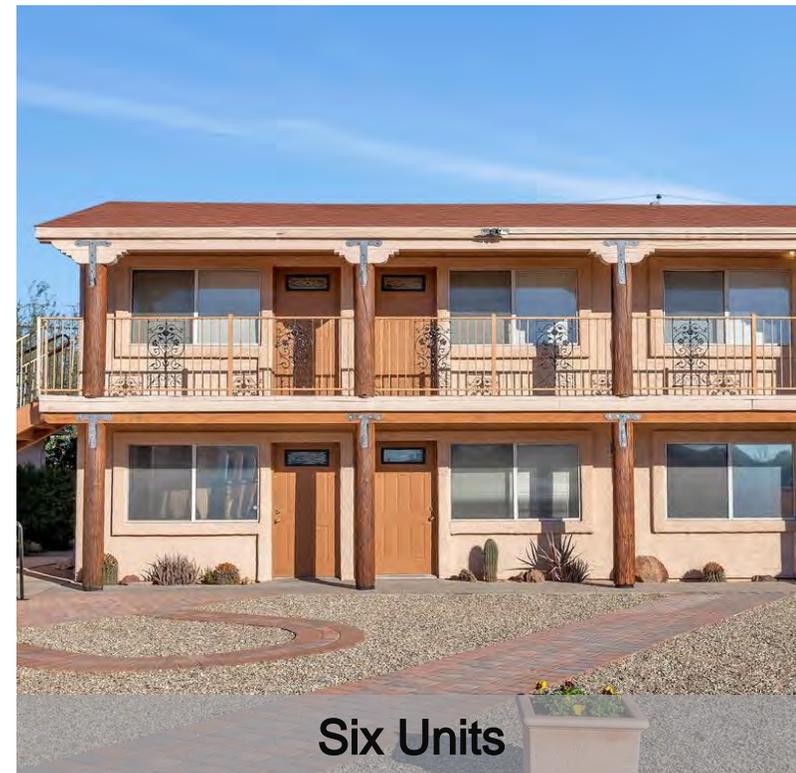
Overview of Property



East View of Front Building



Back Office and Six Units



Six Units



Large Training Area in Front Building



IT Room in Front Building



ADA Bathroom in Front Building



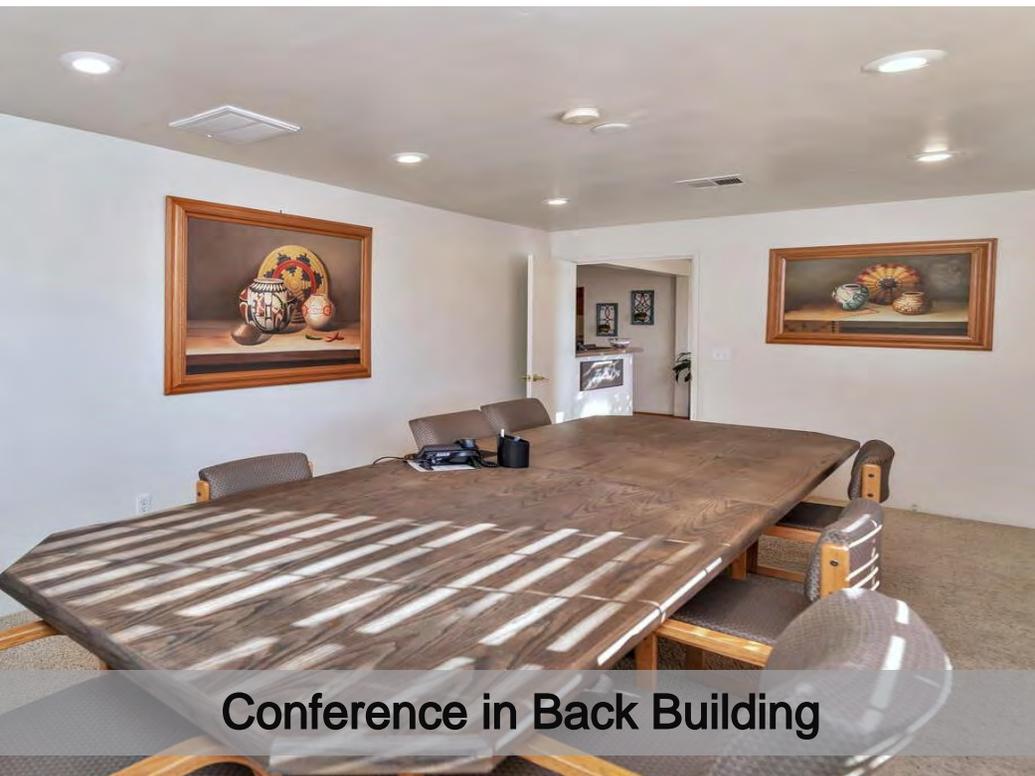
Hallways in Front Building



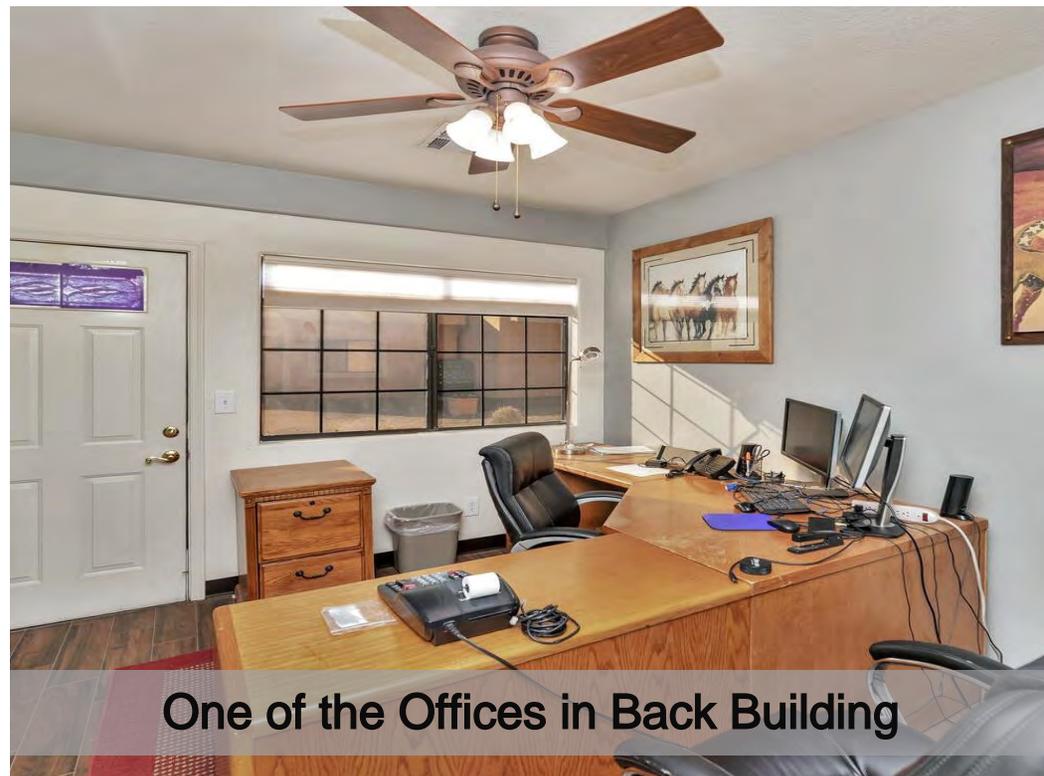
Reception Area in Back Office Building



Reception Desk Area in Back Building



Conference in Back Building



One of the Offices in Back Building



One bedroom in MF



Kitchen in MF



Living Area in MF



Bathroom in MF



Large Lot +/- 20K ft



04

Rent Roll

Rent Roll 2-7-2026 Last unit is filled moving in March 15th

Rent Roll

As of Date: is today (2-5-2025)

Property: in 778 West Wickenburg Way, Wickenburg, AZ 85390

Total Units: 6

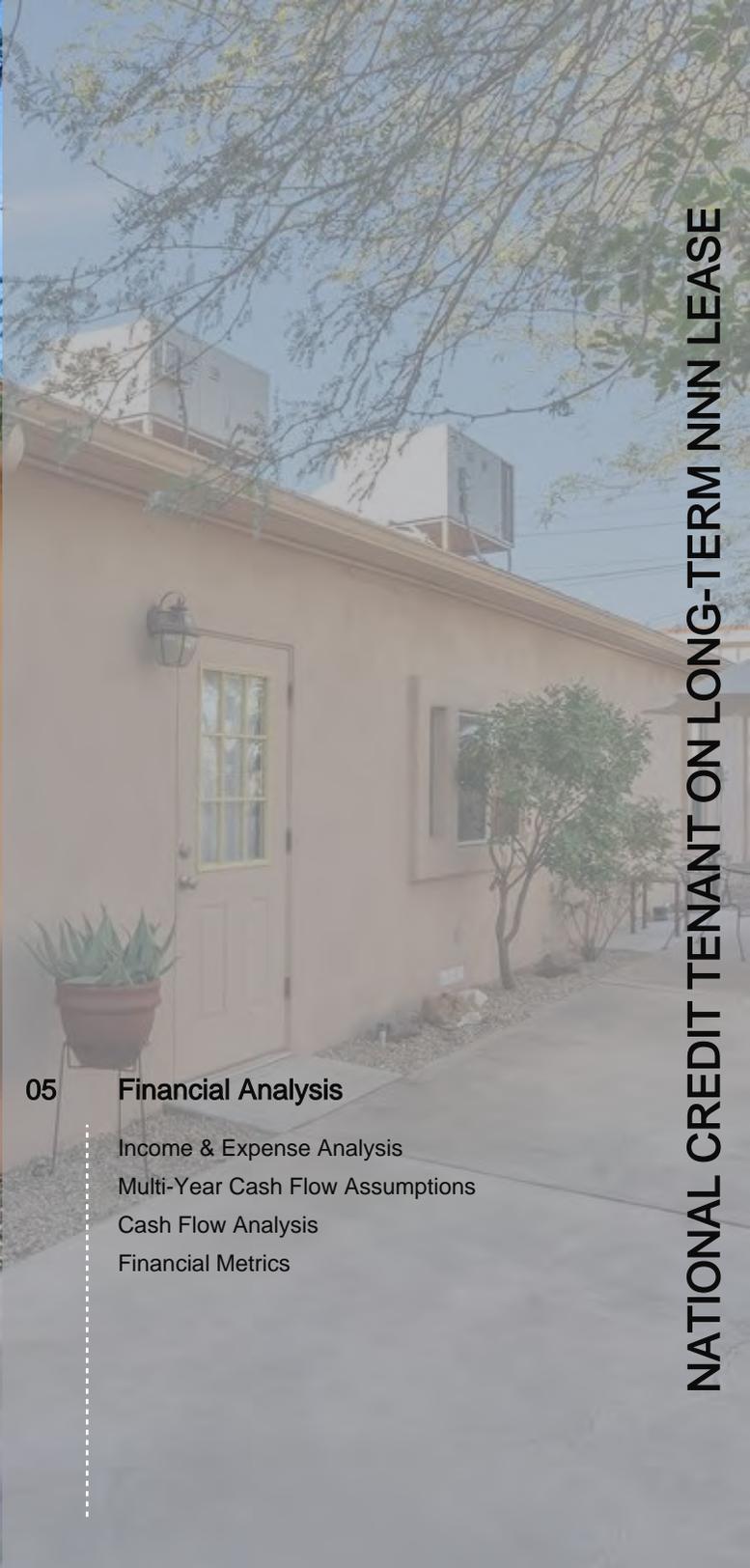
Total Rent Charged: \$5,370.00

Vacancy Rate: 0.0%

Occupancy Rate: 84%

Unit	Lease Status	Tenants	Rent	Utility	TIL	Move in	Start Date	End Date
778 West Wickenburg Way Unit 1 Wickenburg, AZ 85390	Active	Karina Terrell, Tyrine Terrell	\$895.00	\$50.00	\$13.50	11/14/2025	11/14/2025	1/31/2027
778 West Wickenburg Way Unit 2 Wickenburg, AZ 85390	Active	Michelle P Brown	\$895.00	\$50.00	\$13.50	05-15-2025	05-15-2025	05-31-2026
778 West Wickenburg Way Unit 3 Wickenburg, AZ 85390	Active	John H Risk	\$895.00	\$50.00	\$13.50	10-01-2025	10-01-2025	09-30-2026
778 West Wickenburg Way Unit 4 Wickenburg, AZ 85390	Active	Curtis Grebin	\$895.00	\$50.00	\$13.50	2/1/2026	2/1/2026	1/31/2027
778 West Wickenburg Way Unit 5 Wickenburg, AZ 85390	VACANT		\$895.00	\$50.00	\$13.50			
778 West Wickenburg Way Unit 6 Wickenburg, AZ 85390	Active	Nathanial Koger	\$895.00	\$50.00	\$13.50	12-20-2024	12-20-2024	01-31-2026
Totals			\$5,370.00	\$300.00	\$81.00			





05

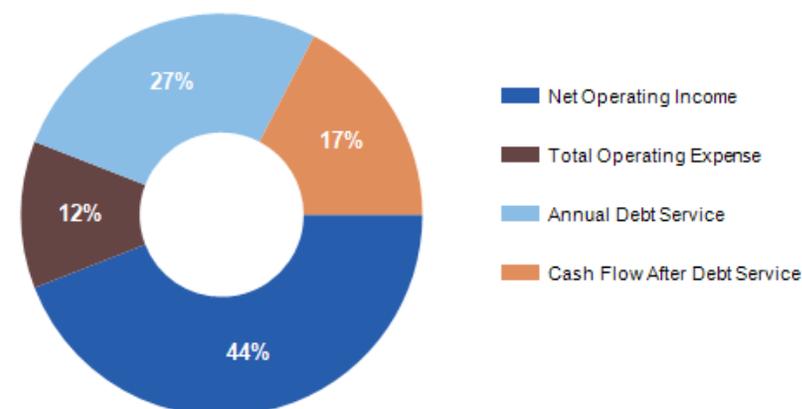
Financial Analysis

- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis
- Financial Metrics

REVENUE ALLOCATION

CURRENT

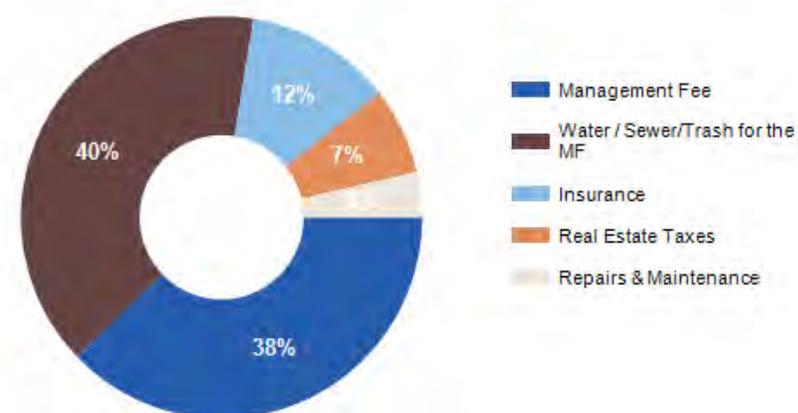
INCOME	CURRENT		PRO FORMA	
Residential Rent	\$78,840	39.9%	\$86,000	33.0%
Commercial Rent	\$107,400	54.3%	\$170,300	65.4%
Other Income-Residential Rubs	\$3,600	1.8%	\$4,000	1.5%
NNN Reimbursements (Insurance and Property Taxes)	\$7,791	3.9%		
Gross Potential Income	\$197,631		\$260,300	
Vacancy & Collection Loss	-\$2,041	1.09%	-\$4,000	1.56%
Effective Gross Income	\$195,590		\$256,300	
Less Expenses	\$41,381	21.15%	\$47,000	18.33%
Net Operating Income	\$154,209		\$209,300	
Annual Debt Service	\$93,405		\$93,405	
Cash flow	\$60,804		\$115,895	
Debt Coverage Ratio	1.65		2.24	



EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$2,889	\$3,500
Insurance	\$4,902	\$5,500
Management Fee	\$15,647	\$18,000
Repairs & Maintenance	\$1,500	\$2,000
Water / Sewer/Trash for the MF	\$16,443	\$18,000
Total Operating Expense	\$41,381	\$47,000
Annual Debt Service	\$93,405	\$93,405
Expense / SF	\$6.69	\$7.60
% of EGI	21.15%	18.33%

DISTRIBUTION OF EXPENSES

CURRENT



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	\$2,395,000
MillageRate	0.12000%

EXPENSES - Growth Rates

Real Estate Taxes	1.50%
Insurance	1.50%
Management Fee	1.50%
Repairs & Maintenance	1.50%
Water / Sewer/Trash for the MF	1.50%

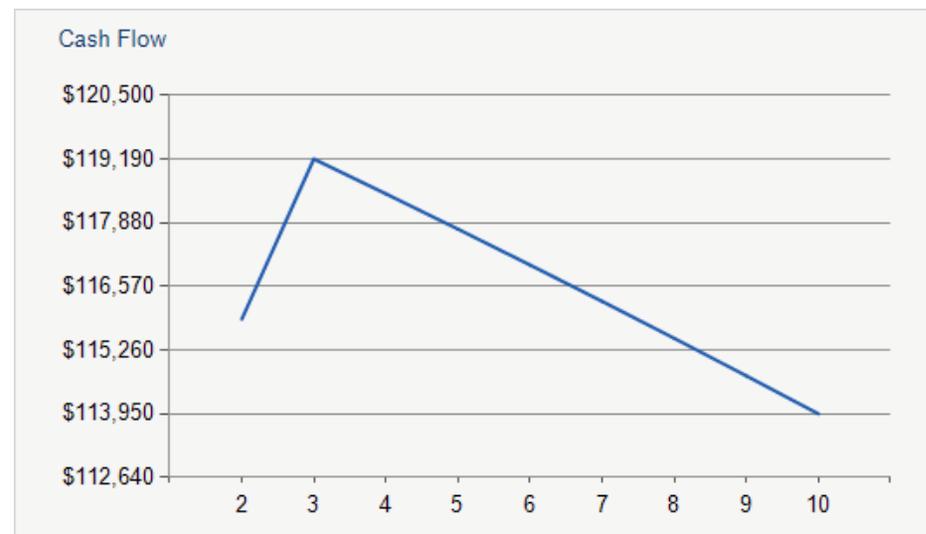
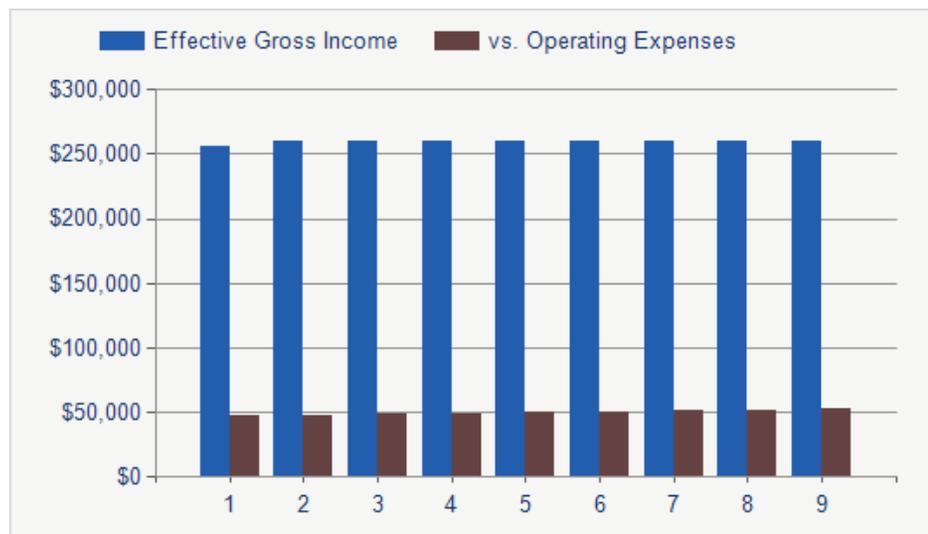
PROPOSED FINANCING

Commercial Loan	
Loan Type	Interest Only
Down Payment	\$838,250
Loan Amount	\$1,556,750
Interest Rate	6.00%
Loan Terms	5
Annual Debt Service	\$93,405
Loan to Value	65%

Notes This is projected loan and may change with the market

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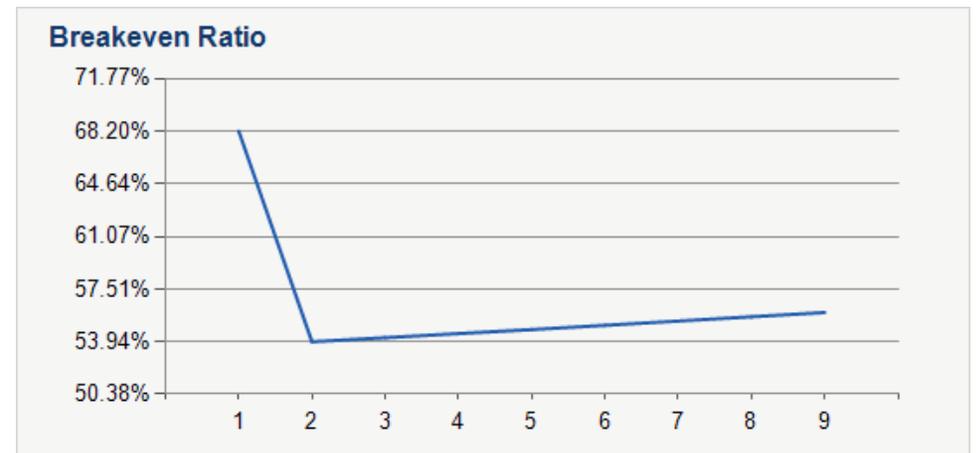
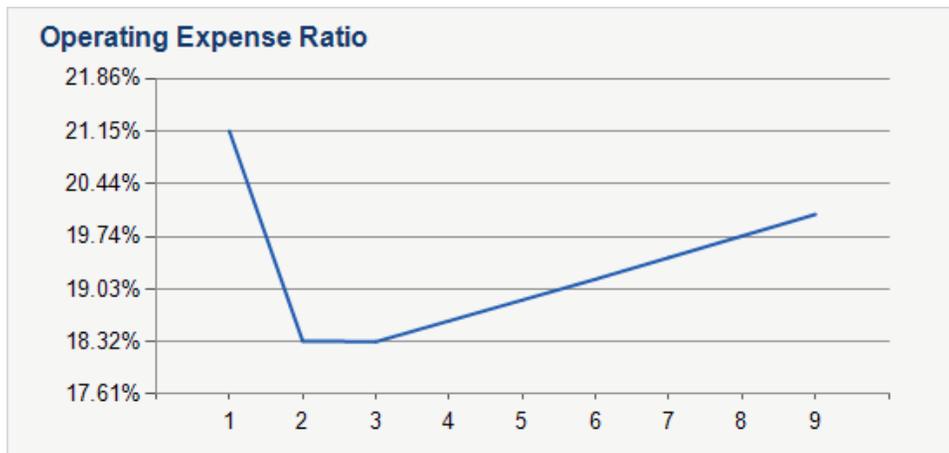
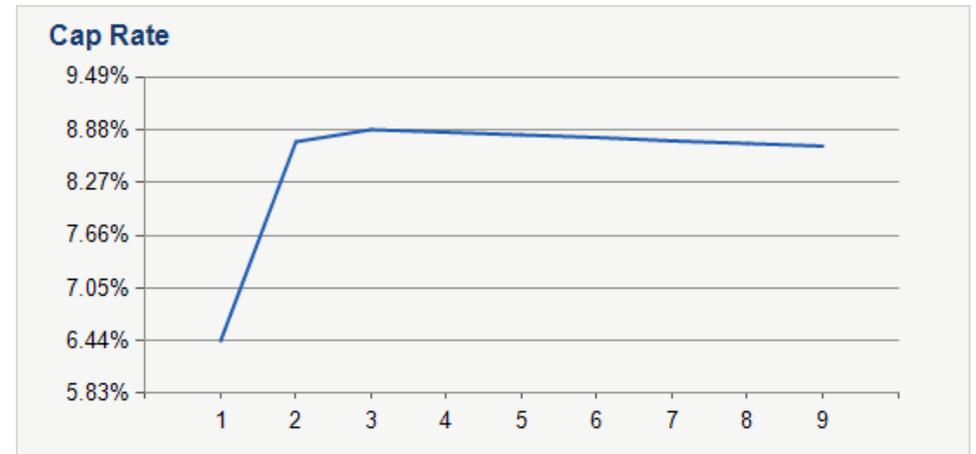
Calendar Year	CURRENT	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Residential Rent	\$78,840	\$86,000	\$86,000	\$86,000	\$86,000	\$86,000	\$86,000	\$86,000	\$86,000	\$86,000
Commercial Rent	\$107,400	\$170,300	\$170,300	\$170,300	\$170,300	\$170,300	\$170,300	\$170,300	\$170,300	\$170,300
Other Income-Residential Rubs	\$3,600	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
NNN Reimbursements (Insurance and Property Taxes)	\$7,791	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gross Potential Income	\$197,631	\$260,300								
Vacancy & Collection Loss	-\$2,041	-\$4,000	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%
Effective Gross Income	\$195,590	\$256,300	\$260,300							
Operating Expenses										
Real Estate Taxes	\$2,889	\$3,500	\$3,553	\$3,606	\$3,660	\$3,715	\$3,770	\$3,827	\$3,884	\$3,943
Insurance	\$4,902	\$5,500	\$5,583	\$5,666	\$5,751	\$5,837	\$5,925	\$6,014	\$6,104	\$6,196
Management Fee	\$15,647	\$18,000	\$18,270	\$18,544	\$18,822	\$19,105	\$19,391	\$19,682	\$19,977	\$20,277
Repairs & Maintenance	\$1,500	\$2,000	\$2,030	\$2,060	\$2,091	\$2,123	\$2,155	\$2,187	\$2,220	\$2,253
Water / Sewer/Trash for the MF	\$16,443	\$18,000	\$18,270	\$18,544	\$18,822	\$19,105	\$19,391	\$19,682	\$19,977	\$20,277
Total Operating Expense	\$41,381	\$47,000	\$47,705	\$48,421	\$49,147	\$49,884	\$50,632	\$51,392	\$52,163	\$52,945
Net Operating Income	\$154,209	\$209,300	\$212,595	\$211,879	\$211,153	\$210,416	\$209,668	\$208,908	\$208,137	\$207,355
Annual Debt Service	\$93,405	\$93,405	\$93,405	\$93,405	\$93,405	\$93,405	\$93,405	\$93,405	\$93,405	\$93,405
Cash Flow	\$60,804	\$115,895	\$119,190	\$118,474	\$117,748	\$117,011	\$116,263	\$115,503	\$114,732	\$113,950



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	CURRENT	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash on Cash Return b/t	7.25%	13.83%	14.22%	14.13%	14.05%	13.96%	13.87%	13.78%	13.69%	13.59%
CAP Rate	6.44%	8.74%	8.88%	8.85%	8.82%	8.79%	8.75%	8.72%	8.69%	8.66%
Debt Coverage Ratio	1.65	2.24	2.28	2.27	2.26	2.25	2.24	2.24	2.23	2.22
Operating Expense Ratio	21.15%	18.33%	18.32%	18.60%	18.88%	19.16%	19.45%	19.74%	20.03%	20.34%
Gross Multiplier (GRM)	12.12	9.20	9.20	9.20	9.20	9.20	9.20	9.20	9.20	9.20
Loan to Value	65.01%	65.01%	65.02%	65.02%	65.03%	65.03%	64.97%	64.98%	65.00%	65.02%
Breakeven Ratio	68.20%	53.94%	54.21%	54.49%	54.76%	55.05%	55.34%	55.63%	55.92%	56.22%
Price / SF	\$387.42	\$387.42	\$387.42	\$387.42	\$387.42	\$387.42	\$387.42	\$387.42	\$387.42	\$387.42
Price / Unit	\$299,375	\$299,375	\$299,375	\$299,375	\$299,375	\$299,375	\$299,375	\$299,375	\$299,375	\$299,375
Income / SF	\$31.63	\$41.45	\$42.10	\$42.10	\$42.10	\$42.10	\$42.10	\$42.10	\$42.10	\$42.10
Expense / SF	\$6.69	\$7.60	\$7.71	\$7.83	\$7.94	\$8.06	\$8.19	\$8.31	\$8.43	\$8.56

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





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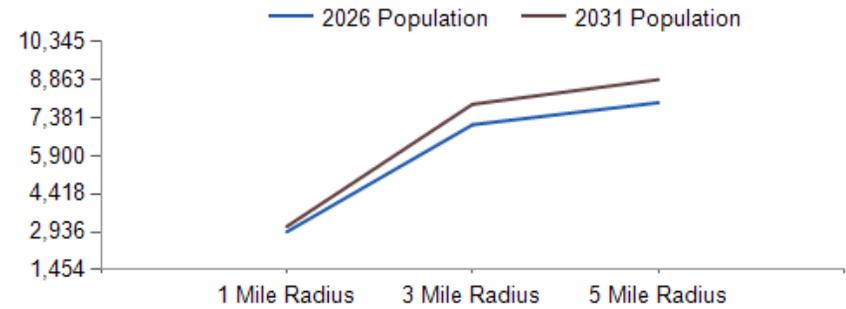
Demographics

General Demographics

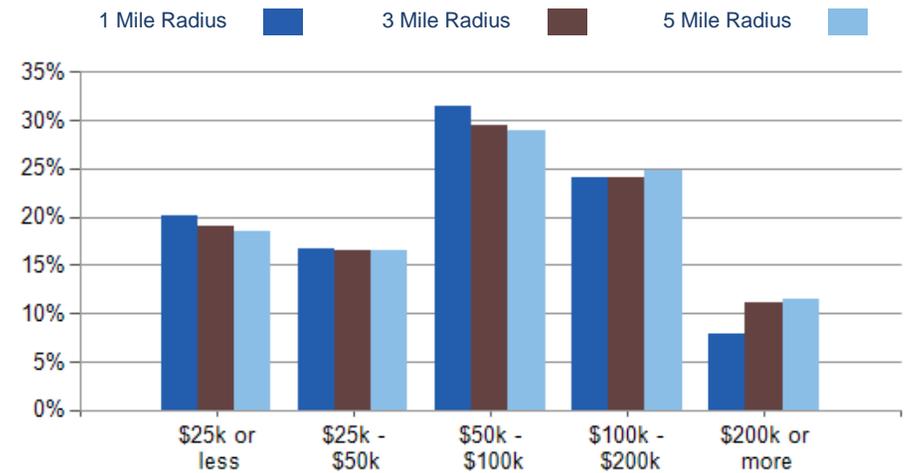
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,941	6,699	7,312
2010 Population	3,026	7,372	8,106
2026 Population	2,936	7,109	7,966
2031 Population	3,144	7,905	8,863
2026 African American	34	63	65
2026 American Indian	44	111	121
2026 Asian	19	50	56
2026 Hispanic	567	1,356	1,498
2026 Other Race	253	590	650
2026 White	2,284	5,590	6,291
2026 Multiracial	299	702	779
2026-2031: Population: Growth Rate	6.90%	10.75%	10.80%

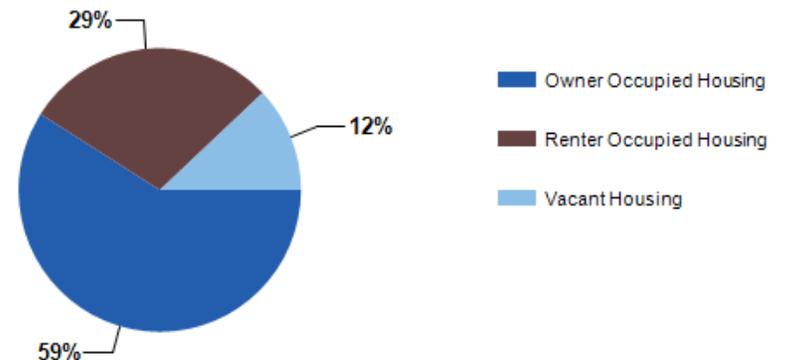
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	192	411	436
\$15,000-\$24,999	98	264	284
\$25,000-\$34,999	100	227	242
\$35,000-\$49,999	141	360	401
\$50,000-\$74,999	267	596	642
\$75,000-\$99,999	187	447	484
\$100,000-\$149,999	240	487	544
\$150,000-\$199,999	107	364	419
\$200,000 or greater	114	393	443
Median HH Income	\$67,386	\$70,864	\$72,318
Average HH Income	\$95,860	\$107,722	\$109,389



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

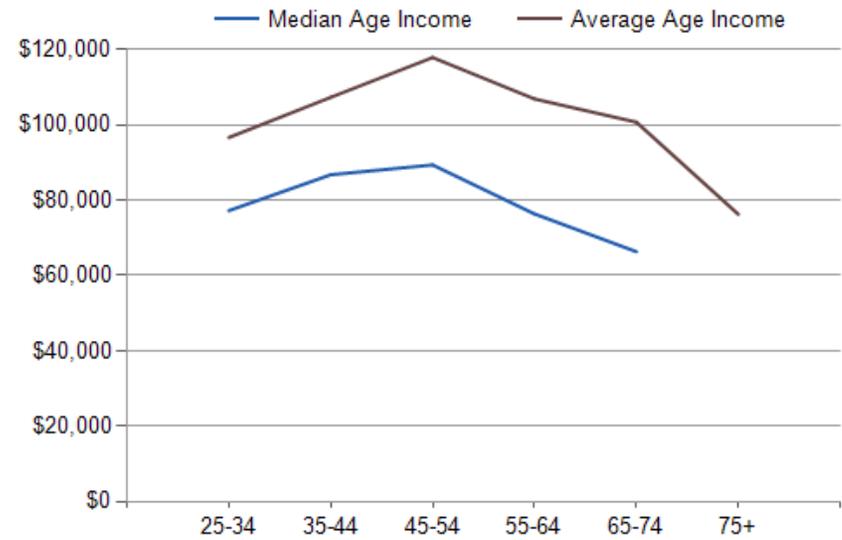
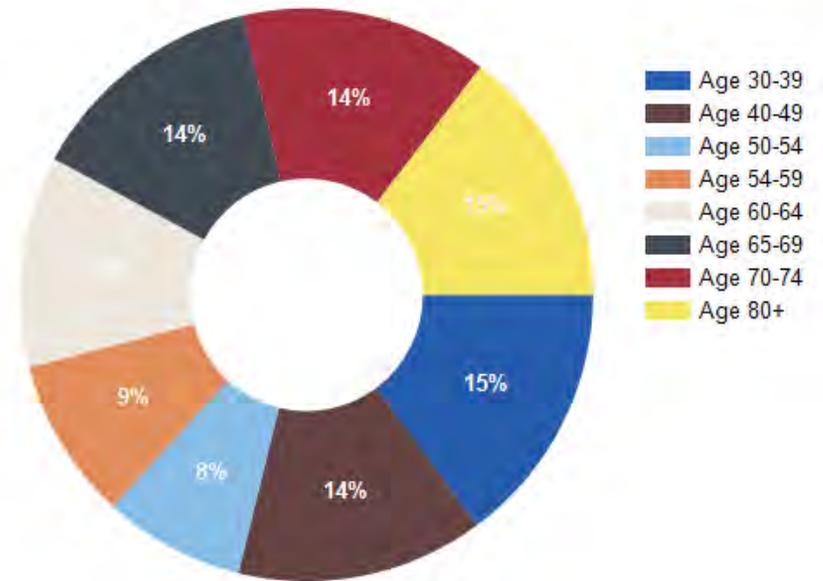


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	144	292	312
2026 Population Age 35-39	118	258	283
2026 Population Age 40-44	132	305	330
2026 Population Age 45-49	115	281	309
2026 Population Age 50-54	141	349	386
2026 Population Age 55-59	161	418	472
2026 Population Age 60-64	211	560	635
2026 Population Age 65-69	240	658	764
2026 Population Age 70-74	246	657	766
2026 Population Age 75-79	258	647	750
2026 Population Age 80-84	184	489	563
2026 Population Age 85+	145	366	412
2026 Population Age 18+	2,455	6,033	6,793
2026 Median Age	54	58	59
2031 Median Age	55	59	60

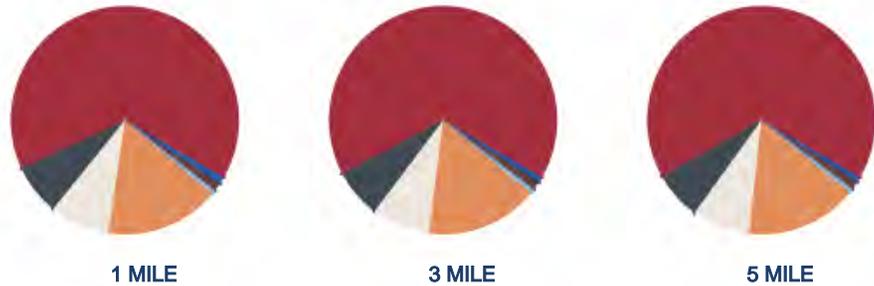
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$77,215	\$80,792	\$82,223
Average Household Income 25-34	\$96,631	\$111,083	\$113,382
Median Household Income 35-44	\$86,751	\$97,604	\$100,671
Average Household Income 35-44	\$107,310	\$128,895	\$132,466
Median Household Income 45-54	\$89,359	\$97,769	\$100,229
Average Household Income 45-54	\$117,889	\$134,250	\$136,133
Median Household Income 55-64	\$76,346	\$85,353	\$88,221
Average Household Income 55-64	\$106,881	\$125,878	\$127,740
Median Household Income 65-74	\$66,283	\$70,244	\$71,945
Average Household Income 65-74	\$100,704	\$109,213	\$110,778
Average Household Income 75+	\$76,235	\$81,798	\$83,082

Population By Age



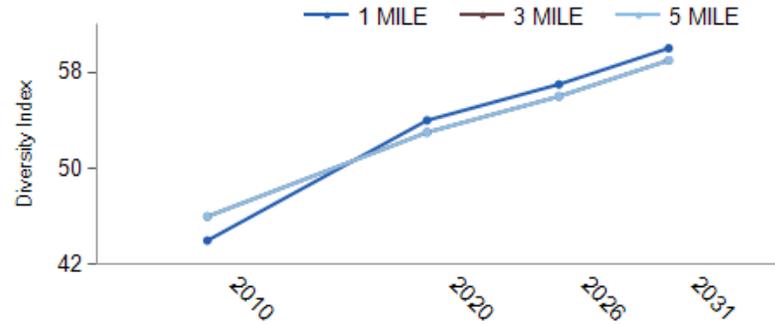
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	60	59	59
Diversity Index (current year)	57	56	56
Diversity Index (2020)	55	53	53
Diversity Index (2010)	45	46	46

POPULATION BY RACE



2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	1%	1%
American Indian	1%	1%	1%
Asian	1%	1%	1%
Hispanic	16%	16%	16%
Multiracial	9%	8%	8%
Other Race	7%	7%	7%
White	65%	66%	67%

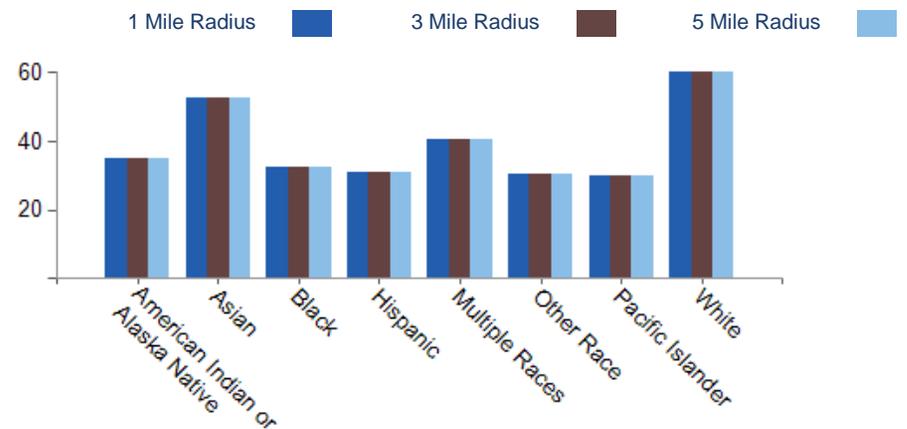
POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	35	35	36
Median Asian Age	53	51	50
Median Black Age	33	32	33
Median Hispanic Age	31	31	30
Median Multiple Races Age	40	41	41
Median Other Race Age	31	30	30
Median Pacific Islander Age	30	28	28
Median White Age	60	62	63

2026 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.

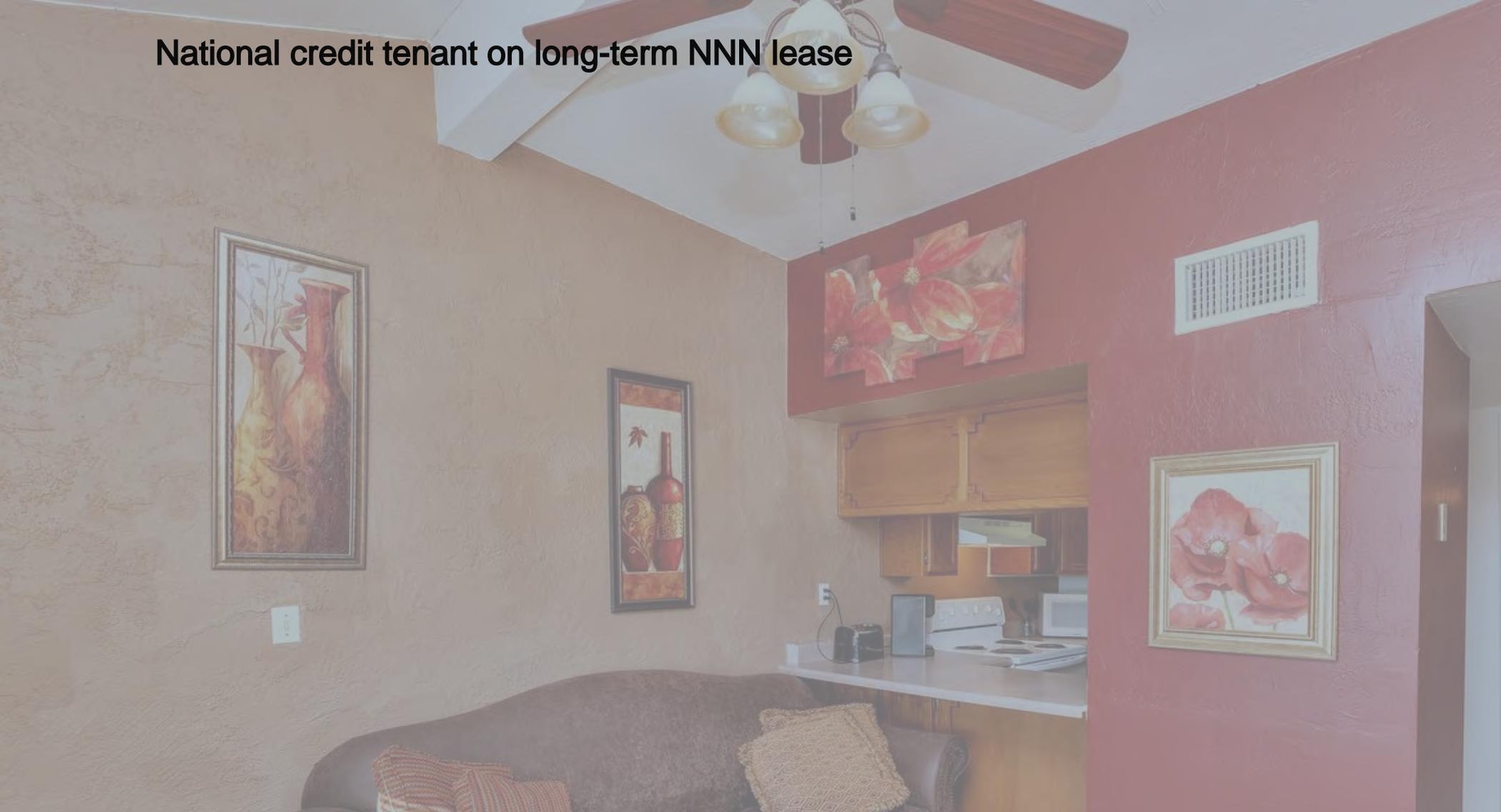
In addition, she is an acclaimed author. Her seminars draw hundreds of attendees. She has spent countless hours preparing a Video Seminar Series for you as an investor!

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.

National credit tenant on long-term NNN lease



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