

Single Family Tenant Occupied with HIGH RENTS



OFFERING MEMORANDUM | TENANT PAYS \$3,500 PER MONTH 5 BEDROOM 3 BATH REMODELED

1830 West Alta Vista
Phoenix, AZ 85032



Single Family Tenant Occupied with HIGH RENTS

CONTENTS

01 Executive Summary

Investment Summary
Unit Mix Summary

02 Location

Location Summary

03 Property Description

Property Features
Aerial Map
Common Amenities
Unit Amenities
Property Images

04 Rent Roll

Rent Roll

05 Financial Analysis

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

06 Demographics

Demographics

07 Company Profile

Company Bio
Advisor Profile

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01

Executive Summary

Investment Summary

Unit Mix Summary

OFFERING SUMMARY

ADDRESS	1830 West Alta Vista Phoenix AZ 85032
COUNTY	Maricopa
MARKET	Phoenix
BUILDING SF	1,554 SF
LAND SF	6,003 SF
LAND ACRES	0.138
NUMBER OF UNITS	1
YEAR BUILT	1971
YEAR RENOVATED	2024
APN	105-84-127
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$560,000
PRICE PSF	\$360.36
PRICE PER UNIT	\$560,000
OCCUPANCY	97.00%
NOI (CURRENT)	\$35,070
NOI (Pro Forma)	\$39,439
CAP RATE (CURRENT)	6.26%
CAP RATE (Pro Forma)	7.04%
CASH ON CASH (CURRENT)	3.47%
CASH ON CASH (Pro Forma)	6.59%
GRM (CURRENT)	13.50
GRM (Pro Forma)	12.17

PROPOSED FINANCING

Residential Investor Financing	
LOAN TYPE	Amortized
DOWN PAYMENT	\$140,000
LOAN AMOUNT	\$420,000
INTEREST RATE	6.00%
LOAN TERMS	30
ANNUAL DEBT SERVICE	\$30,216
LOAN TO VALUE	75%
AMORTIZATION PERIOD	30 Years

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	21,445	107,495	220,595
2023 Median HH Income	\$73,581	\$75,970	\$72,602
2023 Average HH Income	\$96,395	\$97,247	\$94,590

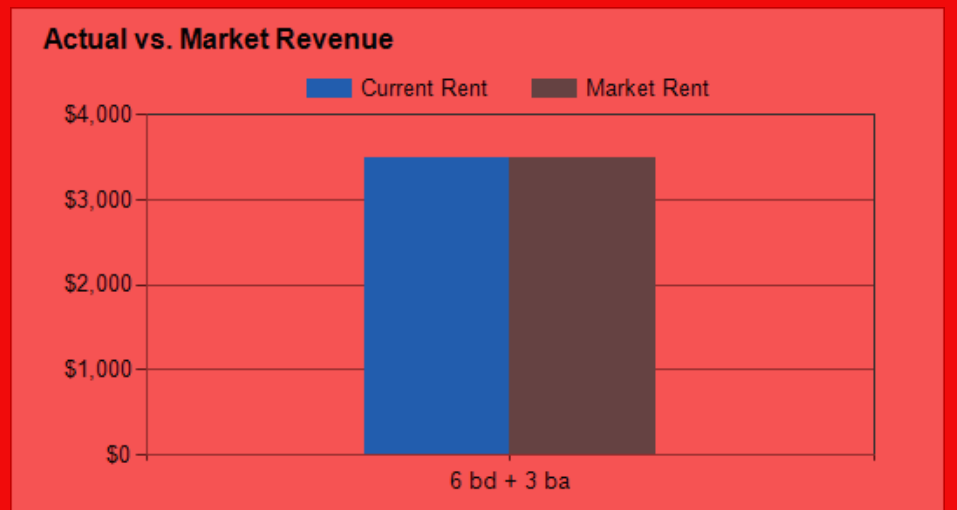
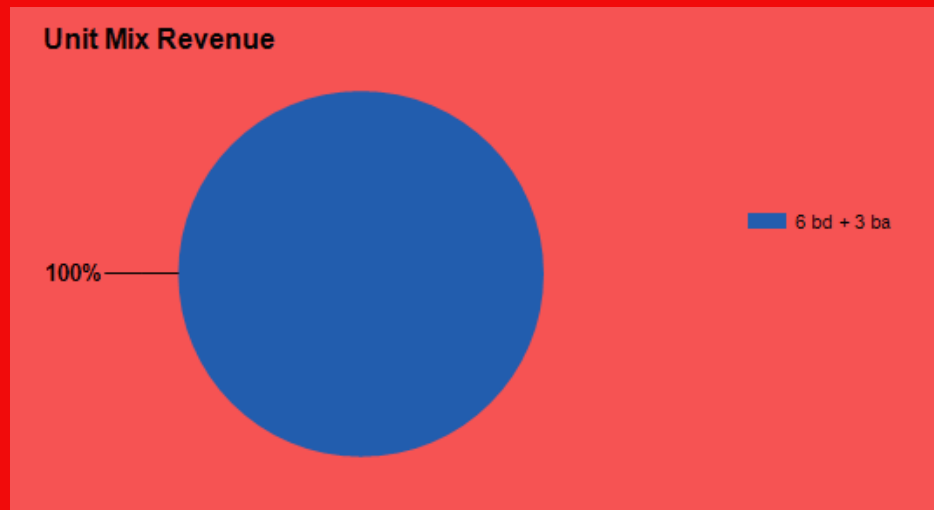
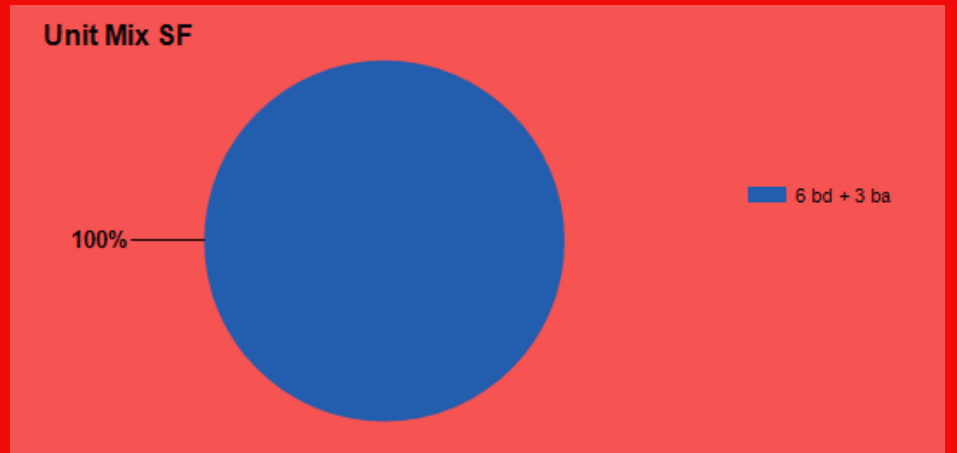
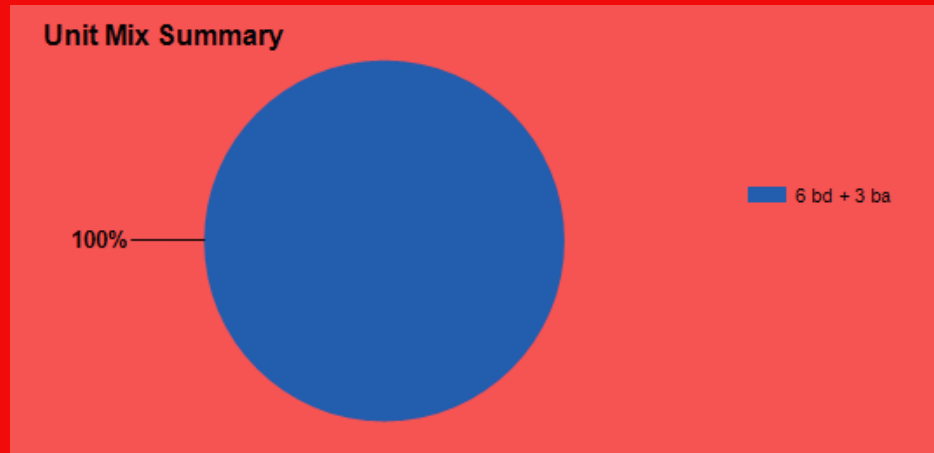


With Remodel and Tenant paying \$3,500 per month

- Re-Model Year 2024
 - New Roof: New Shingles / Roof Boards/
 - HVAC: 3 ½ Ton (Duct Cleaned) 2024 by George Brazil
 - Certificate of Service 2024 (George Brazil)
 - Mini Split: 1 ton Brand New 2024 (Re-Camera 5)
 - ELECTRICAL: New Wiring throughout
 - Lighting/Ceiling lights; Ceiling Fans (new)
 - Plumbing:
 - New Plumbing (with PEX-A) throughout
 - FLOORING: Brand New (Bruce Hardwood flooring in Bedrooms)
 - Porcelain Tile in Bathrooms
 - Bathrooms:
 - New Vanity Sinks, New Shower heads, New Hollywood LED mirror
 - New Medicine Cabinets, New Bidet, Hand Held showers
 - Paints: New interior painting (all rooms ; living rooms)
 - New Exterior Paints + Stone Tiles in the front
 - PAVERS: Brand new Pavers both in Front and Back
- Laundry Room: New General Electric Combo (Washer/Dryer)
Home Depot
- Water Heaters: Instant Water Heater (Natural Gas) / Tankless
- Kitchen + Living Room:
 - New Kitchen Island + New Kitchen with New Appliance
 - Dishwasher/Garbage Disposal; Double Oven Range (not brand new)
 - New Kitchen Cabinets Drawers/ Drawer pull



Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
6 bd + 3 ba	1	1,551	\$3,500	\$2.26	\$3,500	\$3,500	\$2.26	\$3,500
Totals/Averages	1	1,551	\$3,500	\$2.26	\$3,500	\$3,500	\$2.26	\$3,500



02 Location

Location Summary

02

This is a growing area

- ?? Explore Your Investment Opportunity: Rental Property Perfectly Situated near South Mountain Park and Light Rail Access! ??

Looking for an investment property that combines location, convenience, and income potential? Welcome to your next venture at the prime location of South Mountain Park and Light Rail Access!

Strategic Location

Nestled in the thriving area near South Mountain Park, this rental property offers the perfect blend of urban convenience and natural beauty. South Mountain Park, one of the largest municipal parks in the country, provides residents with endless opportunities for outdoor recreation, from hiking and biking to picnicking and enjoying scenic views.

Easy Access to Light Rail

With the convenience of nearby light rail access, commuting has never been easier for tenants. The new light rail line provides seamless connectivity to downtown Phoenix, making it ideal for tenants who work in the city center or nearby employment hubs.

Thriving Employment Opportunities

Located in close proximity to major employment centers, including downtown Phoenix and surrounding business districts, this property offers tenants convenient access to a wide range of job opportunities. Whether they work in healthcare, technology, education, or hospitality, tenants will appreciate the short commute times and easy access to employment options.

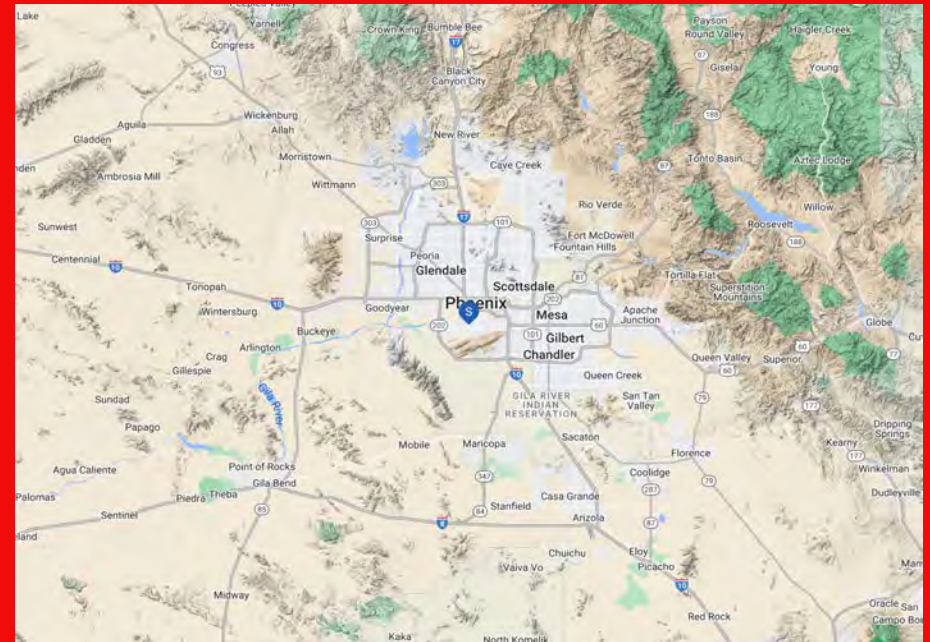
Investment Potential

With its desirable location, proximity to employment centers, and easy access to recreational amenities, this property presents a lucrative investment opportunity in the thriving Phoenix real estate market. Whether you're a seasoned investor or a first-time buyer, don't miss out on the chance to add this gem to your portfolio.

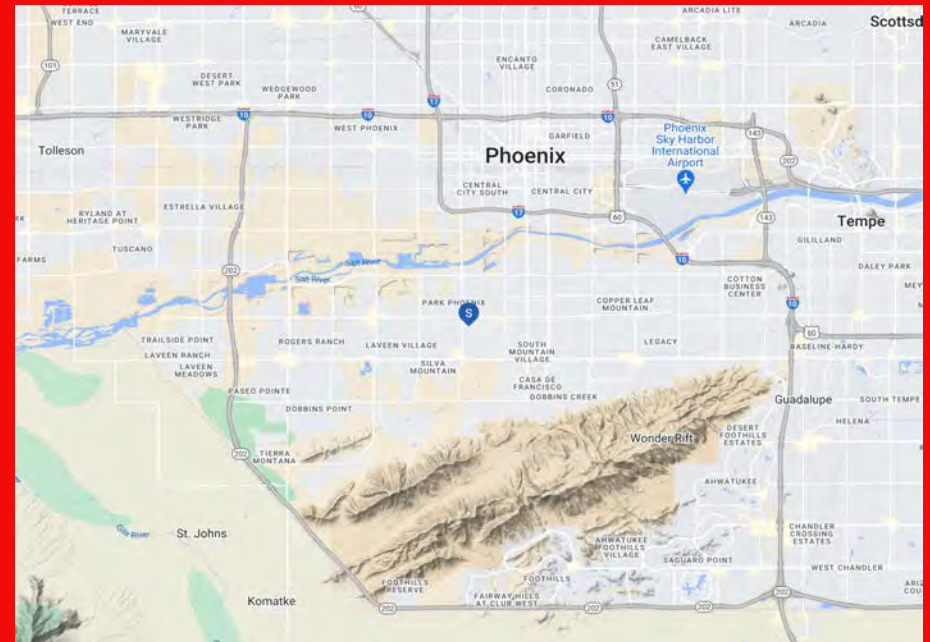
Schedule Your Showing Today

Ready to explore this investment opportunity further? Contact us today to schedule a showing and discover why this rental property near South Mountain Park and Light Rail Access is the perfect addition to your investment portfolio!

Regional Map



Locator Map





03

Property Description

- Property Features
- Aerial Map
- Common Amenities
- Unit Amenities
- Property Images

PROPERTY FEATURES

NUMBER OF UNITS	1
BUILDING SF	1,554
LAND SF	6,003
LAND ACRES	0.138
YEAR BUILT	1971
YEAR RENOVATED	2024
# OF PARCELS	1
ZONING TYPE	[R1-6] Single Family Residence
BUILDING CLASS	B
TOPOGRAPHY	Flat
LOCATION CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	4
POOL / JACUZZI	No
FIRE PLACE IN UNIT	No
WASHER/DRYER	New 2024

FEES & DEPOSITS

SECTION 8 TENANT	Monthly Rent \$3,500
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MECHANICAL

HVAC	New Heat Pump
SMOKE DETECTORS	New 2024
TANKLESS WATER HEATER	New 2024

UTILITIES

WATER	City of Phoenix
TRASH	City of Phoenix
GAS	Southwest Gas
ELECTRIC	APS

CONSTRUCTION

FOUNDATION	Cement
EXTERIOR	Stone/Stucco
PARKING SURFACE	Pavers
ROOF	Asphalt Shingle
STYLE	Ranch
LANDSCAPING	Desert





WEST ACRES

CENTRAL CITY SOUTH

CENTRAL CITY

Phoenix Sky Harbor International Airport

BRADLEY RANCH

VALLEY INTERSTATE INDUSTRIAL CENTER

SWIFT

MARICOPA GARDEN FARMS

PARK PHOENIX

PARK SOUTH

WIER ESTATES

RIVER WALK VILLAGES

COPPER LEAF MOUNTAIN

SOUTHERN VIEWS

ANDERSON FARMS

MOUNTAIN VISTAS

CITRUS HILLS

LEGACY

LAVEEN CROSSING

ROGERS RANCH

LAVEEN VILLAGE

SOUTH MOUNTAIN VILLAGE

BLOSSOM HILLS

ESTRELLA MOUNTAIN VILLAGE

CHEATHAM FARMS

SIERRA VISTA

SILVA MOUNTAIN

CASA DE FRANCISCO

BASEO POINTE

MONTANA VISTA

DOBBINS CREEK

LAVEEN ESTATES

DOBBINS POINT

CAMPUS FOR COMPASSION

TALASERA

HANGAR HACIENDAS

Wonder Rift

TIERRA MONTANA

ORANGE VALLEY



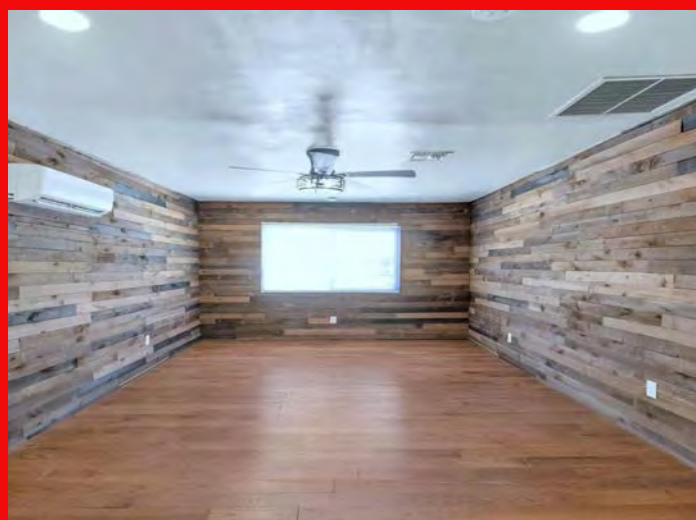
Common Amenities

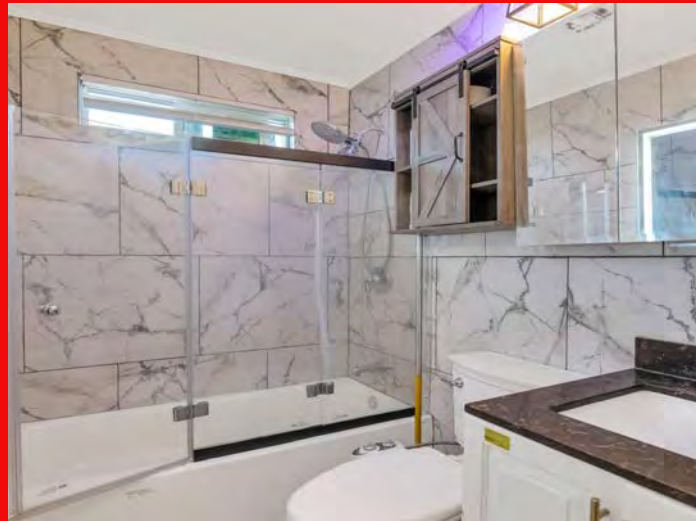
- Pavers used in Front Drive way
- Stone Front Work on Home
- RV Gates in backyard
- Large Fenced Backyard



Unit Amenities

- Dual Pane Windows
- New Cabinets and Counter Tops
- New Washer / Dryer
- 6 Bedroom 3 Bathrooms







04

Rent Roll

Rent Roll

Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent	Move-in Date
1	6 bd + 3 ba	1,551	\$2.25	\$3,495.00	\$3,495.00	05/31/2024
Totals / Averages		1,551	\$2.25	\$3,495.00	\$3,495.00	





05

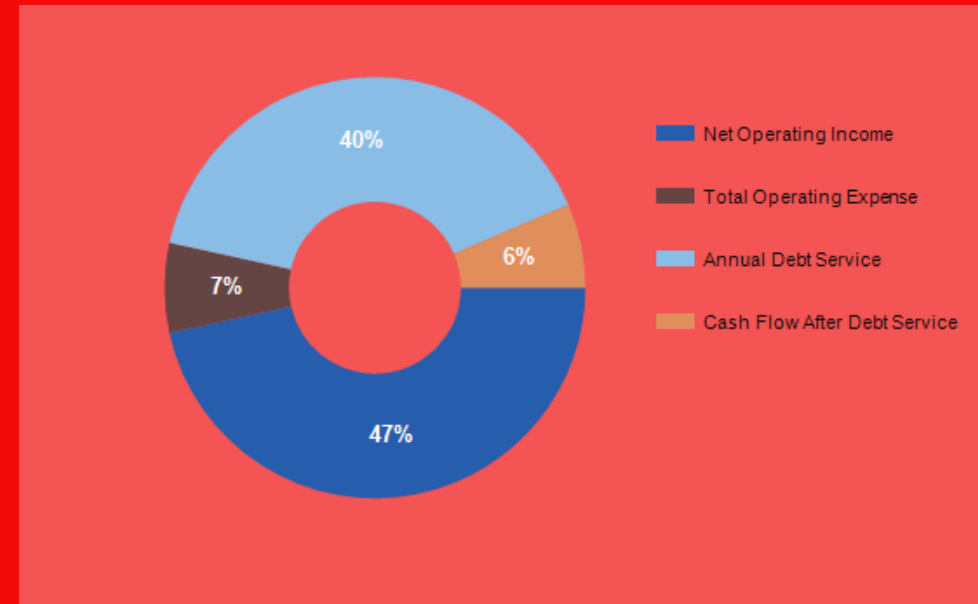
Financial Analysis

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

REVENUE ALLOCATION

CURRENT

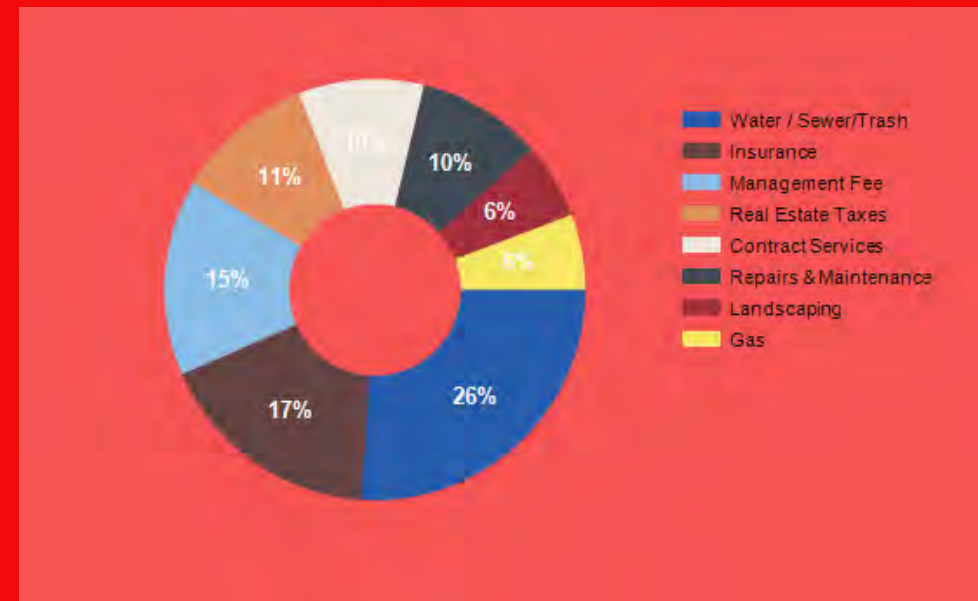
INCOME	CURRENT	PRO FORMA		
Gross Scheduled Rent	\$41,496	\$46,000		
Gross Potential Income	\$41,496	\$46,000		
General Vacancy	-3.00%	-3.00%		
Effective Gross Income	\$40,251	\$44,620		
Less Expenses	\$5,181	\$5,181	12.87%	11.61%
Net Operating Income	\$35,070	\$39,439		
Annual Debt Service	\$30,216	\$30,216		
Cash flow	\$4,854	\$9,223		
Debt Coverage Ratio	1.16	1.31		



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$551	\$551	\$551	\$551
Insurance	\$900	\$900	\$900	\$900
Management Fee	\$780	\$780	\$780	\$780
Contract Services	\$500	\$500	\$500	\$500
Repairs & Maintenance	\$500	\$500	\$500	\$500
Water / Sewer/Trash	\$1,350	\$1,350	\$1,350	\$1,350
Landscaping	\$300	\$300	\$300	\$300
Gas	\$300	\$300	\$300	\$300
Total Operating Expense	\$5,181	\$5,181	\$5,181	\$5,181
Annual Debt Service	\$30,216		\$30,216	
Expense / SF	\$3.33		\$3.33	
% of EGI	12.87%		11.61%	

DISTRIBUTION OF EXPENSES

CURRENT



GLOBAL

Price	\$560,000
Analysis Period	5 year(s)
General Vacancy	3.00%

INCOME - Growth Rates

Gross Scheduled Rent	3.00%
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EXPENSES - Growth Rates

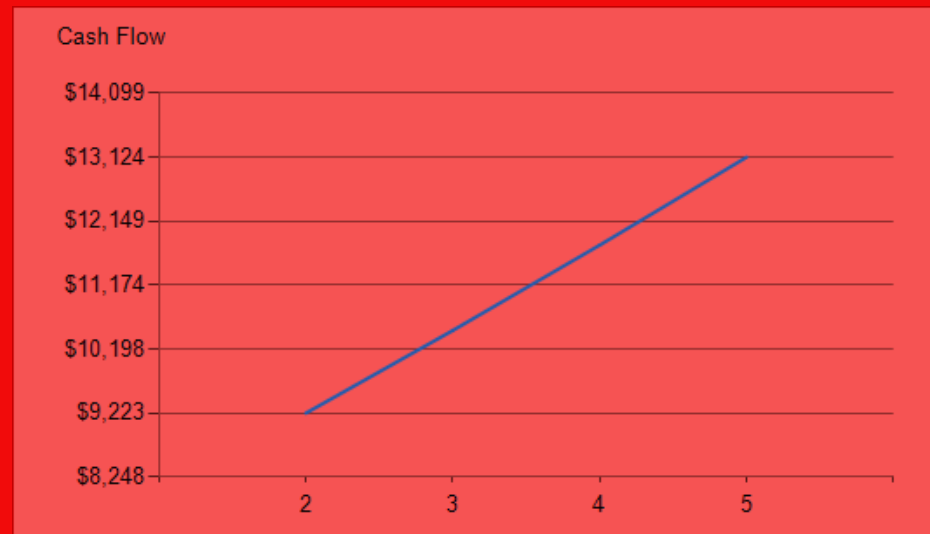
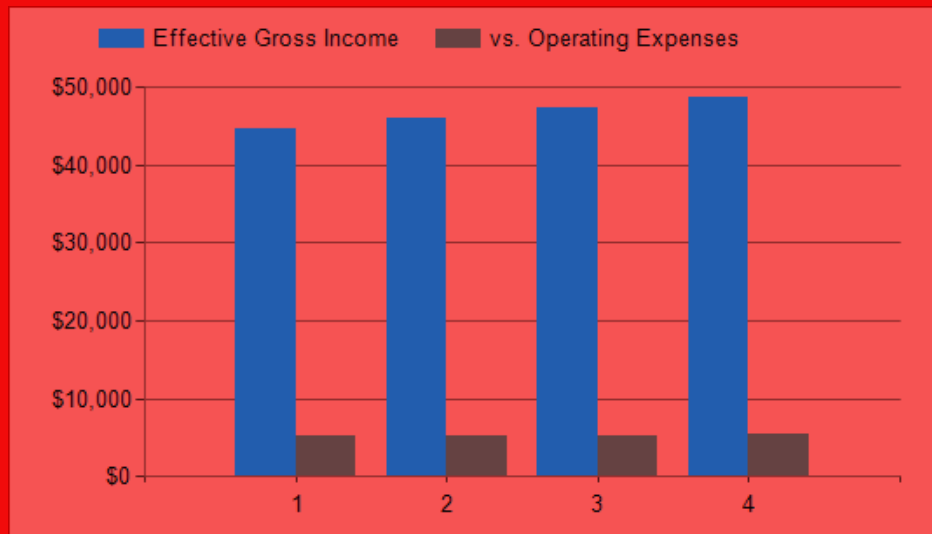
Real Estate Taxes	1.50%
Insurance	1.50%
Management Fee	1.50%
Contract Services	1.50%
Repairs & Maintenance	1.50%
Water / Sewer/Trash	1.50%
Landscaping	1.50%
Gas	1.50%

PROPOSED FINANCING

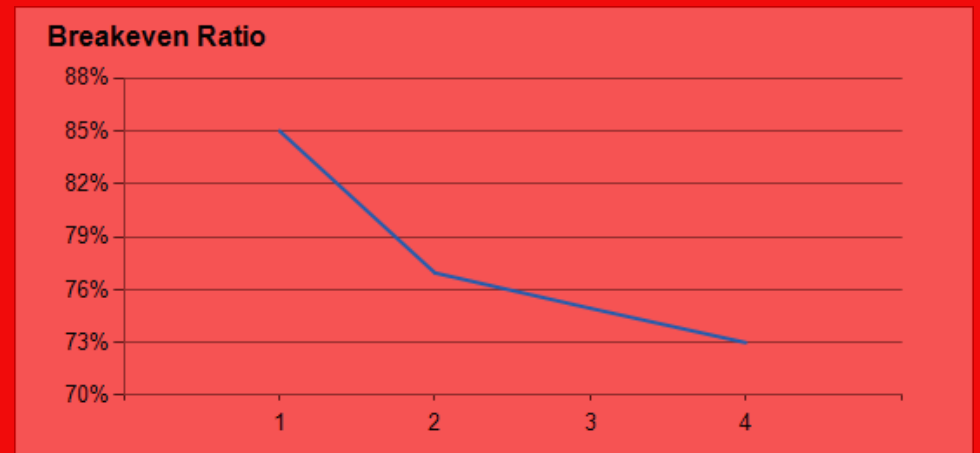
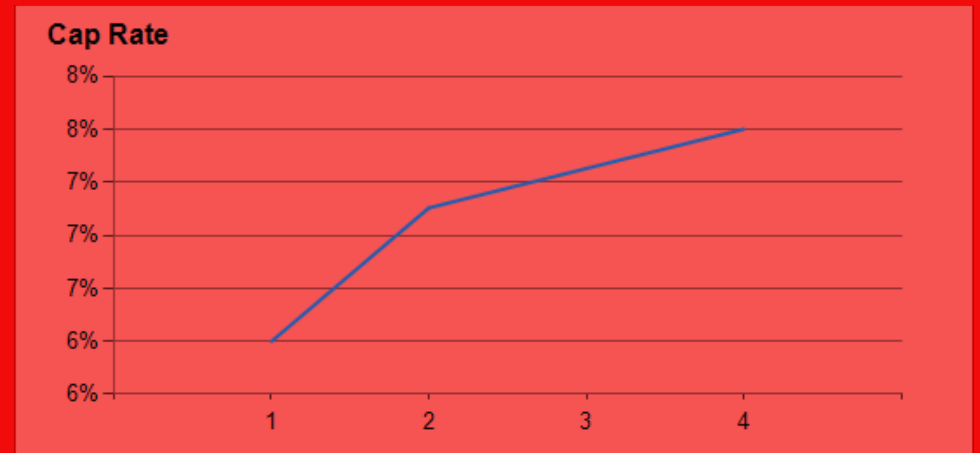
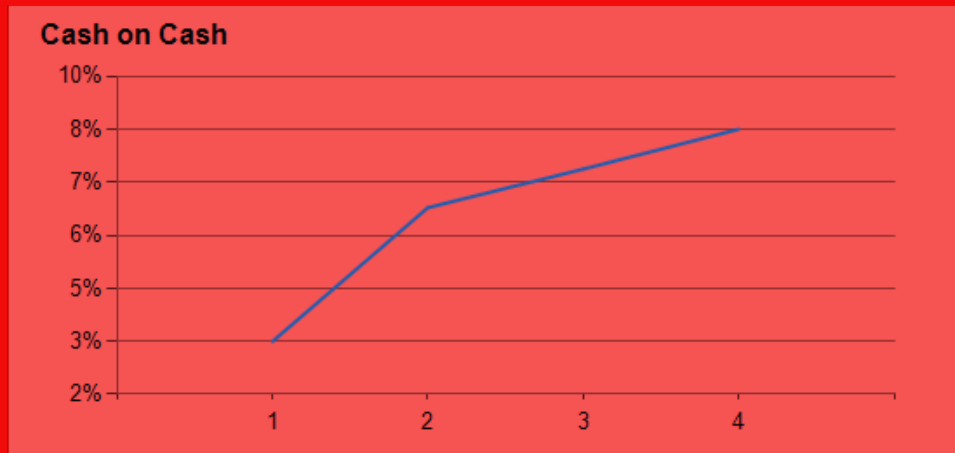
Residential Investor Financing	
Loan Type	Amortized
Down Payment	\$140,000
Loan Amount	\$420,000
Interest Rate	6.00%
Loan Terms	30
Annual Debt Service	\$30,216
Loan to Value	75%
Amortization Period	30 Years



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5
Gross Revenue					
Gross Scheduled Rent	\$41,496	\$46,000	\$47,380	\$48,801	\$50,265
General Vacancy	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%
Effective Gross Income	\$40,251	\$44,620	\$45,959	\$47,337	\$48,757
Operating Expenses					
Real Estate Taxes	\$551	\$551	\$559	\$568	\$576
Insurance	\$900	\$900	\$914	\$927	\$941
Management Fee	\$780	\$780	\$792	\$804	\$816
Contract Services	\$500	\$500	\$508	\$515	\$523
Repairs & Maintenance	\$500	\$500	\$508	\$515	\$523
Water / Sewer/Trash	\$1,350	\$1,350	\$1,370	\$1,391	\$1,412
Landscaping	\$300	\$300	\$305	\$309	\$314
Gas	\$300	\$300	\$305	\$309	\$314
Total Operating Expense	\$5,181	\$5,181	\$5,259	\$5,338	\$5,418
Net Operating Income	\$35,070	\$39,439	\$40,700	\$42,000	\$43,340
Annual Debt Service	\$30,216	\$30,216	\$30,216	\$30,216	\$30,216
Cash Flow	\$4,854	\$9,223	\$10,484	\$11,784	\$13,124



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5
Cash on Cash Return b/t	3.47%	6.59%	7.49%	8.42%	9.37%
CAP Rate	6.26%	7.04%	7.27%	7.50%	7.74%
Debt Coverage Ratio	1.16	1.31	1.35	1.39	1.43
Operating Expense Ratio	12.87%	11.61%	11.44%	11.27%	11.11%
Gross Multiplier (GRM)	13.50	12.17	11.82	11.48	11.14
Loan to Value	74.97%	74.05%	73.12%	72.06%	70.97%
Breakeven Ratio	85.30%	76.95%	74.87%	72.85%	70.89%
Price / SF	\$360.36	\$360.36	\$360.36	\$360.36	\$360.36
Price / Unit	\$560,000	\$560,000	\$560,000	\$560,000	\$560,000
Income / SF	\$25.90	\$28.71	\$29.57	\$30.46	\$31.37
Expense / SF	\$3.33	\$3.33	\$3.38	\$3.43	\$3.48





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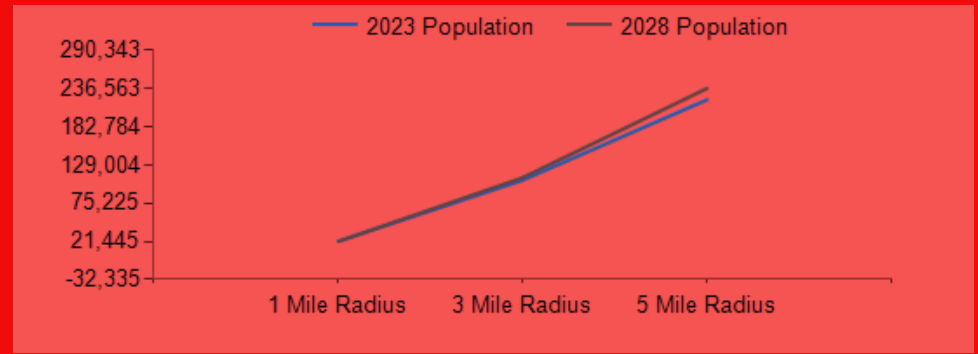
Demographics

Demographics

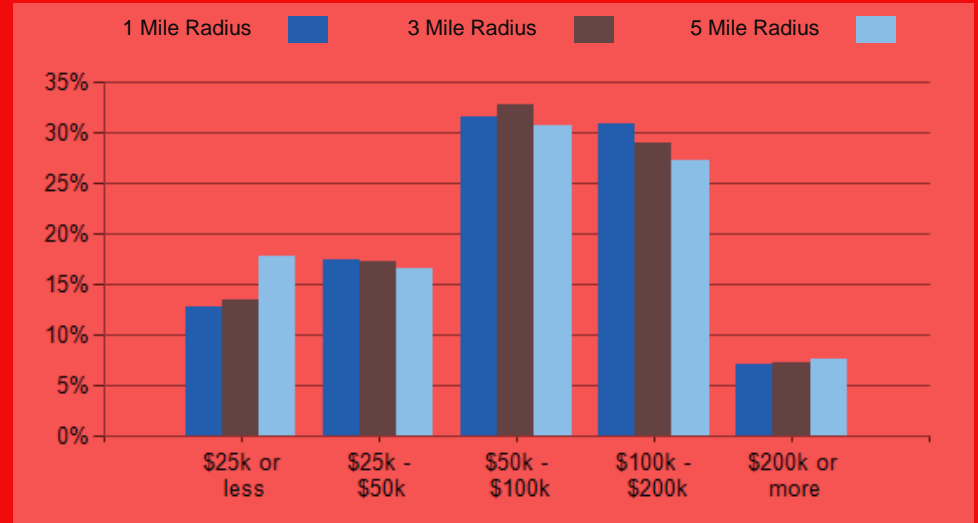
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,150	62,422	136,130
2010 Population	18,221	88,552	180,006
2023 Population	21,445	107,495	220,595
2028 Population	21,558	111,131	236,563
2023-2028: Population: Growth Rate	0.55%	3.35%	7.05%

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	594	2,742	8,253
\$15,000-\$24,999	183	1,449	3,979
\$25,000-\$34,999	310	2,065	4,565
\$35,000-\$49,999	750	3,307	6,791
\$50,000-\$74,999	1,233	5,682	11,559
\$75,000-\$99,999	675	4,466	9,501
\$100,000-\$149,999	1,303	5,916	12,740
\$150,000-\$199,999	563	3,081	6,027
\$200,000 or greater	431	2,248	5,268
Median HH Income	\$73,581	\$75,970	\$72,602
Average HH Income	\$96,395	\$97,247	\$94,590

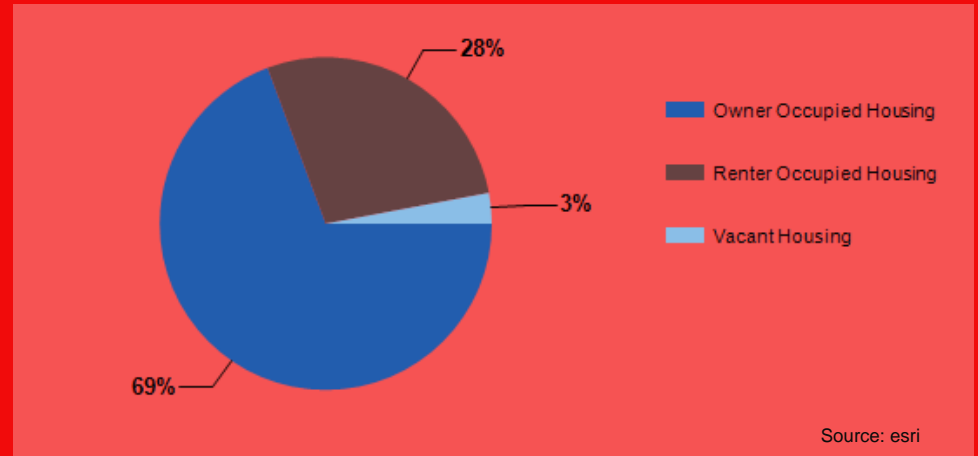
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,431	15,964	37,391
2010 Total Households	4,971	23,909	51,129
2023 Total Households	6,042	30,958	68,692
2028 Total Households	6,176	32,573	77,211
2023 Average Household Size	3.54	3.36	3.07
2023-2028: Households: Growth Rate	2.20%	5.10%	11.85%



2023 Household Income

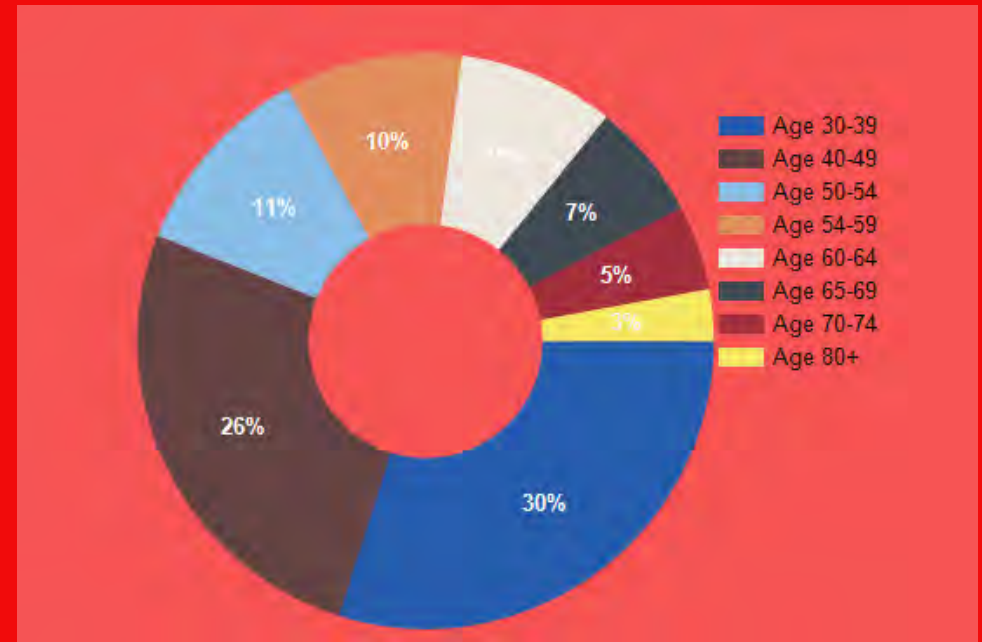


2023 Own vs. Rent - 1 Mile Radius

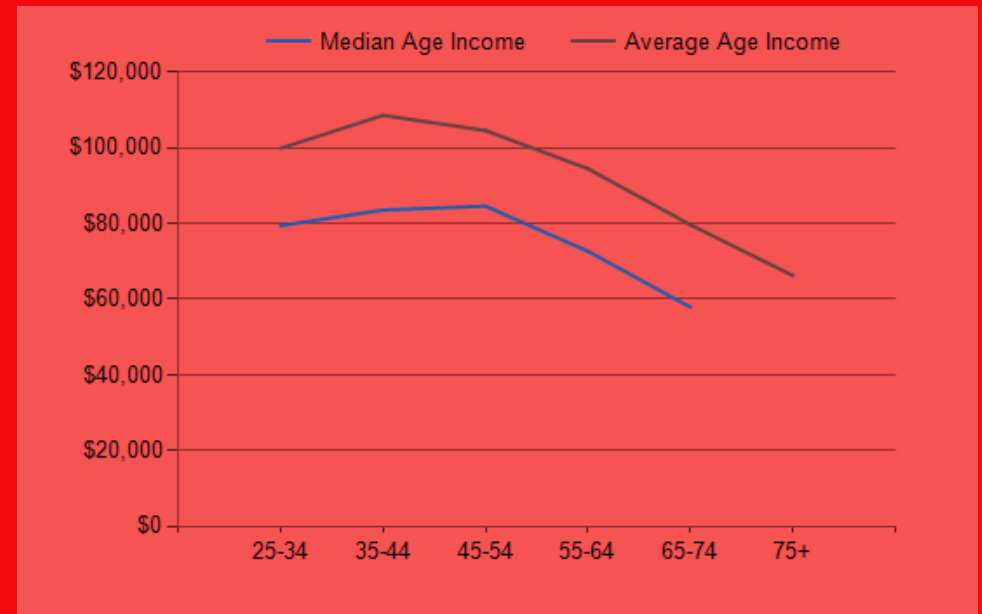


Source: esri

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,701	8,396	18,347
2023 Population Age 35-39	1,563	7,987	16,663
2023 Population Age 40-44	1,553	7,636	15,508
2023 Population Age 45-49	1,298	6,596	13,631
2023 Population Age 50-54	1,212	6,265	12,976
2023 Population Age 55-59	1,084	5,628	11,504
2023 Population Age 60-64	961	5,180	10,464
2023 Population Age 65-69	715	4,158	8,336
2023 Population Age 70-74	520	2,982	6,092
2023 Population Age 75-79	317	1,994	4,059
2023 Population Age 80-84	203	1,153	2,245
2023 Population Age 85+	157	977	1,918
2023 Population Age 18+	15,389	78,561	164,243
2023 Median Age	32	33	33
2028 Median Age	33	34	34



2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$79,438	\$81,798	\$78,341
Average Household Income 25-34	\$99,871	\$100,714	\$95,876
Median Household Income 35-44	\$83,551	\$85,646	\$84,977
Average Household Income 35-44	\$108,588	\$109,557	\$109,849
Median Household Income 45-54	\$84,595	\$85,021	\$83,644
Average Household Income 45-54	\$104,565	\$107,160	\$106,502
Median Household Income 55-64	\$72,664	\$73,873	\$70,922
Average Household Income 55-64	\$94,476	\$95,003	\$94,293
Median Household Income 65-74	\$57,857	\$57,162	\$52,356
Average Household Income 65-74	\$79,639	\$84,176	\$78,810
Average Household Income 75+	\$66,217	\$67,958	\$62,278





07

Company Profile

Company Bio

Advisor Profile

At Gerchick Real Estate, we pride ourselves on having the experience and know-how to handle any number of Real Estate Investment products and transactions. Whether you're looking for your first-time Investment or are ready to increase your Portfolio-Gerchick Real Estate's seasoned Advisors will guide you through the decision-making process and ensure your transaction closes quickly and efficiently.

- Investment Planning

As with all successes-it takes considerable planning. Your Goals, Your NEEDS and Your Wants are all elements to success.

- Market Analysis

It is important to understand not only where the Market has been; but where it is going. This takes time and the ability to be connected. We are your feet on the ground.

- Type of Properties

There are many Asset Classes in Real Estate. We are adept at helping you define which type of Investment is right for your needs.

- Portfolio Management

First, we need a clear understanding of your Goals. We will review your entire Portfolio with you to achieve success.

- Repositioning Assets

We are experts in sourcing Value Add Opportunities. We stay in the game – from the acquisition to the rehab. Our role is to assist you in achieving your Goals.



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 25 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.

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Exclusively Marketed by:

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