

34 RV Spaces/2 Retail Spaces & 4 Acres to Develop



OFFERING MEMORANDUM | SELLER CARRY WITH 30% DOWN

1230 W Main St
Quartzite, AZ 85346



34 RV Spaces/2 Retail Spaces & 4 Acres to Develop

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Brokerage License No.: LC644567000
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01

Executive Summary

Investment Summary

OFFERING SUMMARY

| | |
|----------------|--------------------------------------|
| ADDRESS | 1230 W Main St Quartzite AZ 85346 |
| COUNTY | La Paz |
| MARKET | Arizona |
| SUBMARKET | Quartzsite |
| BUILDING SF | 1,328 SF |
| LAND ACRES | 4.17 |
| LAND SF | 181,645 SF |
| YEAR BUILT | 1998 |
| APN | 306-29-039-C |
| OWNERSHIP TYPE | Fee Simple |

FINANCIAL SUMMARY

| | |
|--------------------------|-----------|
| PRICE | \$965,000 |
| PRICE PSF | \$726.66 |
| OCCUPANCY | 100% |
| NOI (CURRENT) | \$72,958 |
| NOI (Pro Forma) | \$151,050 |
| CAP RATE (CURRENT) | 7.56% |
| CAP RATE (PRO FORMA) | 15.65% |
| CASH ON CASH (CURRENT) | 13.53% |
| CASH ON CASH (PRO FORMA) | 40.51% |
| GRM (CURRENT) | 9.20 |
| GRM (PRO FORMA) | 5.27 |

PROPOSED FINANCING

| | |
|---------------------|---------------|
| Seller Financing | |
| LOAN TYPE | Interest Only |
| DOWN PAYMENT | \$289,500 |
| LOAN AMOUNT | \$675,500 |
| INTEREST RATE | 5.00% |
| LOAN TERMS | 5 Years |
| ANNUAL DEBT SERVICE | \$33,775 |
| LOAN TO VALUE | 70% |

Notes Subject to approval from Seller

DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|------------------------|----------|----------|----------|
| 2025 Population | 785 | 2,274 | 2,562 |
| 2025 Median HH Income | \$25,317 | \$18,225 | \$18,713 |
| 2025 Average HH Income | \$65,822 | \$47,746 | \$45,951 |



Prime RV Park Investment Opportunity in Quartzsite, AZ

- Location: Quartzsite, Arizona
Property Type: RV Park with Commercial Retail Spaces
Lot Size: Approx. 4 Acres
Existing RV Spaces: 34 Spaces (Expandable to 60-80 Spaces)
Dry Camp area with approx. \$7,000 per year
Commercial Retail Spaces: 2 Spaces-Both are leased for a total of \$34,000 Absolute NNN.

We are proud to present a unique and high-potential investment opportunity located in the heart of Quartzsite, Arizona. This RV park offers not only immediate income but also substantial future growth potential. Situated on approximately 4 acres of prime land, the property includes 34 fully-hooked RV spaces with full amenities, including 20 AMP service, and is poised for future expansion, making this a rare opportunity for savvy investors.

Established Income Stream

The current RV spaces generate an impressive \$350 per month per space, totaling a consistent income. As well as Dry Camping fees. With a robust seasonal demand and Quartzsite's popularity among RV travelers, this property ensures a reliable cash flow year-round.

Expansion Potential

The property's additional acreage offers the possibility to expand the RV park by an additional 40-50 spaces, allowing for significant revenue growth. This potential for development provides long-term upside for any investor looking to capitalize on the rising demand for RV accommodations.

Commercial Retail Spaces

● Commercial Retail Spaces

In addition to the RV park, the property features two commercial retail spaces. One space is currently leased on a year-to-year NNN lease, generating \$24,000 annually. The other retail space is leased for \$10,000 per year, both of these spaces are leased on a NNN Basis. With Quartzsite's bustling economy and consistent tourism traffic, these commercial spaces offer significant potential for additional income.

Full Hookups for RVs

All 34 existing RV spaces are equipped with full hookups, including water, sewer, and 20 AMP electric service, ensuring a hassle-free experience for residents and guests. The strong demand for quality RV parks in Quartzsite, especially during peak seasons, guarantees high occupancy rates for the existing spaces.

Seller Financing Available

To make this opportunity even more attractive, the seller is offering financing with 30% down, making this a flexible and accessible investment. Terms are negotiable, and this option allows investors to structure the deal in a way that fits their financial strategy.

Buyer Responsibility for Due Diligence

As part of the transaction, the buyer is encouraged to conduct thorough due diligence to confirm all facts, figures, and zoning regulations. The property is being sold as-is, and potential buyers should review the land's development possibilities and existing infrastructure.



02

Location

Location Summary

Local Map

Regional Map

Aerial Map

Local Business Map

Major Employers Map

Aerial View Map

Why Quartzsite?

- This property represents a rare opportunity to acquire a profitable RV park with immediate income and substantial upside potential. Whether you're an experienced investor or looking to expand your portfolio, this Quartzsite RV park offers a unique chance to tap into a thriving market.

Nestled in the Sonoran Desert of western Arizona, Quartzsite is a unique gem of a town with a rich history, vibrant seasonal economy, and a distinctive charm that attracts visitors from around the globe. Known as the "Rock Capital of the World," Quartzsite is celebrated for its thriving gem and mineral markets, drawing enthusiasts, collectors, and traders to this desert community every year.

Geography and Climate:

Located at the crossroads of Interstate 10 and U.S. Route 95, Quartzsite sits approximately 20 miles east of the California border and 125 miles west of Phoenix. Its strategic location makes it a convenient destination for snowbirds and travelers. The area boasts an arid desert climate, characterized by warm winters and scorching summers, ideal for outdoor activities and gem hunting during the cooler months.

- History:

Quartzsite's origins date back to the mid-1800s when it served as a stagecoach stop and gold mining outpost. Its name derives from the quartz rock found abundantly in the area, a testament to its geological significance. Over the years, Quartzsite has evolved from a mining town into a bustling seasonal community renowned for its outdoor markets and RV-friendly lifestyle.

Gem and Mineral Market:

Quartzsite's gem and mineral markets are the crown jewels of its economy and culture. The town transforms into a bustling hub of activity during the winter months, hosting an array of rock, gem, and mineral shows that are among the largest in the world.

Quartzsite Gem & Mineral Show and Swap Meet:

Held annually in January and February, this event features thousands of vendors offering a dazzling array of gemstones, minerals, fossils, beads, and handcrafted jewelry. It's a paradise for collectors and hobbyists, providing rare finds and unique treasures.

- Tyson Wells Rock & Gem Show:

Another major event, this show attracts vendors and buyers from around the globe. Visitors can explore an eclectic mix of merchandise, from raw mineral specimens to polished gemstones and artisan crafts.

Prospecting Opportunities:

Beyond the markets, the surrounding desert offers ample opportunities for amateur prospectors to search for their own quartz crystals, agates, and other minerals.

Lifestyle and Amenities:

Quartzsite is well-known for its RV-friendly culture, with numerous RV parks and camping facilities catering to the influx of seasonal residents, affectionately called "snowbirds." These visitors flock to Quartzsite to escape colder climates and immerse themselves in the town's relaxed, community-oriented atmosphere.

Outdoor Activities:

The desert landscape surrounding Quartzsite provides endless opportunities for hiking, off-roading, and wildlife viewing. Popular destinations include the Kofa National Wildlife Refuge and the nearby Colorado River.



● Community Events:

In addition to gem shows, the town hosts swap meets, craft fairs, and the annual Quartzsite Sports, Vacation & RV Show, one of the largest RV events in the U.S.

Local Dining:

Visitors can enjoy a selection of local diners and cafes offering hearty meals and classic Southwestern flavors. Food trucks often set up during the gem shows, adding to the vibrant scene.

Real Estate and Economy:

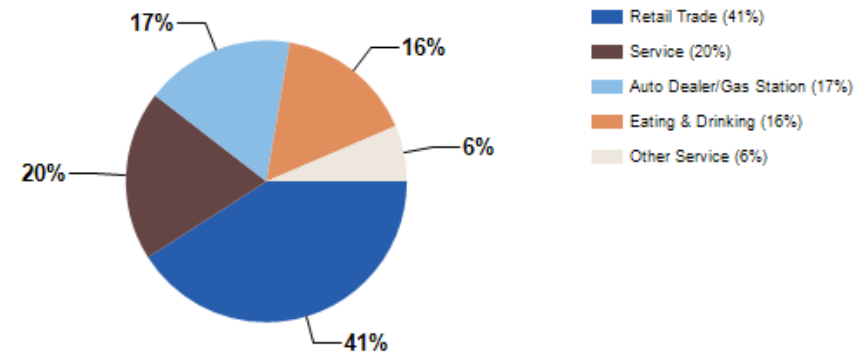
Quartzsite's real estate market is diverse, with options ranging from affordable RV lots to small single-family homes. The town's economy thrives on tourism and seasonal markets, with additional contributions from small businesses and services catering to visitors.

Why Visit Quartzsite?

Quartzsite's unique blend of natural beauty, rich geological heritage, and community spirit makes it a must-visit destination. Whether you're a gem enthusiast, an RV traveler, or someone seeking a distinctive desert experience, Quartzsite offers something for everyone.

From its world-renowned gem and mineral shows to its welcoming community and scenic surroundings, Quartzsite truly shines as a hidden gem in the Arizona desert.

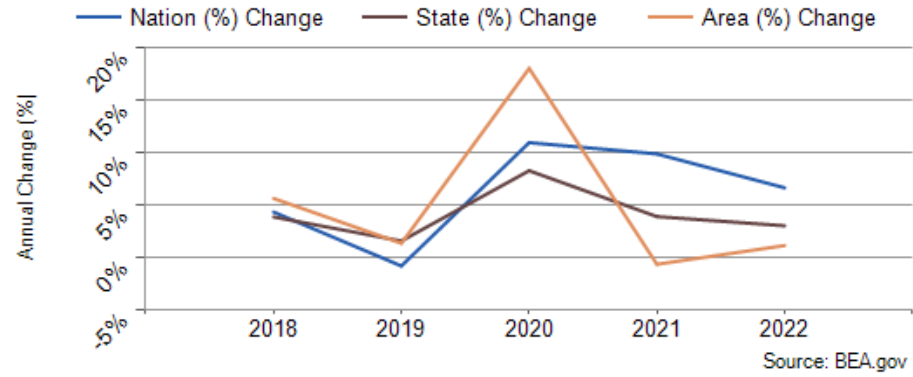
Major Industries by Employee Count

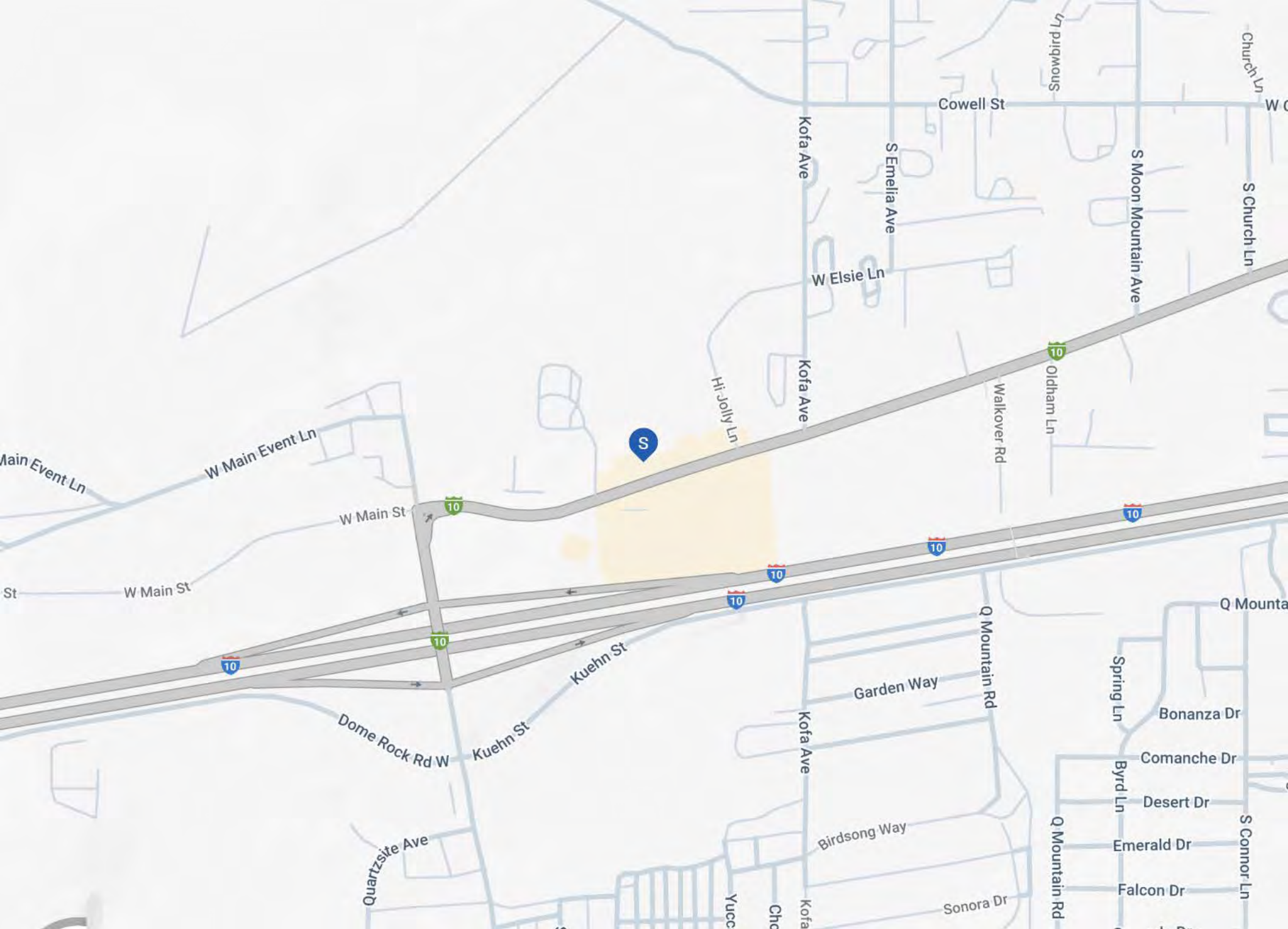


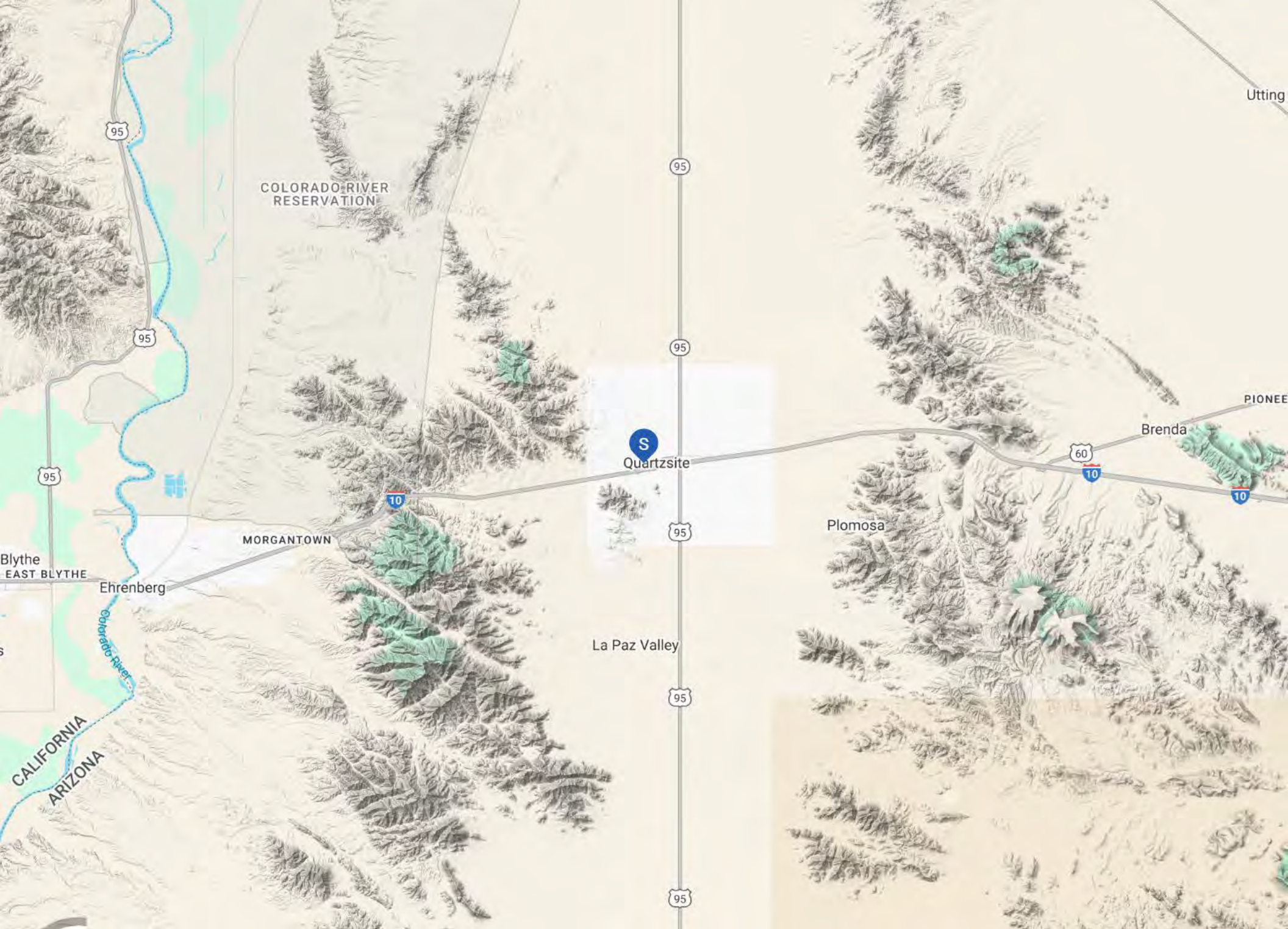
Largest Employers

| | |
|--|-------|
| Yavapai Regional Medical Center | 2,094 |
| Yavapai County | 1,750 |
| Northern Arizona VA Health Care System | 1,300 |
| Yavapai College | 1,290 |
| Embry-Riddle Aeronautical University, Prescott | 650 |
| Walmart | 575 |
| City of Prescott | 518 |
| Prescott Unified School District | 457 |

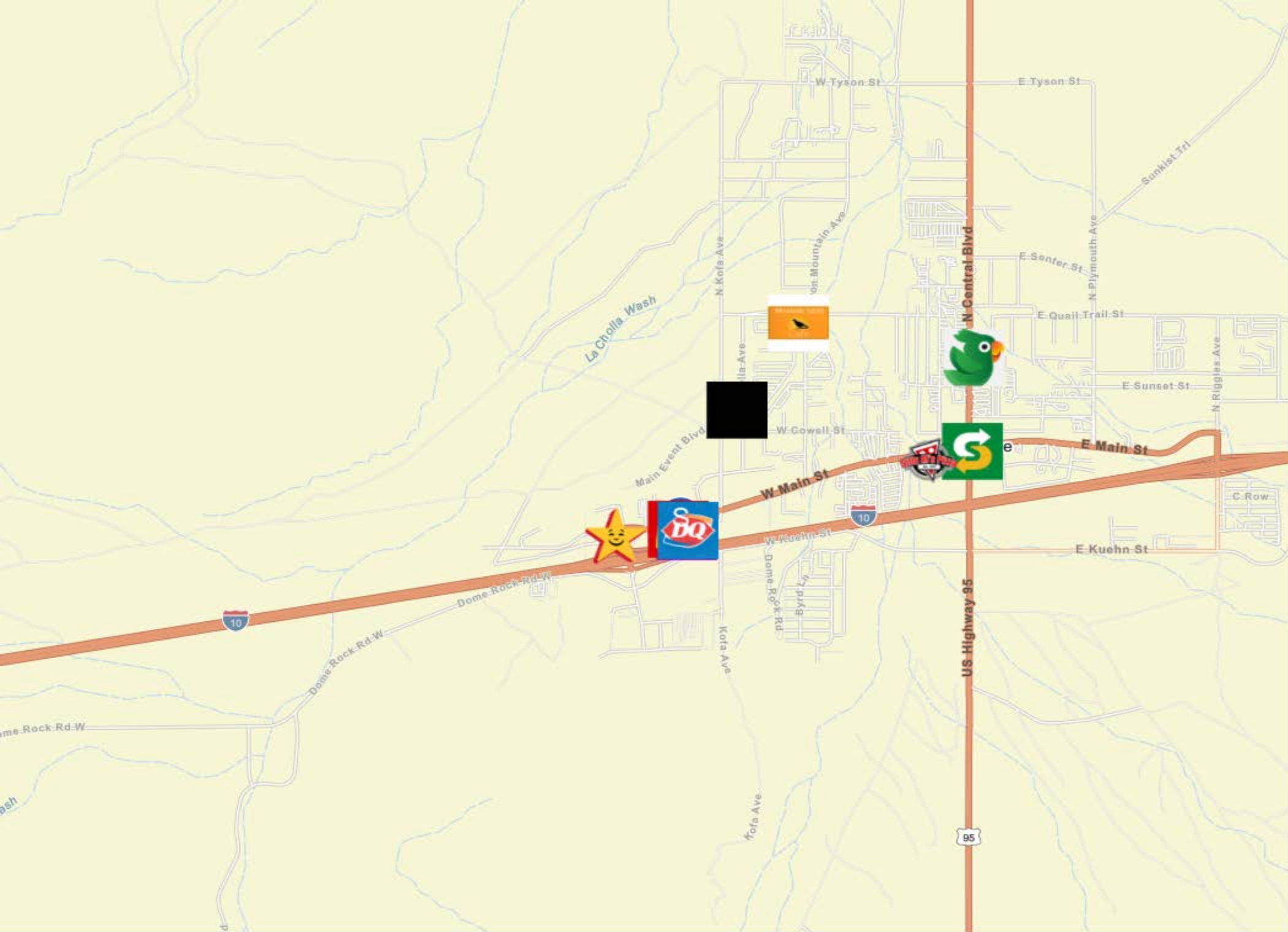
La Paz County GDP Trend











McDonald's

Approx. 10,000+ Employees
Approx. 1 mile

Dollar General

Approx. 10,000+ Employees
Approx. 1 mile

Love's Travel Stops & Country Stores

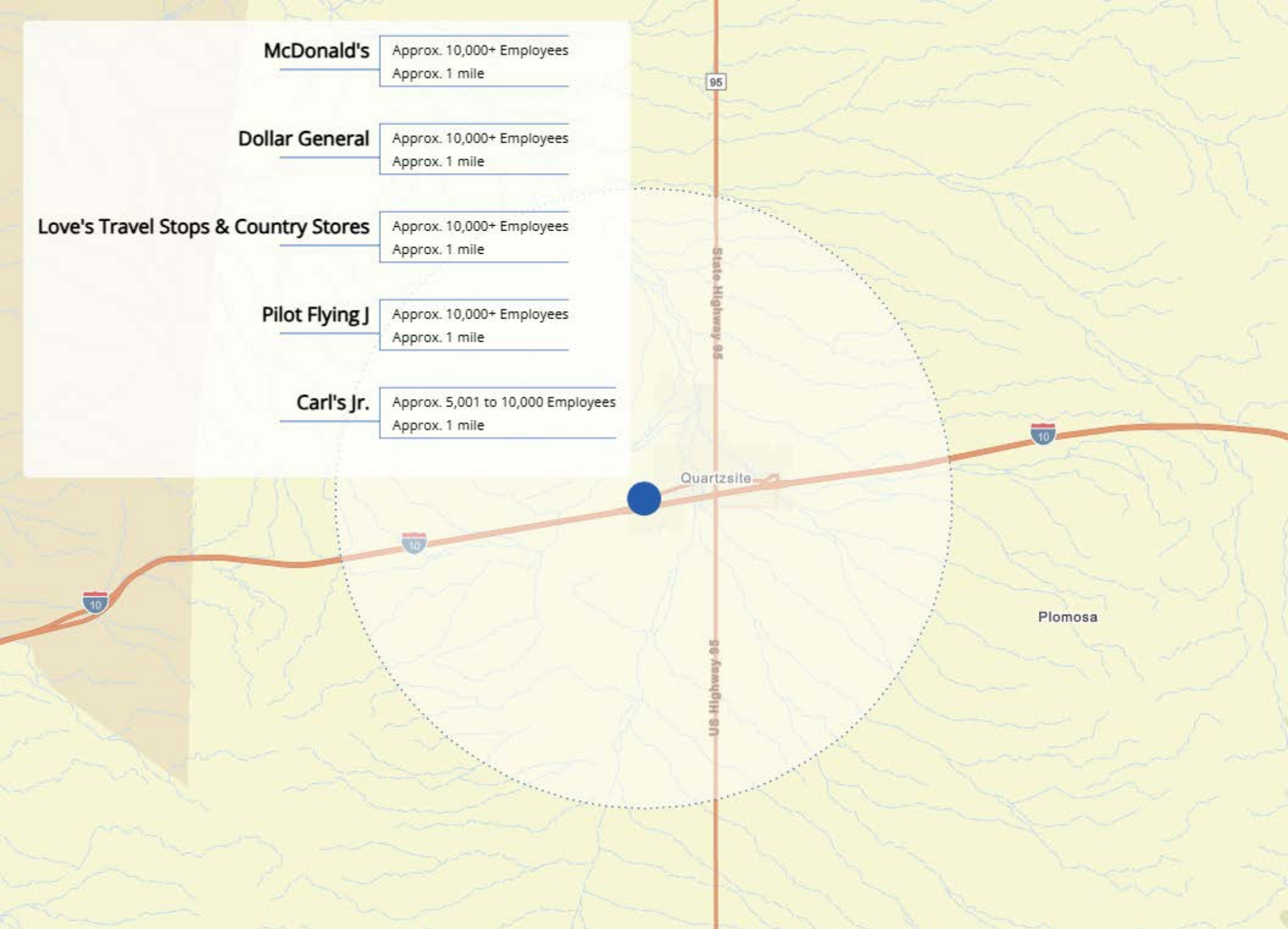
Approx. 10,000+ Employees
Approx. 1 mile

Pilot Flying J

Approx. 10,000+ Employees
Approx. 1 mile

Carl's Jr.

Approx. 5,001 to 10,000 Employees
Approx. 1 mile







03

Property Description

- Property Features
- Property Images

GLOBAL

| | |
|---------------------|---------|
| NUMBER OF UNITS | 36 |
| BUILDING SF | 1,328 |
| LAND SF | 181,645 |
| LAND ACRES | 4.17 |
| # OF PARCELS | one |
| YEAR BUILT | 1998 |
| ZONING TYPE | C-2 |
| LOCATION CLASS | B |
| BUILDING CLASS | C |
| TOPOGRAPHY | Flat |
| NUMBER OF BUILDINGS | 3 |
| NUMBER OF STORIES | 1 |
| NUMBER OF INGRESSES | 3 |
| NUMBER OF EGRESSES | 3 |

RV PARK VITALS

| | |
|--------------------------|--------------------------|
| NUMBER OF PARKING SPACES | 40 |
| ELECTRIC | 20 AMP/Individual Spaces |
| SEWER/TRASH | Individual Spaces |
| WASHER/DRYER | No |
| NUMBER OF UNITS | 34 |
| WATER | Individual Spaces |

COMMERCIAL VITALS

| | |
|-------------------|-----------------|
| NUMBER OF UNITS | 1 |
| CURRENT OCCUPANCY | 100.00% |
| HVAC | Tenant Provides |
| SMOKE DETECTORS | Tenant Provides |
| LIGHTING | Tenant Provides |
| LEASE TYPE | NNN |

NEIGHBORING PROPERTIES

| | |
|-------|------------------|
| NORTH | Land/Residential |
| SOUTH | Strip Mall |
| EAST | RV Park |
| WEST | Gen World |

CONSTRUCTION

| | |
|-----------------|--------|
| FOUNDATION | Cement |
| FRAMING | Metal |
| EXTERIOR | Metal |
| PARKING SURFACE | Gravel |
| LANDSCAPING | Desert |







04

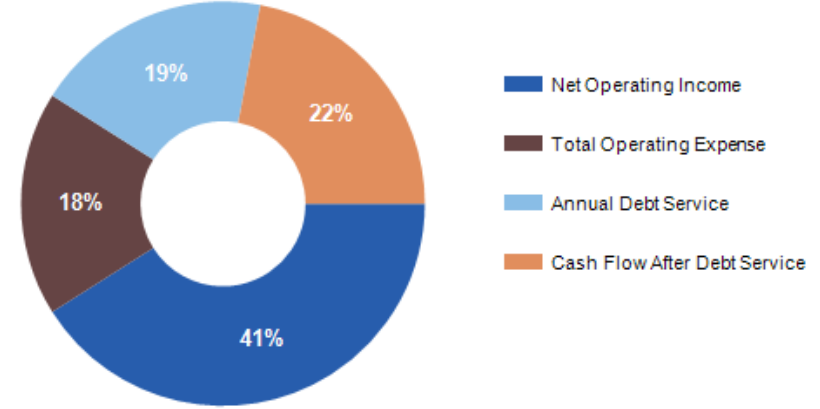
Financial Analysis

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

REVENUE ALLOCATION

CURRENT

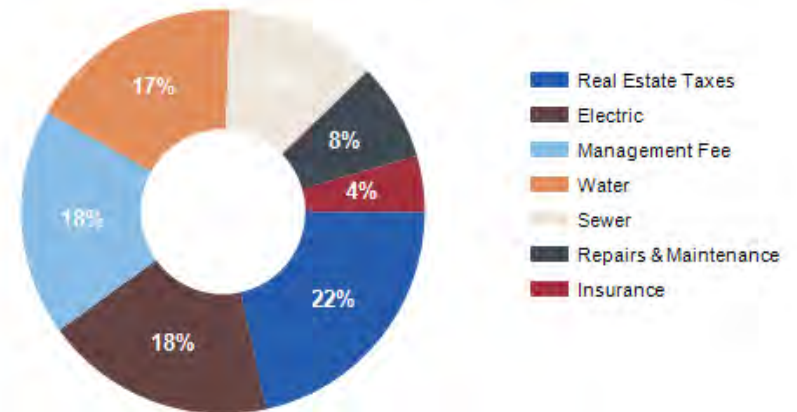
| INCOME | CURRENT | | PRO FORMA | |
|-------------------------------|------------------|--------|------------------|--------|
| Multi-Family Revenue | \$65,000 | 62.0% | \$142,000 | 77.6% |
| Commercial Revenue | \$34,000 | 32.4% | \$34,000 | 18.6% |
| Dry Camping | \$5,908 | 5.6% | \$7,000 | 3.8% |
| Effective Gross Income | \$104,908 | | \$183,000 | |
| Less Expenses | \$31,950 | 30.45% | \$31,950 | 17.45% |
| Net Operating Income | \$72,958 | | \$151,050 | |
| Annual Debt Service | \$33,775 | | \$33,775 | |
| Cash flow | \$39,183 | | \$117,275 | |
| Debt Coverage Ratio | 2.16 | | 4.47 | |



DISTRIBUTION OF EXPENSES

CURRENT

| EXPENSES | CURRENT | PRO FORMA |
|--------------------------------|-----------------|-----------------|
| Real Estate Taxes | \$6,886 | \$6,886 |
| Insurance | \$1,423 | \$1,423 |
| Electric | \$5,908 | \$5,908 |
| Management Fee | \$5,800 | \$5,800 |
| Repairs & Maintenance | \$2,500 | \$2,500 |
| Water | \$5,545 | \$5,545 |
| Sewer | \$3,888 | \$3,888 |
| Total Operating Expense | \$31,950 | \$31,950 |
| Annual Debt Service | \$33,775 | \$33,775 |
| Expense / SF | \$24.06 | \$24.06 |
| % of EGI | 30.45% | 17.45% |



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 | \$965,000 |
| Millage Rate | 0.71000% |

INCOME - Growth Rates

| | |
|--------------------|-------|
| Commercial Revenue | 3.00% |
| Dry Camping | 3.00% |

EXPENSES - Growth Rates

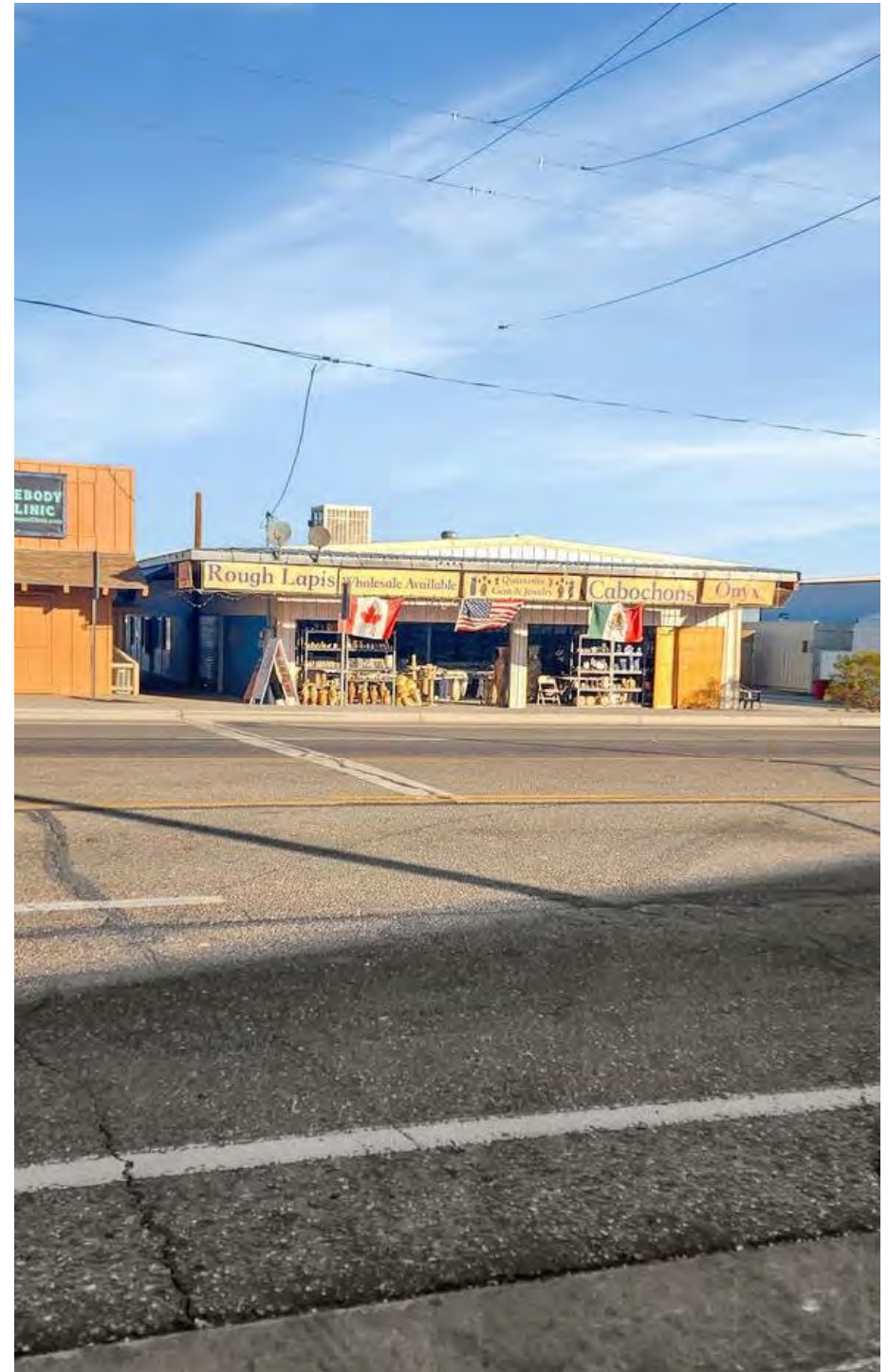
| | |
|-----------------------|-------|
| Real Estate Taxes | 1.50% |
| Insurance | 1.50% |
| Electric | 1.50% |
| Management Fee | 1.50% |
| Repairs & Maintenance | 1.50% |
| Water | 1.50% |
| Sewer | 1.50% |

PROPOSED FINANCING

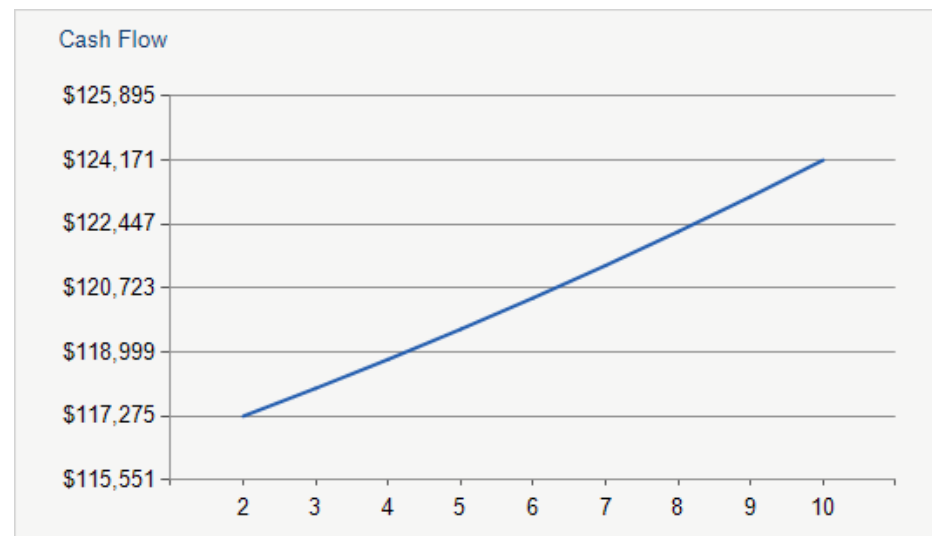
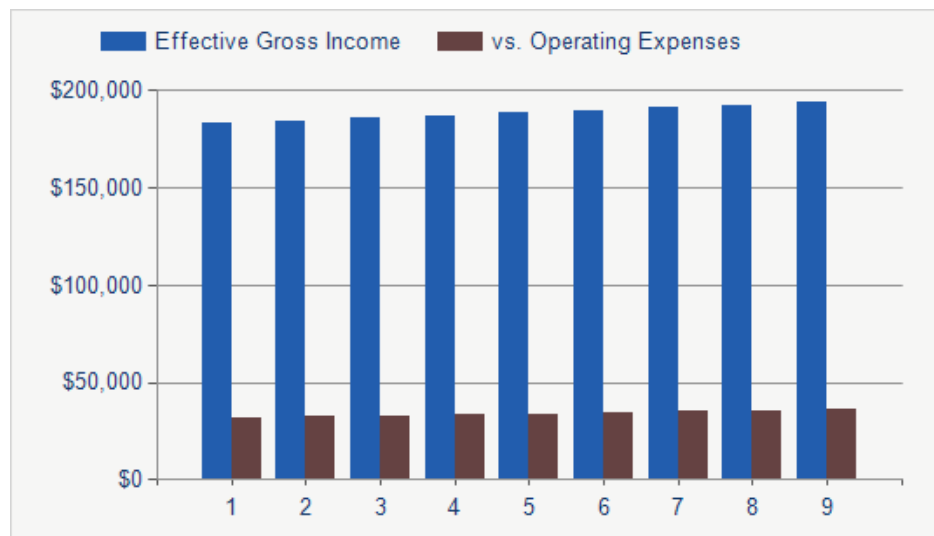
| | |
|---------------------|---------------|
| Seller Financing | |
| Loan Type | Interest Only |
| Down Payment | \$289,500 |
| Loan Amount | \$675,500 |
| Interest Rate | 5.00% |
| Loan Terms | 5 Years |
| Annual Debt Service | \$33,775 |
| Loan to Value | 70% |

Notes Subject to approval from Seller

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 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|--------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Gross Revenue | | | | | | | | | | |
| Multi-Family Revenue | \$65,000 | \$142,000 | \$142,000 | \$142,000 | \$142,000 | \$142,000 | \$142,000 | \$142,000 | \$142,000 | \$142,000 |
| Commercial Revenue | \$34,000 | \$34,000 | \$35,020 | \$36,071 | \$37,153 | \$38,267 | \$39,415 | \$40,598 | \$41,816 | \$43,070 |
| Dry Camping | \$5,908 | \$7,000 | \$7,210 | \$7,426 | \$7,649 | \$7,879 | \$8,115 | \$8,358 | \$8,609 | \$8,867 |
| Effective Gross Income | \$104,908 | \$183,000 | \$184,230 | \$185,497 | \$186,802 | \$188,146 | \$189,530 | \$190,956 | \$192,425 | \$193,938 |
| Operating Expenses | | | | | | | | | | |
| Real Estate Taxes | \$6,886 | \$6,886 | \$6,989 | \$7,094 | \$7,201 | \$7,309 | \$7,418 | \$7,529 | \$7,642 | \$7,757 |
| Insurance | \$1,423 | \$1,423 | \$1,444 | \$1,466 | \$1,488 | \$1,510 | \$1,533 | \$1,556 | \$1,579 | \$1,603 |
| Electric | \$5,908 | \$5,908 | \$5,997 | \$6,087 | \$6,178 | \$6,271 | \$6,365 | \$6,460 | \$6,557 | \$6,655 |
| Management Fee | \$5,800 | \$5,800 | \$5,887 | \$5,975 | \$6,065 | \$6,156 | \$6,248 | \$6,342 | \$6,437 | \$6,534 |
| Repairs & Maintenance | \$2,500 | \$2,500 | \$2,538 | \$2,576 | \$2,614 | \$2,653 | \$2,693 | \$2,734 | \$2,775 | \$2,816 |
| Water | \$5,545 | \$5,545 | \$5,628 | \$5,713 | \$5,798 | \$5,885 | \$5,974 | \$6,063 | \$6,154 | \$6,246 |
| Sewer | \$3,888 | \$3,888 | \$3,946 | \$4,006 | \$4,066 | \$4,127 | \$4,188 | \$4,251 | \$4,315 | \$4,380 |
| Total Operating Expense | \$31,950 | \$31,950 | \$32,429 | \$32,916 | \$33,409 | \$33,911 | \$34,419 | \$34,936 | \$35,460 | \$35,991 |
| Net Operating Income | \$72,958 | \$151,050 | \$151,801 | \$152,581 | \$153,392 | \$154,235 | \$155,111 | \$156,021 | \$156,965 | \$157,946 |
| Annual Debt Service | \$33,775 | \$33,775 | \$33,775 | \$33,775 | \$33,775 | \$33,775 | \$33,775 | \$33,775 | \$33,775 | \$33,775 |
| Cash Flow | \$39,183 | \$117,275 | \$118,026 | \$118,806 | \$119,617 | \$120,460 | \$121,336 | \$122,246 | \$123,190 | \$124,171 |

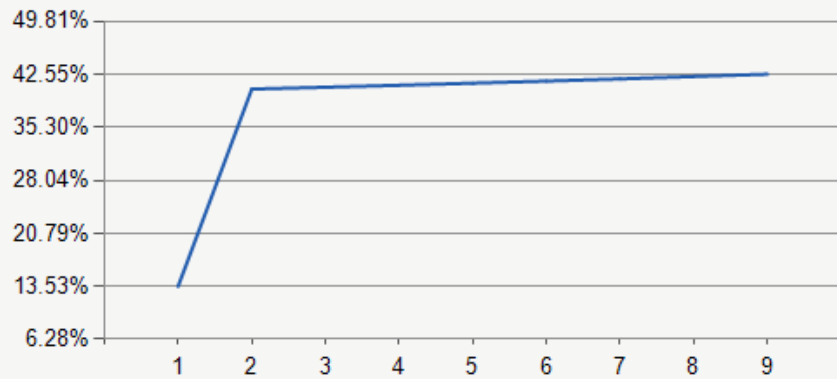


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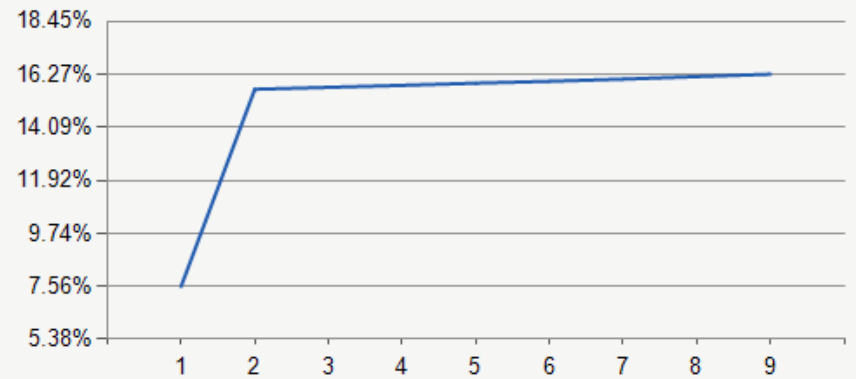
| Calendar Year | CURRENT | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|-------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Cash on Cash Return b/t | 13.53% | 40.51% | 40.77% | 41.04% | 41.32% | 41.61% | 41.91% | 42.23% | 42.55% | 42.89% |
| CAP Rate | 7.56% | 15.65% | 15.73% | 15.81% | 15.90% | 15.98% | 16.07% | 16.17% | 16.27% | 16.37% |
| Debt Coverage Ratio | 2.16 | 4.47 | 4.49 | 4.52 | 4.54 | 4.57 | 4.59 | 4.62 | 4.65 | 4.68 |
| Operating Expense Ratio | 30.45% | 17.45% | 17.60% | 17.74% | 17.88% | 18.02% | 18.16% | 18.29% | 18.42% | 18.55% |
| Gross Multiplier (GRM) | 9.20 | 5.27 | 5.24 | 5.20 | 5.17 | 5.13 | 5.09 | 5.05 | 5.01 | 4.98 |
| Loan to Value | 70.00% | 69.99% | 70.00% | 69.99% | 70.02% | 69.99% | 69.98% | 70.01% | 70.02% | 70.01% |
| Breakeven Ratio | 62.65% | 35.92% | 35.94% | 35.95% | 35.97% | 35.98% | 35.98% | 35.98% | 35.98% | 35.97% |
| Price / SF | \$726.66 | \$726.66 | \$726.66 | \$726.66 | \$726.66 | \$726.66 | \$726.66 | \$726.66 | \$726.66 | \$726.66 |
| Price / Unit | \$26,806 | \$26,806 | \$26,806 | \$26,806 | \$26,806 | \$26,806 | \$26,806 | \$26,806 | \$26,806 | \$26,806 |
| Income / SF | \$78.99 | \$137.80 | \$138.72 | \$139.68 | \$140.66 | \$141.67 | \$142.71 | \$143.79 | \$144.89 | \$146.03 |
| Expense / SF | \$24.05 | \$24.05 | \$24.41 | \$24.78 | \$25.15 | \$25.53 | \$25.91 | \$26.30 | \$26.70 | \$27.10 |

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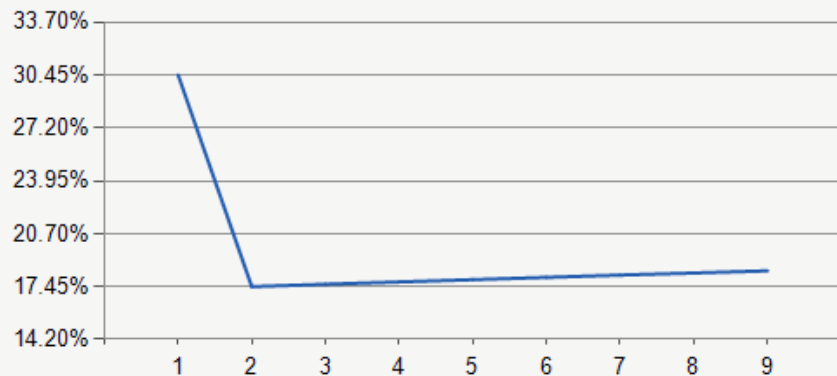
Cash on Cash



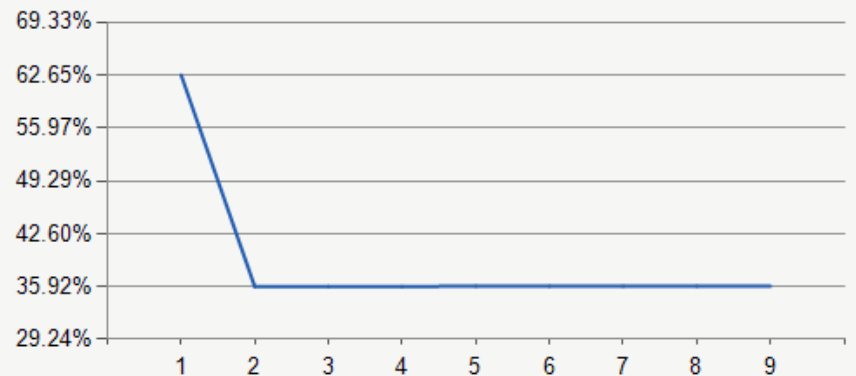
Cap Rate



Operating Expense Ratio



Breakeven Ratio





05

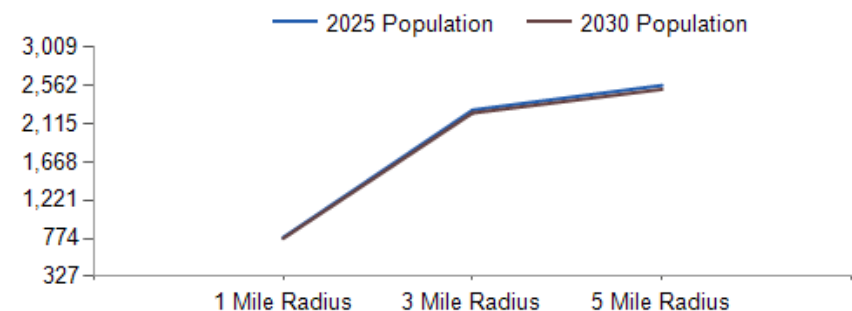
Demographics

General Demographics

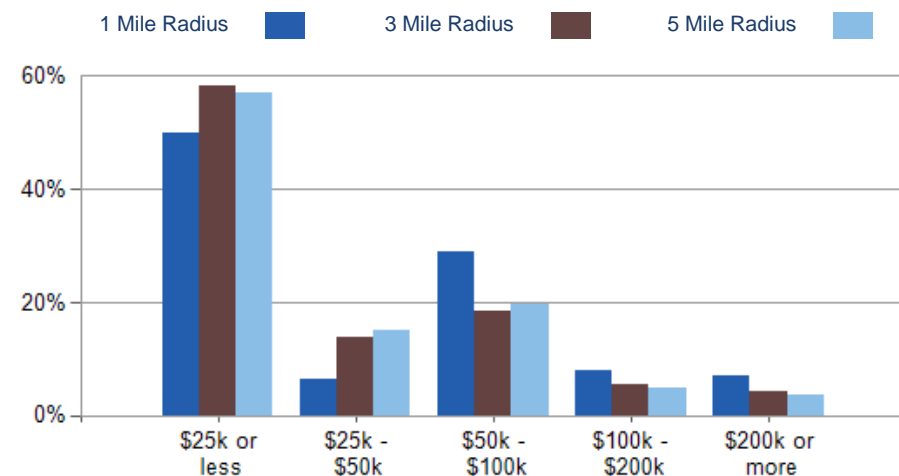
Race Demographics

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Population | 1,325 | 3,423 | 3,694 |
| 2010 Population | 1,470 | 3,597 | 4,215 |
| 2025 Population | 785 | 2,274 | 2,562 |
| 2030 Population | 774 | 2,240 | 2,516 |
| 2025 African American | 2 | 13 | 13 |
| 2025 American Indian | 3 | 22 | 23 |
| 2025 Asian | 0 | 5 | 6 |
| 2025 Hispanic | 64 | 199 | 216 |
| 2025 Other Race | 26 | 82 | 90 |
| 2025 White | 687 | 1,954 | 2,226 |
| 2025 Multiracial | 65 | 195 | 201 |
| 2025-2030: Population: Growth Rate | -1.40% | -1.50% | -1.80% |

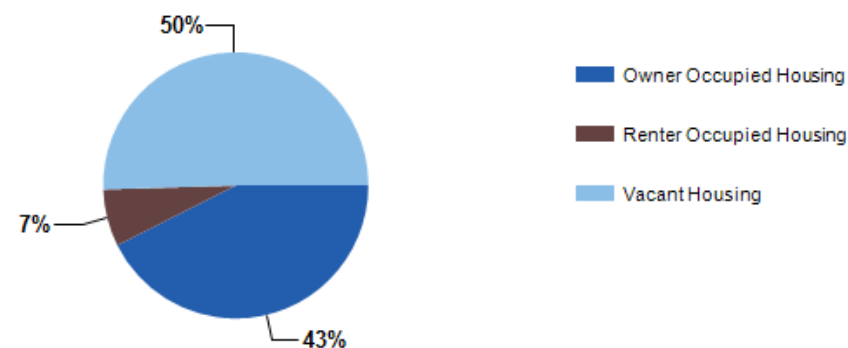
| 2025 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|----------|----------|----------|
| less than \$15,000 | 170 | 614 | 688 |
| \$15,000-\$24,999 | 68 | 196 | 201 |
| \$25,000-\$34,999 | 13 | 41 | 85 |
| \$35,000-\$49,999 | 17 | 151 | 151 |
| \$50,000-\$74,999 | 74 | 169 | 216 |
| \$75,000-\$99,999 | 64 | 89 | 89 |
| \$100,000-\$149,999 | 30 | 64 | 65 |
| \$150,000-\$199,999 | 8 | 10 | 10 |
| \$200,000 or greater | 33 | 57 | 58 |
| Median HH Income | \$25,317 | \$18,225 | \$18,713 |
| Average HH Income | \$65,822 | \$47,746 | \$45,951 |



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

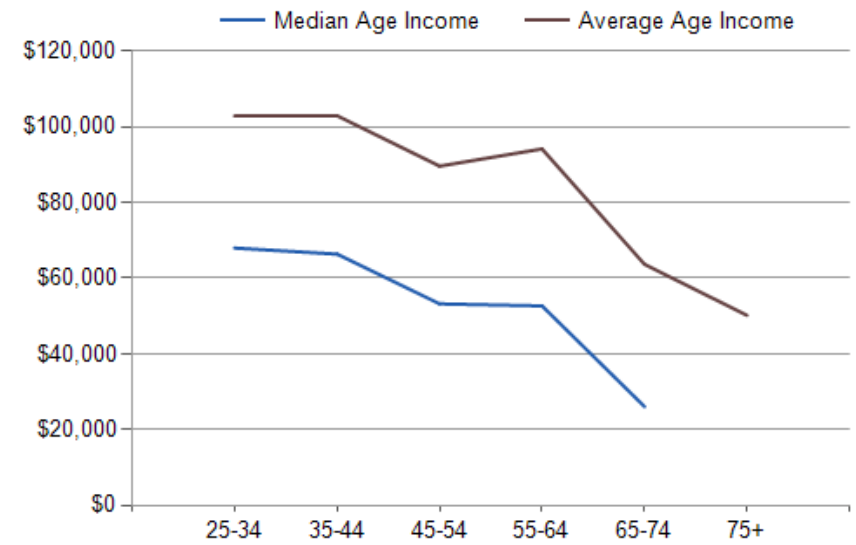
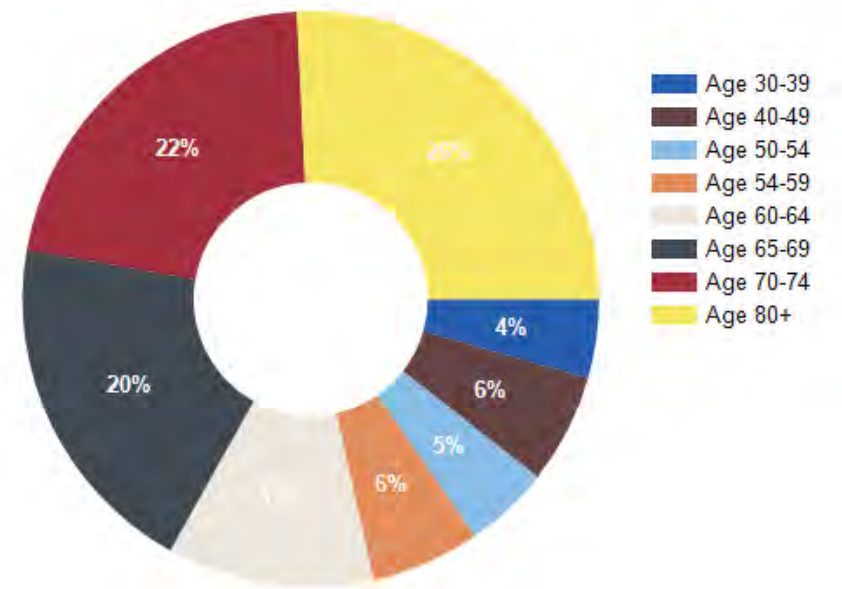


Source: esri

| 2025 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|--------|
| 2025 Population Age 30-34 | 13 | 54 | 56 |
| 2025 Population Age 35-39 | 13 | 47 | 51 |
| 2025 Population Age 40-44 | 17 | 59 | 65 |
| 2025 Population Age 45-49 | 19 | 55 | 58 |
| 2025 Population Age 50-54 | 28 | 100 | 104 |
| 2025 Population Age 55-59 | 36 | 144 | 155 |
| 2025 Population Age 60-64 | 68 | 188 | 216 |
| 2025 Population Age 65-69 | 115 | 321 | 363 |
| 2025 Population Age 70-74 | 126 | 339 | 389 |
| 2025 Population Age 75-79 | 151 | 350 | 401 |
| 2025 Population Age 80-84 | 85 | 230 | 276 |
| 2025 Population Age 85+ | 41 | 111 | 134 |
| 2025 Population Age 18+ | 740 | 2,109 | 2,391 |
| 2025 Median Age | 70 | 68 | 69 |
| 2030 Median Age | 72 | 70 | 71 |

| 2025 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------|----------|----------|
| Median Household Income 25-34 | \$67,974 | \$29,503 | \$29,475 |
| Average Household Income 25-34 | \$102,851 | \$55,948 | \$54,525 |
| Median Household Income 35-44 | \$66,362 | \$20,877 | \$21,406 |
| Average Household Income 35-44 | \$102,935 | \$48,987 | \$47,343 |
| Median Household Income 45-54 | \$53,216 | \$18,596 | \$19,141 |
| Average Household Income 45-54 | \$89,612 | \$64,780 | \$63,216 |
| Median Household Income 55-64 | \$52,666 | \$18,913 | \$18,579 |
| Average Household Income 55-64 | \$94,161 | \$56,376 | \$54,236 |
| Median Household Income 65-74 | \$26,048 | \$19,399 | \$19,599 |
| Average Household Income 65-74 | \$63,664 | \$47,445 | \$45,608 |
| Average Household Income 75+ | \$50,166 | \$39,834 | \$38,652 |

Population By Age



Demographic Data is MISSING

Go to DEMOGRAPHICS > GENERAL page and click on the "Reload Demographic Data" to update this data.

Uncheck "Race" under Demographics in the Publisher Tree to remove this page from the PDF.

06

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 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.

34 RV Spaces/2 Retail Spaces & 4 Acres to Develop

QUARTZSITE



Exclusively Marketed by:

Linda Gerchick
Gerchick Real Estate
CCIM
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