Gerchick Real Estate - I answer my PHONE

"Make the Market Work for YOU"™

10.41% Cap Rate | Absolute NNN 5 year Lease w/Rent Increases

$715,000

5038 N 18Th Ave,
Phoenix, AZ 85015

MLS#7058179

HIGHLIGHTS

* Year 1 Base Rental Income: $78,000 | Year 1 Cap Rate:10.91%

Forward Cap Rate Growth:
Year 2: 11.08%
Year 3: 11.24%
Year 4: 11.41%
Year 5: 11.58%
Five-Year Projected Base Rental Income: $402,000
Plus Monthly Reimbursements for 100% of Property Insurance and Real Estate Taxes
Tenant Is Also Responsible for All Utilities, Maintenance, Repairs and Other Typical Triple-Net Operating Expenses
These cap rates are based on the $715,000 listing price and scheduled base rent only.

DETAILS:

- 10.91% Cap Rate Day-One Yield — In a Triplex Asset 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 2031
- Personal Guarantee Backing the Lease Obligation
- Over $120K 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.
- Last Recent Appraisal 750K

CAP RATE: 10.91%

Numbers:

Gross Rent NNN	$68,000
Insurance Cost(reimbursed)	$2,400
Property Taxes (reimbursed)	$1.015
NNN Reimbursement	$3,415
NET Annual Income	$68,000

5 Year lease with annual Rent Increases of $1,200 per year

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

This document/email has been prepared by Team Gerchick for advertising and general information only. Gerchick Real Estate—Home of Team Gerchick make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Gerchick Real Estate-Home of Team Gerchick exclude unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss