



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**



DETAILS:

Investor Takeaway

Immediate cash flow with stability: Year-1 income delivers a 7.34% cap rate on an \$850,000 purchase price, secured by a fully executed NNN lease.

Predictable annual growth: Built-in \$100/month annual rent increases provide steady, contractual income growth with no reliance on market rent bumps.

Rising cap on cost: Cap rate increases each year, reaching approximately 7.9% by Year 5, all while ownership remains completely passive.

True hands-off investment: The tenant is responsible for property taxes, insurance, utilities, pool service, maintenance, and upkeep—resulting in no landlord management or expense exposure.

Proven, credit-worthy operator: The tenant has a strong operating track record and an established history, significantly reducing operational and vacancy risk.

Long-term security: The initial 5-year lease is supported by two additional 5-year renewal options, offering potential 15 years of stabilized income.

Capital already invested: Approximately \$40,000 in recent upgrades have been completed, minimizing near-term capital expenditures.



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

HIGHLIGHTS

MLS#6971140

* Year 1: \$5,200/mo

Year 2: \$5,300/mo

Year 3: \$5,400/mo

Year 4: \$5,500/mo

Year 5: \$5,600/mo

* Plus NNN Reimbursements for Insurance and Property Taxes



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



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