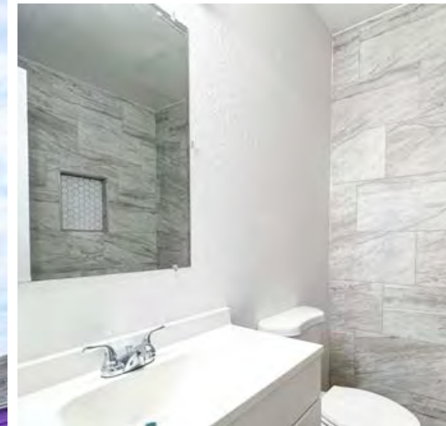
Absolute NNN 8-Unit Multifamily Investment



OFFERING MEMORANDUM | 7.83% ACTUAL CAP RATE | YEAR 2 RENT INCREASE EFFECTIVE SEPTEMBER 1, 2026

8939 N 8th Street
Phoenix, AZ 85020

Absolute NNN 8-Unit Multifamily Investment

CONTENTS

Exclusively Marketed by:

Linda Gerchick
Gerchick Real Estate
CCIM
(602) 688-9279
linda@justsoldit.com
BR114848000

Brokerage License No.: LC644567000
www.justsoldit.com

ABSOLUTE NNN 8-UNIT MULTIFAMILY INVESTMENT

OFFERING SUMMARY

ADDRESS	8939 N 8th Street Phoenix AZ 85020
COUNTY	Maricopa
MARKET	North Phoenix
SUBMARKET	East Sunnyslope
BUILDING SF	4,461 SF
LAND SF	14,257 SF
LAND ACRES	0.327
NUMBER OF UNITS	8
YEAR BUILT	1946 1983 1987
YEAR RENOVATED	2020, 2024
APN	160-03-012-A
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	$1,625,000
PRICE PSF	$364.27
PRICE PER UNIT	$203,125
OCCUPANCY	100.00%
NOI (Actual)	$127,200
NOI (NNN Lease in place)	$127,200
CAP RATE (Actual)	7.83%
CAP RATE (NNN Lease in place)	7.83%
CASH ON CASH (Actual)	8.22%
CASH ON CASH (NNN Lease in place)	8.22%
GRM (Actual)	11.63
GRM (NNN Lease in place)	11.63

PROPOSED FINANCING

Commercial Loan

LOAN TYPE	Amortized
DOWN PAYMENT	$666,250
LOAN AMOUNT	$958,750
INTEREST RATE	6.88%
LOAN TERMS	5 years
ANNUAL DEBT SERVICE	$80,432
LOAN TO VALUE	59%
AMORTIZATION PERIOD	25 Years

Notes Please verify with the Commercial Lender

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	17,655	112,372	355,422
2026 Median HH Income	$74,220	$80,127	$81,121
2026 Average HH Income	$98,265	$124,789	$121,294

PROPERTY VIDEO

Investment Overview:

- 8939 N 8th Street offers investors a fully occupied eight-unit multifamily property operating under an Absolute NNN master lease. The property includes six one-bedroom units and two two-bedroom units, together with a dedicated on-site laundry room and three separate storage rooms. The asking price is $1,625,000. The Year 2 rent increase effective September 1, 2026 raises the actual cap rate to 7.83%. The tenant is responsible for property taxes, insurance, utilities, maintenance, and day-to-day operations, creating a highly passive investment with minimal ownership responsibilities. A recent appraisal supports the asking price.

- Lease Structure:

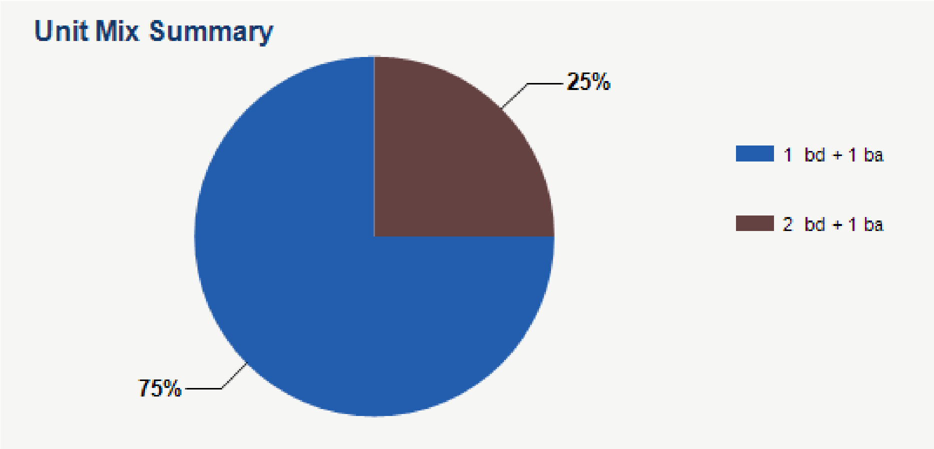
  The five-year Absolute NNN master lease commenced September 1, 2025 and continues through August 31, 2030. Year 2 base rent is $10,600 per month, or $127,200 annually, and the September 1, 2026 payment has been received. Base rent increases by another $100 per month at the beginning of each remaining lease year, providing $1,200 in additional annual income. Approximately four years remain on the initial term as of September 1, 2026. The lease includes two additional five-year renewal options, a personal guarantee, and a first right of refusal. Seller financing is not available.

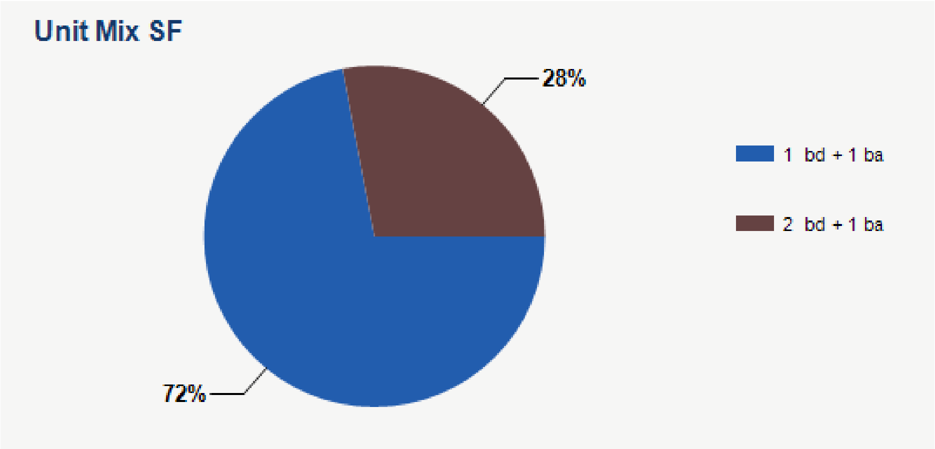
- Property Improvements:

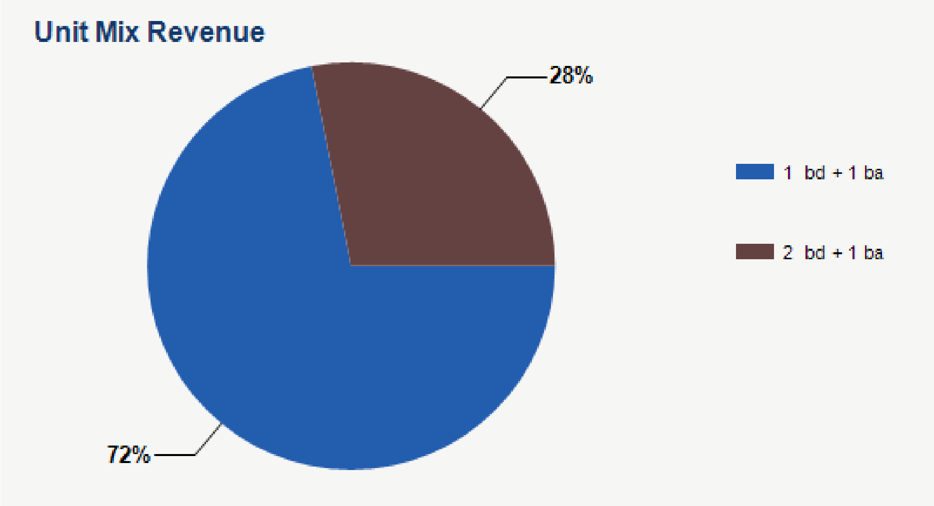
  The property received extensive interior renovations in 2024, including updated bathrooms, flooring, cabinetry, plumbing fixtures, shower finishes, and other improvements. Refrigerators, ranges, ovens, and microwaves are provided in every unit, and each unit has an individual HVAC system. Community features include gated access, a brick privacy wall, a paver courtyard and patio area with television and electrical connections, updated mailboxes, on-site parking, a dedicated laundry room, and three storage rooms. The tenant continues to invest in and carefully maintain the property, including the exterior and common areas.

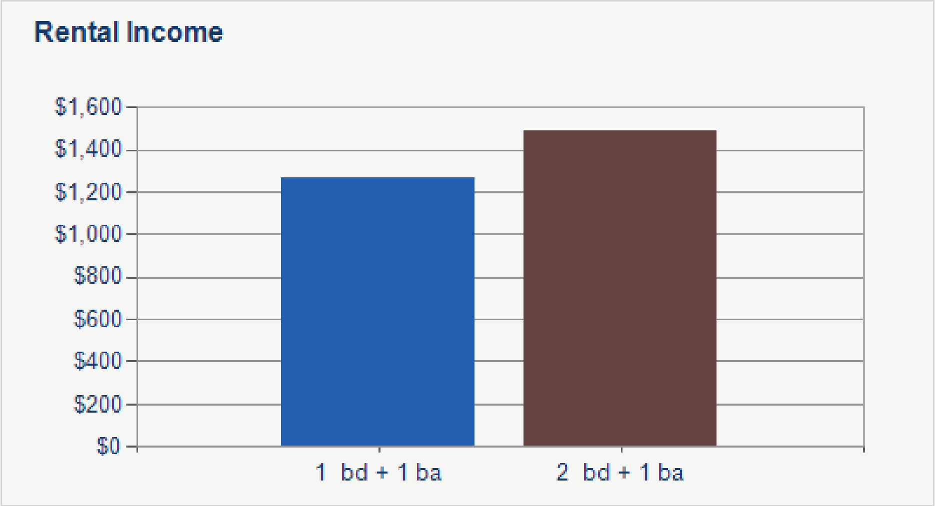
Unit Mix	# Units	Square Feet	Current Rent	Rent PSF	Monthly Income
1 bd + 1 ba	6	503	$1,270	$2.52	$7,620
2 bd + 1 ba	2	590	$1,490	$2.53	$2,980
Totals/Averages	**8**	**525**	**$1,325**	**$2.53**	**$10,600**

Notes: Unit rents represent an allocation of the $10,600 monthly master-lease rent and are not separate apartment leases







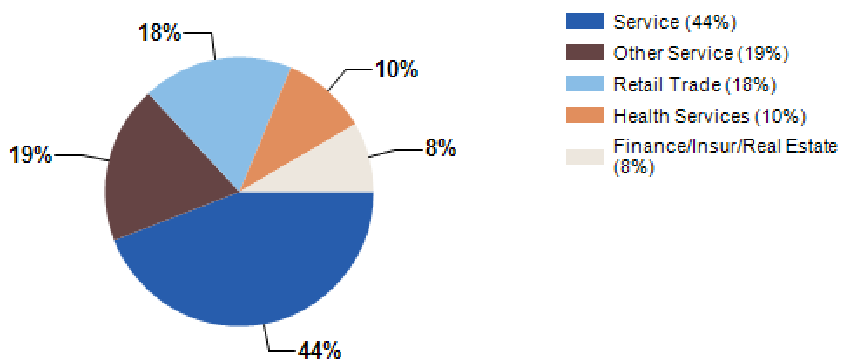


02 Location

North Phoenix

- Located in Phoenix's established Sunnyslope and North Mountain area, 8939 N 8th Street benefits from proximity to major employment, transportation, recreation, shopping, and neighborhood services. HonorHealth John C. Lincoln Medical Center, a significant healthcare and employment anchor, is located nearby at Dunlap Avenue and Third Street. The Sunnyslope Transit Center provides residents with access to multiple Valley Metro bus routes, while North Mountain Park and Preserve offers hiking, biking, and outdoor recreation just minutes from the property. Central Avenue, Dunlap Avenue, and Cave Creek Road provide convenient access to restaurants, shopping, schools, and everyday services. Connections to State Route 51 and Interstate 17 offer access to Downtown Phoenix and employment centers throughout the metropolitan area. These surrounding amenities and transportation options help support sustained rental demand.

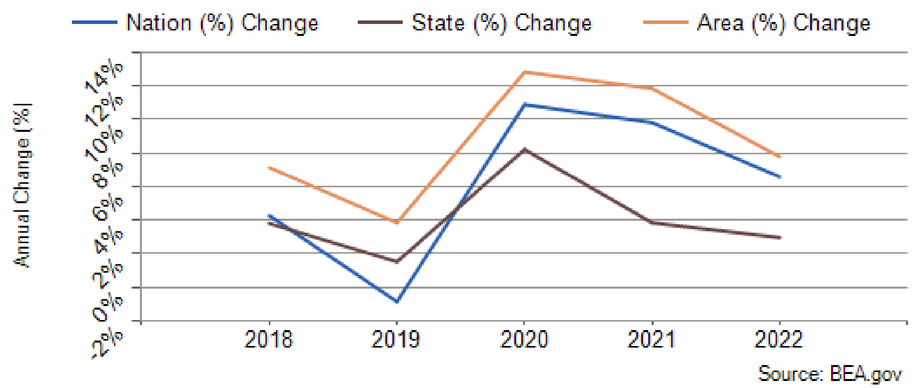
Major Industries by Employee Count

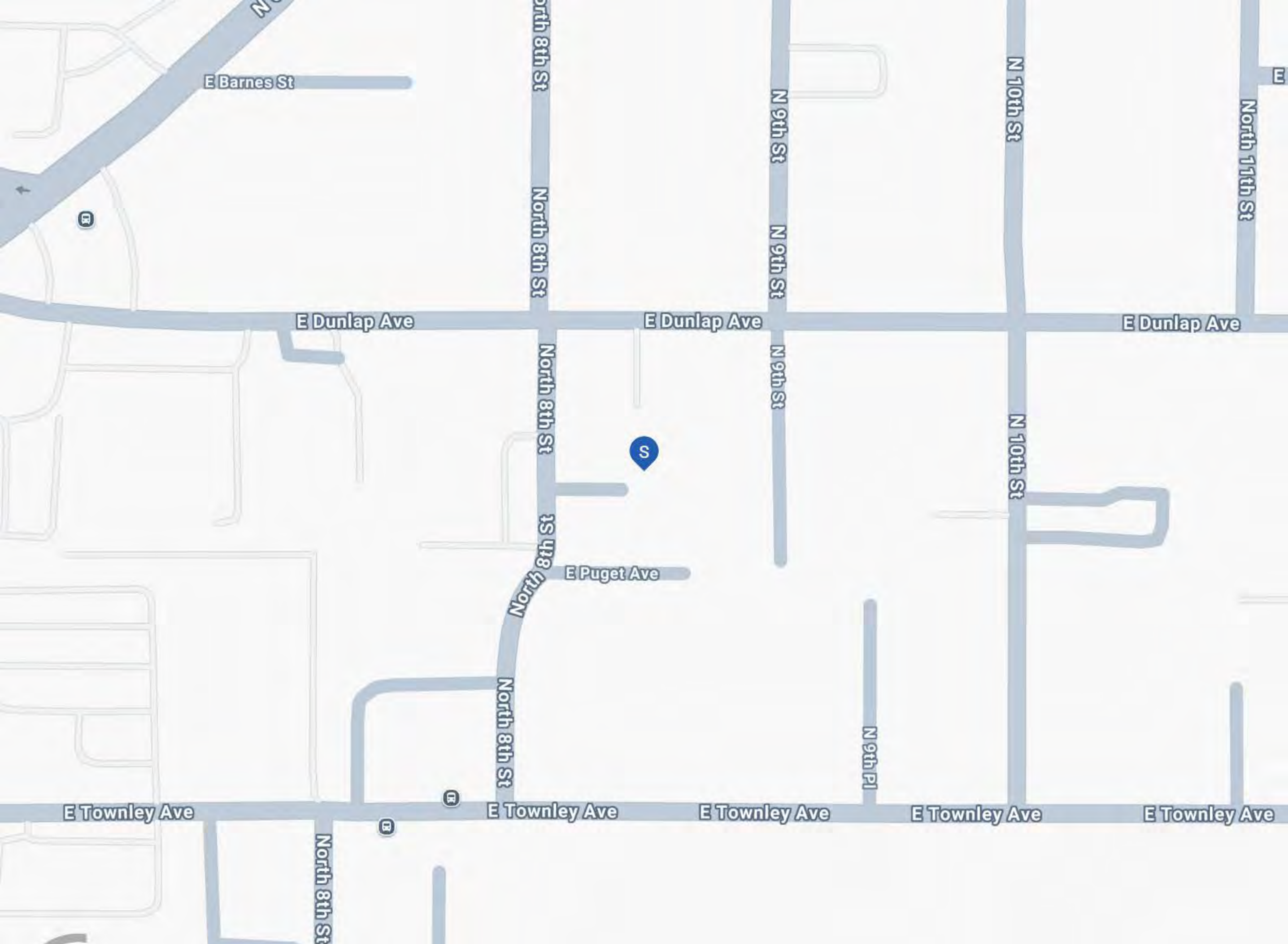


Largest Employers

Banner Health	47,000
State of Arizona	41,847
Arizona State University	35,730
Walmart, Inc.	33,460
Fry's Food Stores	21,738
University of Arizona	20,462
Wells Fargo & Co.	17,217
City of Phoenix	14,858

Maricopa County GDP Trend

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North 8th St
N 9th St
N 10th St
North 11th St
E Dunlap Ave
E Puget Ave
N 9th Pl
E Townley Ave
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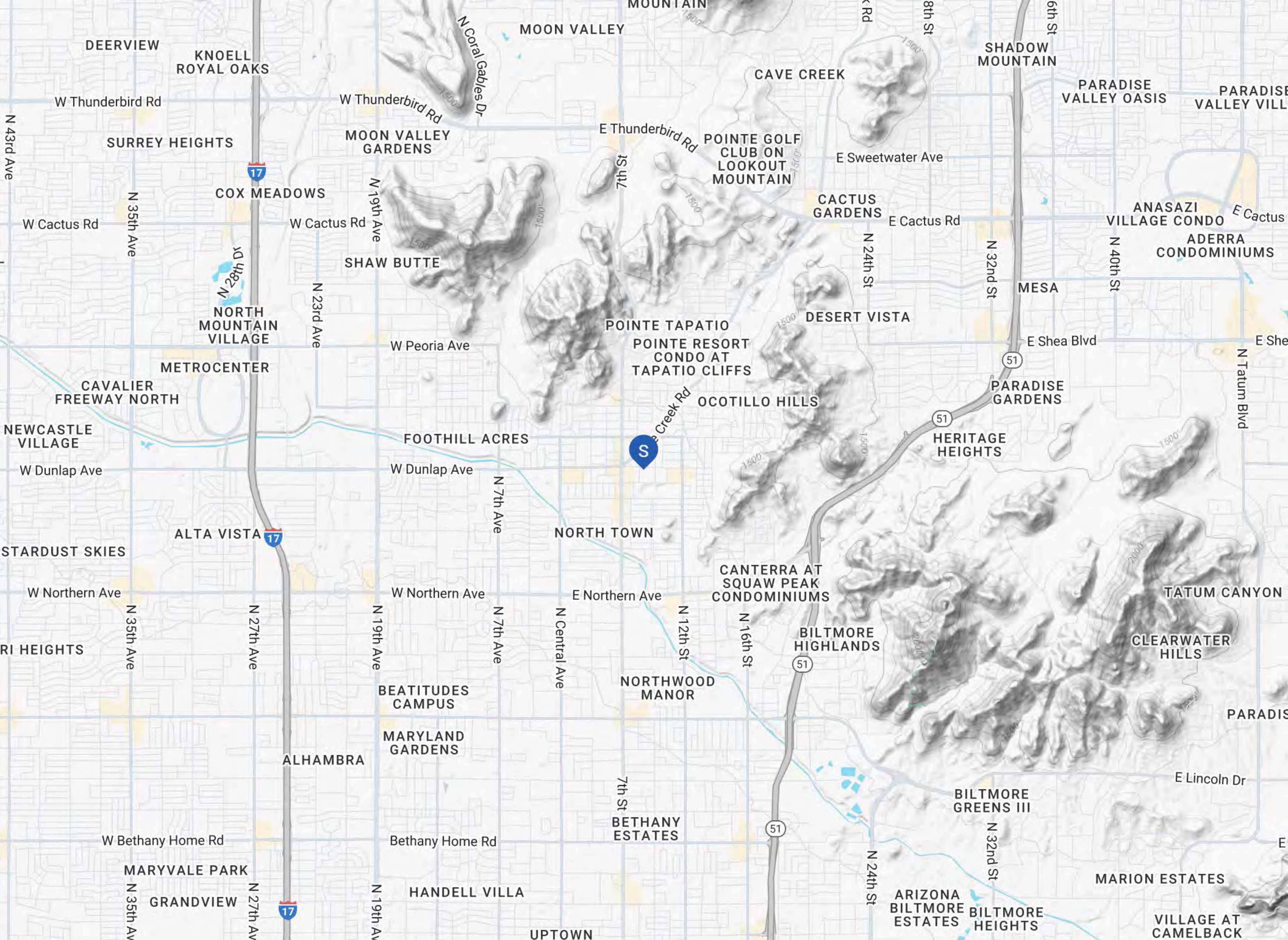

DEERVIEW
KNOELL ROYAL OAKS
MOON VALLEY
N Coral Gables Dr
CAVE CREEK
SHADOW MOUNTAIN
PARADISE VALLEY OASIS
W Thunderbird Rd
W Thunderbird Rd
E Thunderbird Rd
SURREY HEIGHTS
MOON VALLEY GARDENS
POINTE GOLF CLUB ON LOOKOUT MOUNTAIN
E Sweetwater Ave
N 43rd Ave
7th St
COX MEADOWS
N 19th Ave
CACTUS GARDENS
E Cactus Rd
ANASAZI VILLAGE CONDO
W Cactus Rd
W Cactus Rd
N 35th Ave
N 28th Dr
SHAW BUTTE
N 24th St
N 32nd St
N 40th St
ADERRA CONDOMINIUMS
MESA
N 23rd Ave
NORTH MOUNTAIN VILLAGE
POINTE TAPATIO
DESERT VISTA
W Peoria Ave
E Shea Blvd
POINTE RESORT CONDO AT TAPATIO CLIFFS
51
METROCENTER
N Tatum Blvd
CAVALIER FREEWAY NORTH
OCOTILLO HILLS
PARADISE GARDENS
NEWCASTLE VILLAGE
FOOTHILL ACRES
HERITAGE HEIGHTS
S
W Dunlap Ave
W Dunlap Ave
N 7th Ave
NORTH TOWN
ALTA VISTA
17
STARDUST SKIES
CANTERRA AT SQUAW PEAK CONDOMINIUMS
W Northern Ave
W Northern Ave
E Northern Ave
TATUM CANYON
N 35th Ave
N 27th Ave
N 19th Ave
N 7th Ave
N Central Ave
N 12th St
N 16th St
BILTMORE HIGHLANDS
CLEARWATER HILLS
BEATITUDES CAMPUS
NORTHWOOD MANOR
MARYLAND GARDENS
ALHAMBRA
E Lincoln Dr
BILTMORE GREENS III
BETHANY ESTATES
W Bethany Home Rd
Bethany Home Rd
MARYVALE PARK
N 32nd St
MARION ESTATES
GRANDVIEW
HANDELL VILLA
N 24th St
ARIZONA BILTMORE ESTATES
BILTMORE HEIGHTS
VILLAGE AT CAMELBACK
UPTOWN


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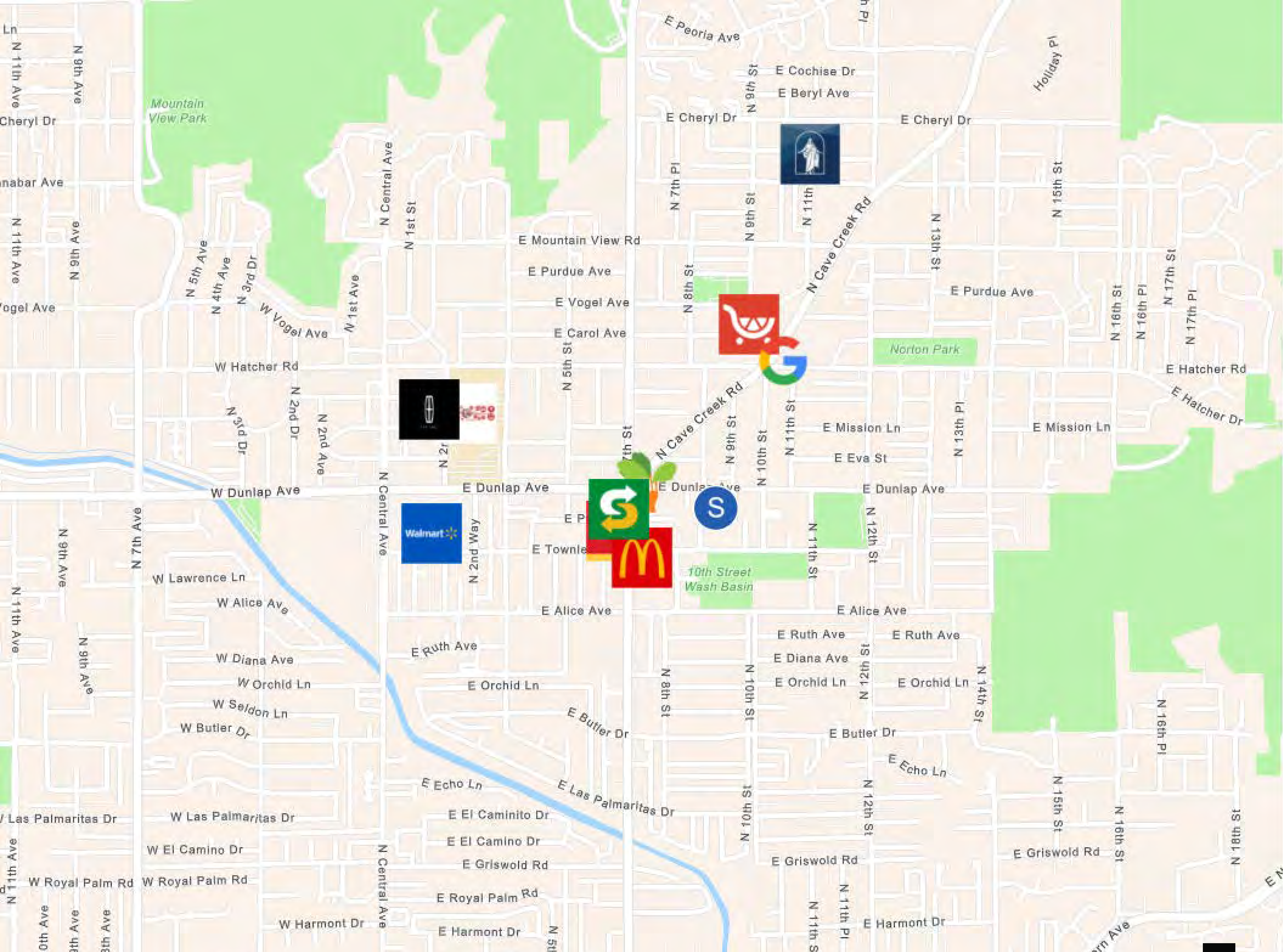


E Peoria Ave
E Cochise Dr
E Beryl Ave
E Cheryl Dr
Cheryl Dr
Mountain View Park
N Central Ave
N 1st St
N 7th Pl
N 9th St
N 11th St
N Cave Creek Rd
N 13th St
N 15th St
Holiday Pl
E Mountain View Rd
E Purdue Ave
E Vogel Ave
E Carol Ave
N 8th St
N 5th St
Norton Park
E Hatcher Rd
E Hatcher Dr
W Hatcher Rd
W Vogel Ave
N 5th Ave
N 4th Ave
N 3rd Dr
N 1st Ave
N 16th St
N 16th Pl
N 17th St
N 17th Pl
E Mission Ln
E Eva St
N 10th St
N 13th Pl
N 2nd Dr
N 2nd Ave
N 3rd Dr
W Dunlap Ave
E Dunlap Ave
N 7th Ave
N 9th Ave
N 11th Ave
N 2nd Way
N 11th St
N 12th St
E Townle
10th Street Wash Basin
W Lawrence Ln
W Alice Ave
E Alice Ave
E Ruth Ave
W Diana Ave
E Diana Ave
W Orchid Ln
E Orchid Ln
W Seldon Ln
W Butler Dr
E Butler Dr
E Echo Ln
N 14th St
N 16th Pl
E Las Palmaritas Dr
W Las Palmaritas Dr
E El Caminito Dr
E El Camino Dr
W El Camino Dr
E Griswold Rd
W Royal Palm Rd
E Royal Palm Rd
W Harmont Dr
E Harmont Dr
N 11th Pl
N 15th St
N 18th St
N 10th Ave
N 8th Ave
Walmart

ABSOLUTE NNN 8-UNIT MULTIFAMILY INVESTMENT

PROPERTY FEATURES

NUMBER OF UNITS	8
BUILDING SF	4,461
LAND SF	14,257
LAND ACRES	0.327
YEAR BUILT	1946 1983 1987
YEAR RENOVATED	2020, 2024
# OF PARCELS	1
ZONING TYPE	[R-4] Multiple Family Residence
BUILDING CLASS	B
TOPOGRAPHY	Flat
LOCATION CLASS	C+
NUMBER OF STORIES	One
NUMBER OF BUILDINGS	Three
SECURITY GATE	Yes
NUMBER OF PARKING SPACES	12
POOL / JACUZZI	No
FIREPLACE IN UNIT	No
WASHER/DRYER	On-site Laundry Facility

MECHANICAL

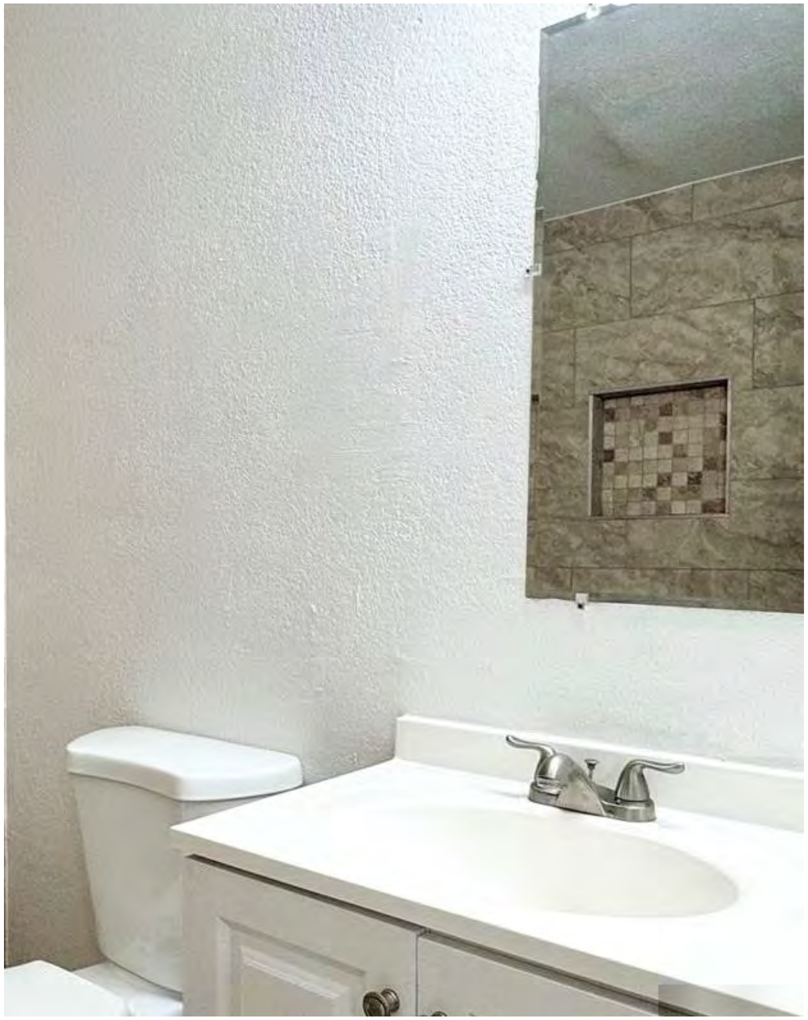
HVAC	Individual
SMOKE DETECTORS	New

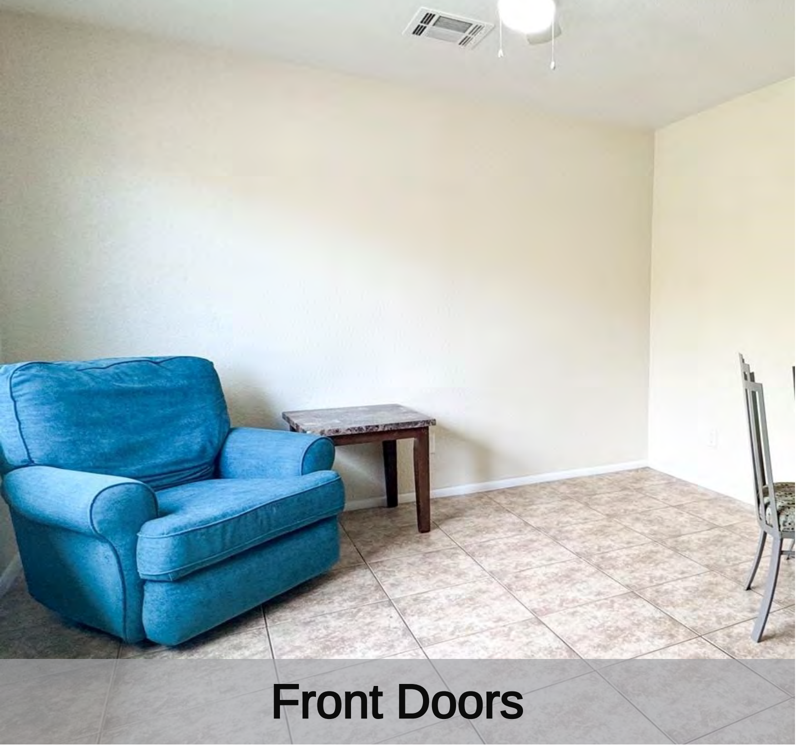
UTILITIES

WATER	Master Tenant Paid
TRASH	Master Tenant Paid
GAS	Master Tenant Paid
ELECTRIC	Master Tenant Paid

CONSTRUCTION

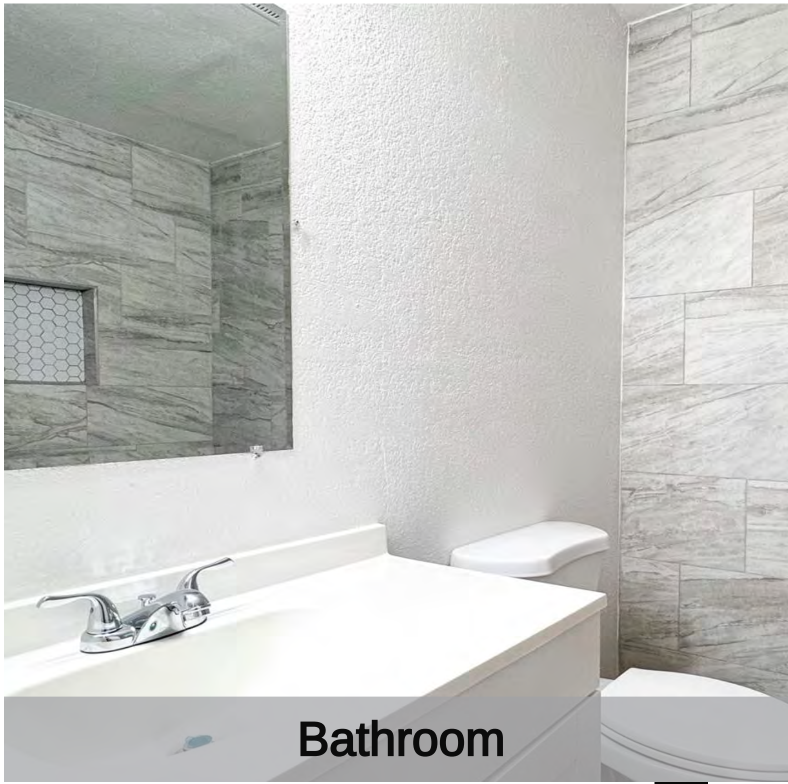
FOUNDATION	Concrete Slab
FRAMING	Wood Frame
EXTERIOR	Painted Stucco
PARKING SURFACE	Asphalt
ROOF	Asphalt Shingle
STYLE	Garden Style
LANDSCAPING	Desert




Front Doors


Living Area


Bathroom


Bathroom

Kitchen

Pavers and open area

Kitchen

Parking

Common Amenities

- Gated entry and controlled property access
  Brick privacy wall
  Dedicated on-site laundry room
  Three separate storage rooms
- Updated community mailboxes installed in August 2024
  On-site resident parking
  Tenant-maintained exterior and common areas
- Paver courtyard and common patio area
  Television and electrical connections in the patio area

Unit Amenities

- Six one-bedroom units
  Two two-bedroom units
  Extensive interior renovations completed in 2024

- Individual HVAC systems
  Updated smoke detectors
  Functional, individually configured residential units

- Updated bathrooms, flooring, and fixtures
  Refrigerators in every unit
  Ranges and ovens in every unit
  Microwaves in every unit

ABSOLUTE NNN 8-UNIT MULTIFAMILY INVESTMENT

04 Rent Roll

Schedule of Rents

Lease Abstraction

GERCHICK REAL ESTATE

Schedule of Rents Paid

8939 N 8th Street | Phoenix, Arizona 85020

ABSOLUTE NNN MASTER LEASE

LEASE START	INITIAL TERM ENDS	YEAR 2 START	YEAR 2 BASE RENT	PAYMENTS CURRENT THROUGH
September 1, 2025	**August 31, 2030**	**September 1, 2026**	**$10,600 / month**	**September 1, 2026**

PAYMENT MONTH	BASE RENT PAID	INSURANCE REIMBURSEMENT	PROPERTY TAX REIMBURSEMENT	TOTAL MONTHLY PAYMENT	STATUS
September 2025	$10,500.00	$711.41	$336.70	$11,548.11	PAID
October 2025	$10,500.00	$711.41	$336.70	$11,548.11	PAID
November 2025	$10,500.00	$711.41	$336.70	$11,548.11	PAID
December 2025	$10,500.00	$711.41	$336.70	$11,548.11	PAID
January 2026	$10,500.00	$711.41	$336.70	$11,548.11	PAID
February 2026	$10,500.00	$711.41	$336.70	$11,548.11	PAID
March 2026	$10,500.00	$711.41	$336.70	$11,548.11	PAID
April 2026	$10,500.00	$711.41	$336.70	$11,548.11	PAID
May 2026	$10,500.00	$711.41	$336.70	$11,548.11	PAID
June 2026	$10,500.00	$711.41	$336.70	$11,548.11	PAID
July 2026	$10,500.00	$711.41	$336.70	$11,548.11	PAID
August 2026	$10,500.00	$711.41	$336.70	$11,548.11	PAID
September 2026	$10,600.00	$711.41	$336.70	$11,648.11	PAID
TOTAL PAID	**$136,600.00**	**$9,248.33**	**$4,377.10**	**$150,225.43**	**CURRENT**

Year 2 rent increase: The September 1, 2026 payment reflects the scheduled $100 monthly increase in base rent, from $10,500 to $10,600. Insurance and property-tax reimbursements remain shown at the amounts reflected in the prior payment schedule.

Prepared for marketing and due-diligence purposes. Buyer should independently verify all payment, reimbursement, and lease information.

GERCHICK REAL ESTATE

Lease Abstract

8939 N 8th Street | Phoenix, Arizona 85020

ABSOLUTE NNN MASTER LEASE

ASKING PRICE	YEAR 2 CAP - 9/1/26	UNITS COVERED	OCCUPANCY	PAYMENTS CURRENT THROUGH
$1,625,000	**7.83%**	**8**	**100%**	**September 1, 2026**

LEASE TERMS

Lease Commencement	September 1, 2025
Initial Expiration	August 31, 2030
Initial Lease Term	Five years
Current Lease Year	**Year 2**
Remaining Initial Term	Approximately four years
Renewal Options	Two additional five-year options
Scheduled Increase	$100/month at start of each lease year
Personal Guarantee	**Yes**
First Right of Refusal	**Yes**
Residential Unit Mix	6 one-bedroom + 2 two-bedroom

CURRENT ECONOMICS

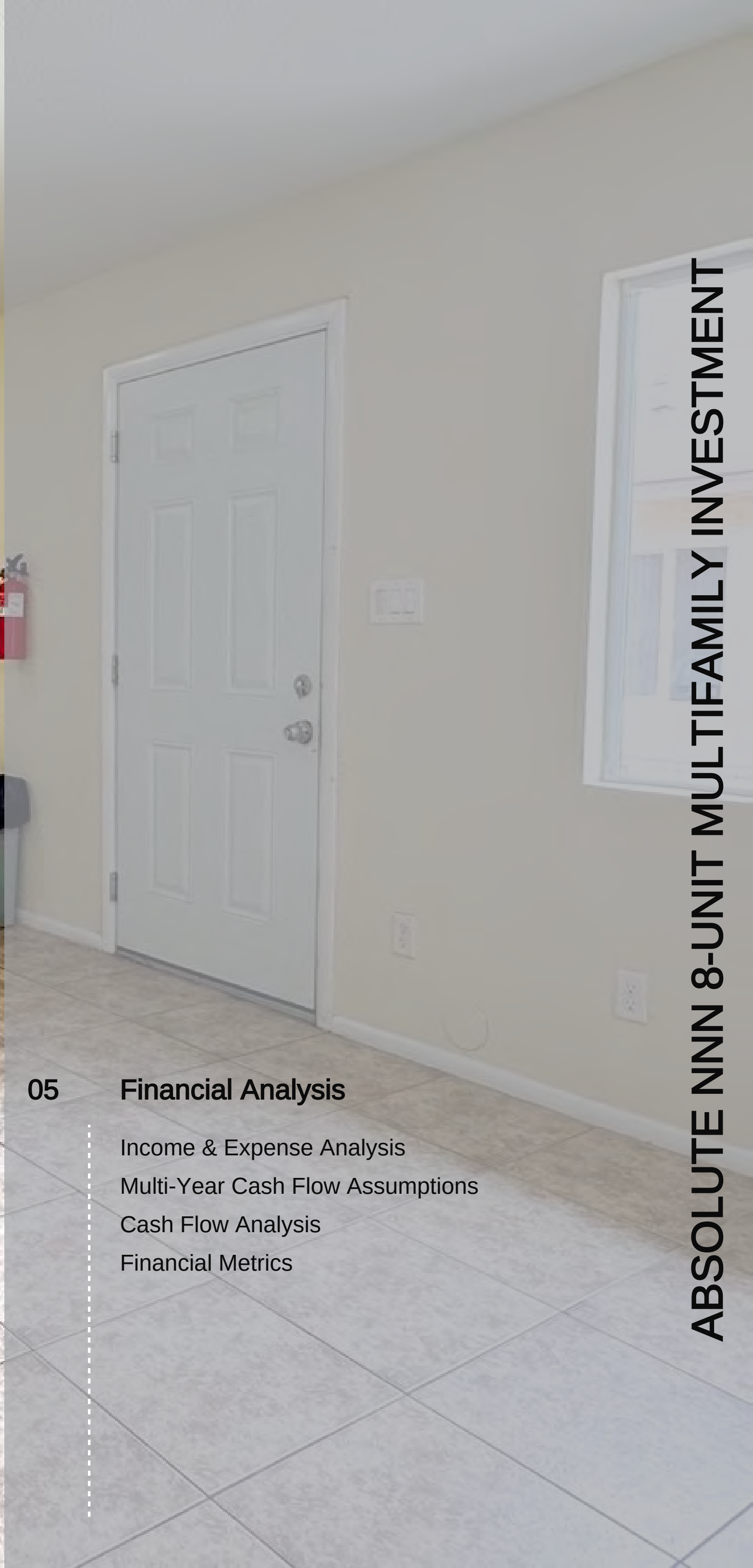
Current Monthly Base Rent	**$10,600.00**
Current Annual Base Rent	**$127,200.00**
Insurance Reimbursement	$711.41/month
Property Tax Reimbursement	$336.70/month
Total Monthly Reimbursements	$1,048.11
Total Monthly Payment	**$11,648.11**
Annualized Rent + Reimbursements	**$139,777.32**
September 1, 2026 Payment	**Received**
Tenant Expense Responsibility	Taxes, insurance, utilities, maintenance
Ownership Structure	Highly passive; minimal landlord duties

LEASE YEAR	EFFECTIVE DATE	MONTHLY BASE RENT	ANNUAL BASE RENT	STATUS
Year 1	September 1, 2025	$10,500	$126,000	Completed
Year 2	September 1, 2026	$10,600	$127,200	**Current - Paid**
Year 3	September 1, 2027	$10,700	$128,400	Scheduled
Year 4	September 1, 2028	$10,800	$129,600	Scheduled
Year 5	September 1, 2029	$10,900	$130,800	Scheduled

Absolute NNN structure: The tenant is responsible for property taxes, insurance, utilities, maintenance, common-area care, and day-to-day property operations, subject to the executed lease.

Important: This abstract is a marketing summary and does not replace the executed lease. Prospective buyers should review the complete lease, amendments, guarantees, and supporting documents.

Prepared by Gerchick Real Estate for marketing and due-diligence purposes. Buyer should independently verify all lease terms, payment information, and financial calculations.



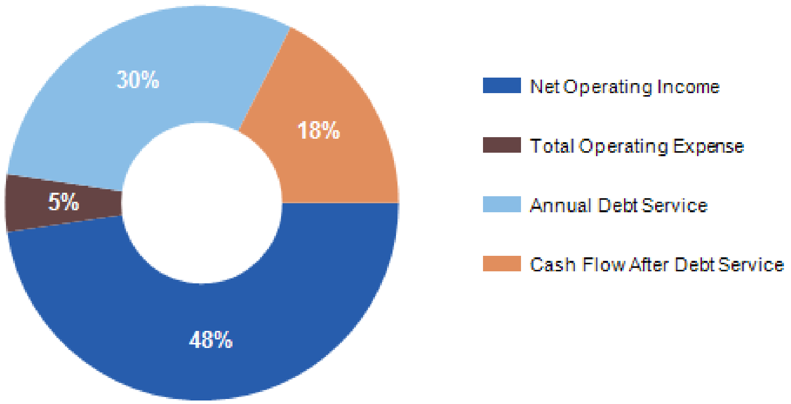
ABSOLUTE NNN 8-UNIT MULTIFAMILY INVESTMENT

05 Financial Analysis

INCOME	ACTUAL		NNN LEASE IN PLACE	
Gross Scheduled Rent	$127,200	91.0%	$127,200	91.0%
Tenant Reimbursement for Property Taxes	$4,040	2.9%	$4,040	2.9%
Tenant Reimbursement for Property Insurance	$8,537	6.1%	$8,537	6.1%
Effective Gross Income	**$139,777**		**$139,777**	
Less Expenses	$12,577	8.99%	$12,577	8.99%
Net Operating Income	**$127,200**		**$127,200**	
Annual Debt Service	$80,432		$80,432	
Cash flow	**$46,768**		**$46,768**	
Debt Coverage Ratio	1.58		1.58	

REVENUE ALLOCATION

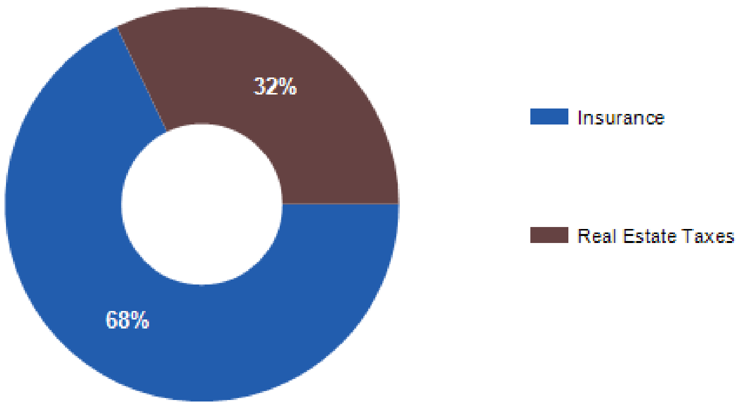
ACTUAL



EXPENSES	ACTUAL	Per Unit	NNN LEASE IN PLACE	Per Unit
Real Estate Taxes	$4,040	$505	$4,040	$505
Insurance	$8,537	$1,067	$8,537	$1,067
Total Operating Expense	**$12,577**	**$1,572**	**$12,577**	**$1,572**
Annual Debt Service	$80,432		$80,432	
Expense / SF	$2.82		$2.82	
% of EGI	8.99%		8.99%	

DISTRIBUTION OF EXPENSES

ACTUAL



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	$1,625,000
Analysis Period	5 year(s)
Millage Rate (not a growth rate)	0.25000%

INCOME - Growth Rates

Gross Scheduled Rent	0.95%
Tenant Reimbursement for Property Taxes	1.50%
Tenant Reimbursement for Property Insurance	1.50%

EXPENSES - Growth Rates

Real Estate Taxes	1.50%
Insurance	1.50%

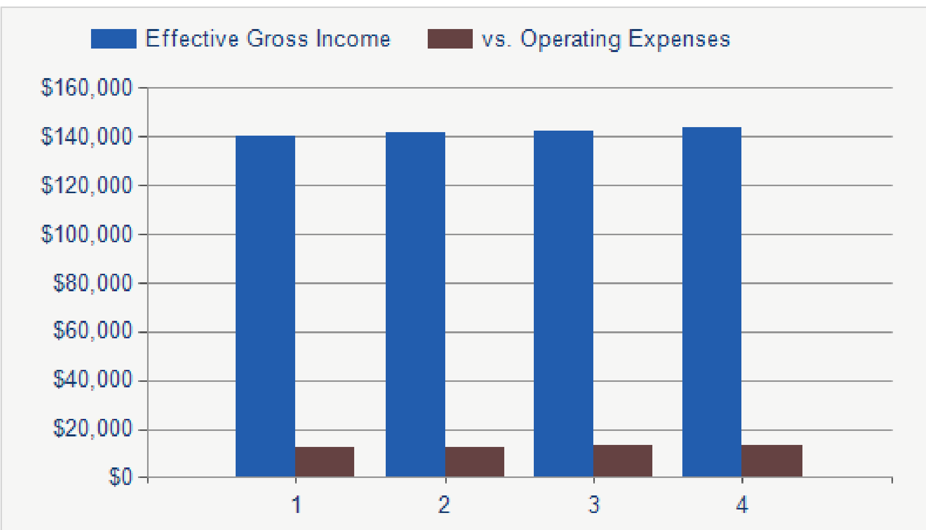
PROPOSED FINANCING

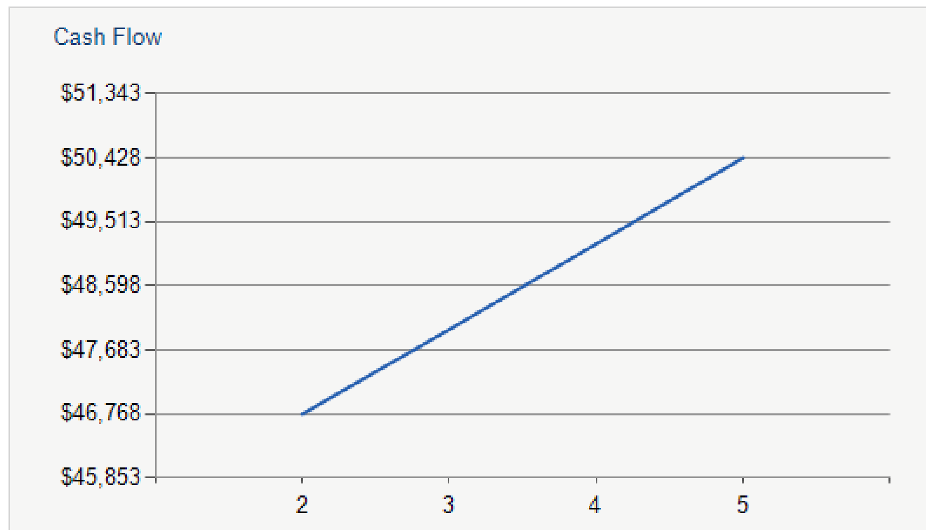
Commercial Loan	
Loan Type	Amortized
Down Payment	$666,250
Loan Amount	$958,750
Interest Rate	6.88%
Loan Terms	5 years
Annual Debt Service	$80,432
Loan to Value	59%
Amortization Period	25 Years

Notes Please verify with the Commercial Lender

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	Actual	NNN Lease in place	Year 3	Year 4	Year 5
Gross Revenue					
Gross Scheduled Rent	$127,200	$127,200	$128,408	$129,628	$130,860
Tenant Reimbursement for Property Taxes	$4,040	$4,040	$4,101	$4,162	$4,225
Tenant Reimbursement for Property Insurance	$8,537	$8,537	$8,665	$8,795	$8,927
Effective Gross Income	**$139,777**	**$139,777**	**$141,174**	**$142,585**	**$144,011**
Operating Expenses					
Real Estate Taxes	$4,040	$4,040	$4,101	$4,162	$4,225
Insurance	$8,537	$8,537	$8,665	$8,795	$8,927
Total Operating Expense	**$12,577**	**$12,577**	**$12,766**	**$12,957**	**$13,151**
Net Operating Income	**$127,200**	**$127,200**	**$128,408**	**$129,628**	**$130,860**
Annual Debt Service	$80,432	$80,432	$80,432	$80,432	$80,432
Cash Flow	**$46,768**	**$46,768**	**$47,977**	**$49,197**	**$50,428**

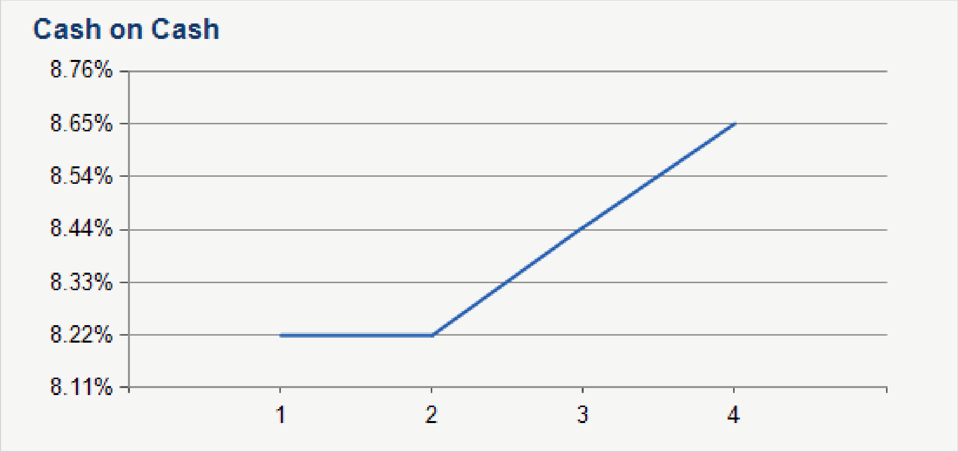


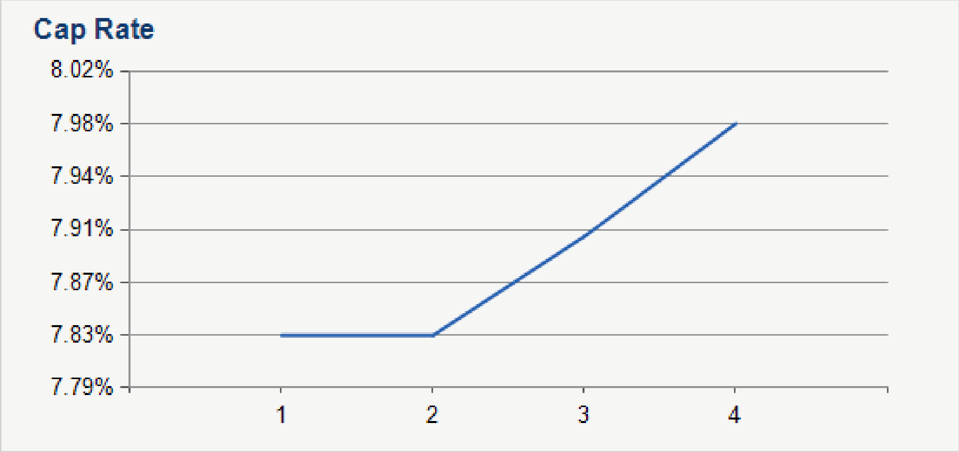


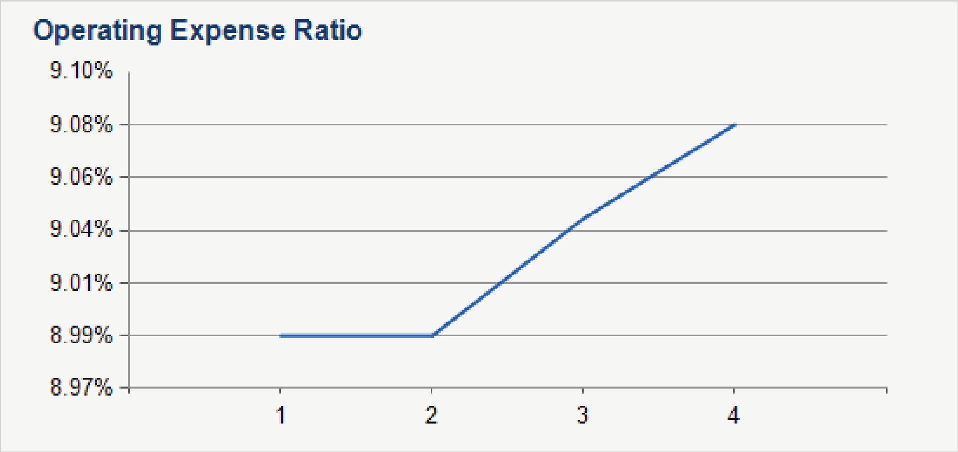
Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

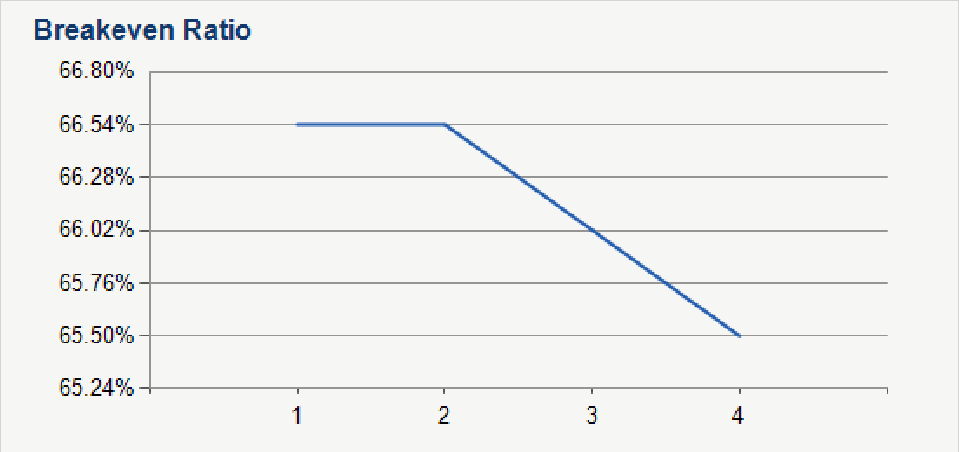
Calendar Year	Actual	NNN Lease in place	Year 3	Year 4	Year 5
Cash on Cash Return b/t	8.22%	8.22%	8.44%	8.65%	8.87%
CAP Rate	7.83%	7.83%	7.90%	7.98%	8.05%
Debt Coverage Ratio	1.58	1.58	1.60	1.61	1.63
Operating Expense Ratio	8.99%	8.99%	9.04%	9.08%	9.13%
Gross Multiplier (GRM)	11.63	11.63	11.51	11.40	11.28
Loan to Value	59.02%	58.09%	57.07%	56.04%	54.87%
Breakeven Ratio	66.54%	66.54%	66.02%	65.50%	64.98%
Price / SF	$364.27	$364.27	$364.27	$364.27	$364.27
Price / Unit	$203,125	$203,125	$203,125	$203,125	$203,125
Income / SF	$31.33	$31.33	$31.64	$31.96	$32.28
Expense / SF	$2.81	$2.81	$2.86	$2.90	$2.94

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





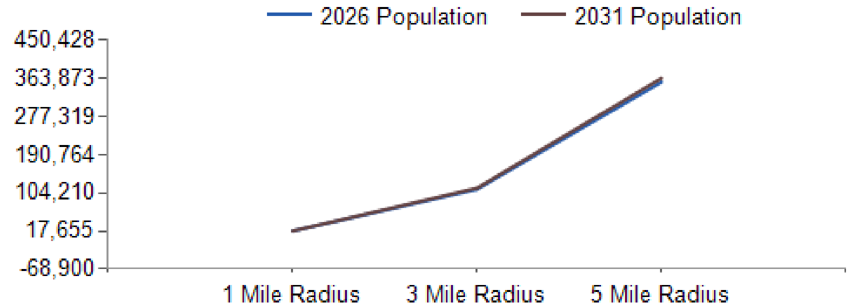




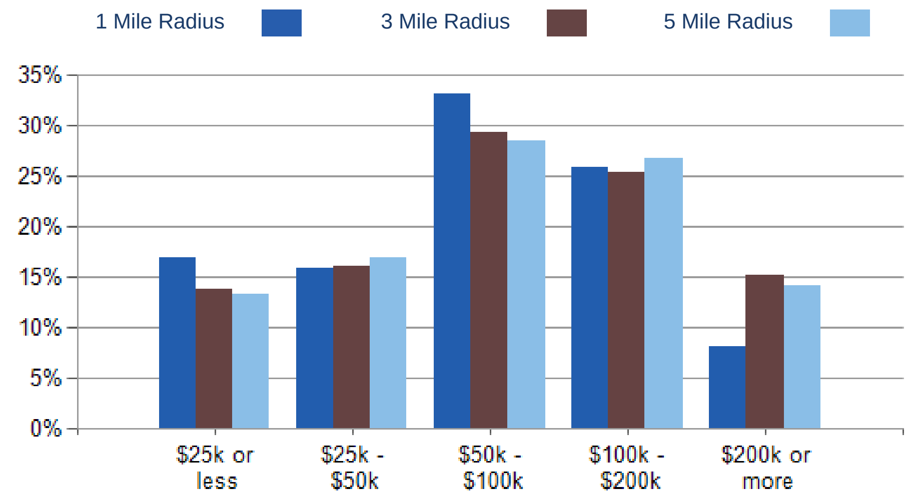
06 Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	19,587	110,509	337,950
2010 Population	17,482	104,034	323,037
2026 Population	17,655	112,372	355,422
2031 Population	17,777	114,981	363,873
2026 African American	1,082	8,695	27,273
2026 American Indian	482	3,380	10,556
2026 Asian	354	3,692	15,665
2026 Hispanic	6,788	32,531	113,934
2026 Other Race	3,862	15,699	55,957
2026 White	9,424	65,475	196,050
2026 Multiracial	2,419	15,268	49,308
2026-2031: Population: Growth Rate	0.70%	2.30%	2.35%

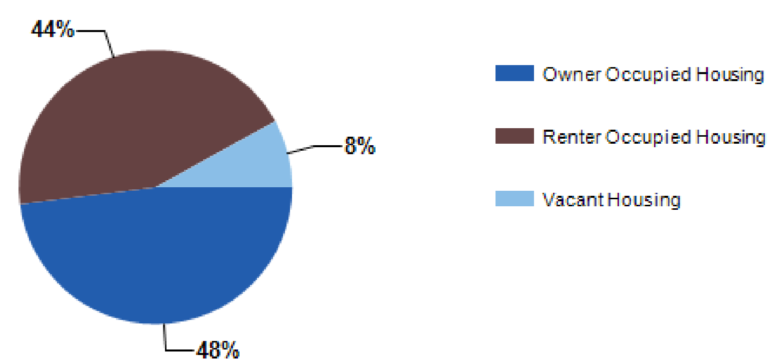
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	620	3,911	11,498
$15,000-$24,999	748	3,062	8,732
$25,000-$34,999	528	3,153	9,624
$35,000-$49,999	756	4,967	16,127
$50,000-$74,999	1,431	8,480	23,825
$75,000-$99,999	1,254	6,275	19,346
$100,000-$149,999	1,431	8,198	26,643
$150,000-$199,999	660	4,615	13,905
$200,000 or greater	654	7,673	21,526
Median HH Income	$74,220	$80,127	$81,121
Average HH Income	$98,265	$124,789	$121,294



2026 Household Income



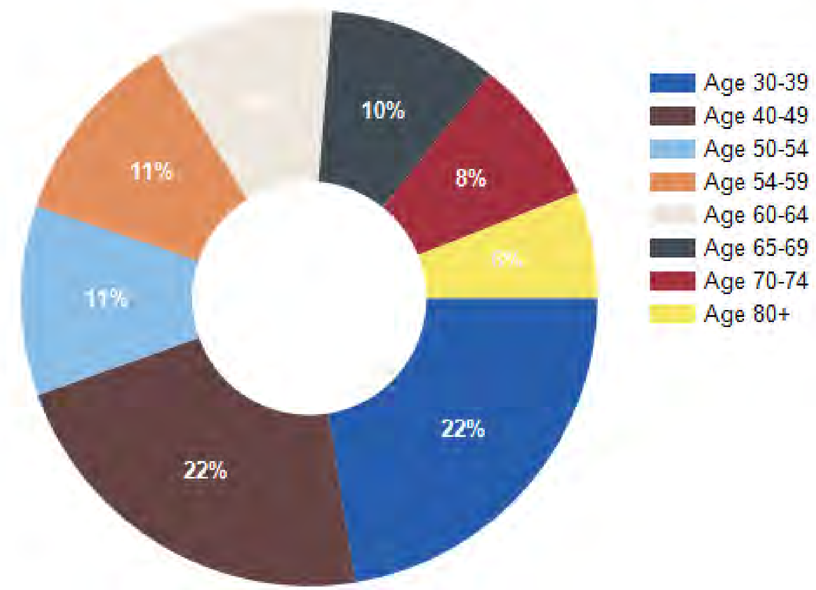
2026 Own vs. Rent - 1 Mile Radius



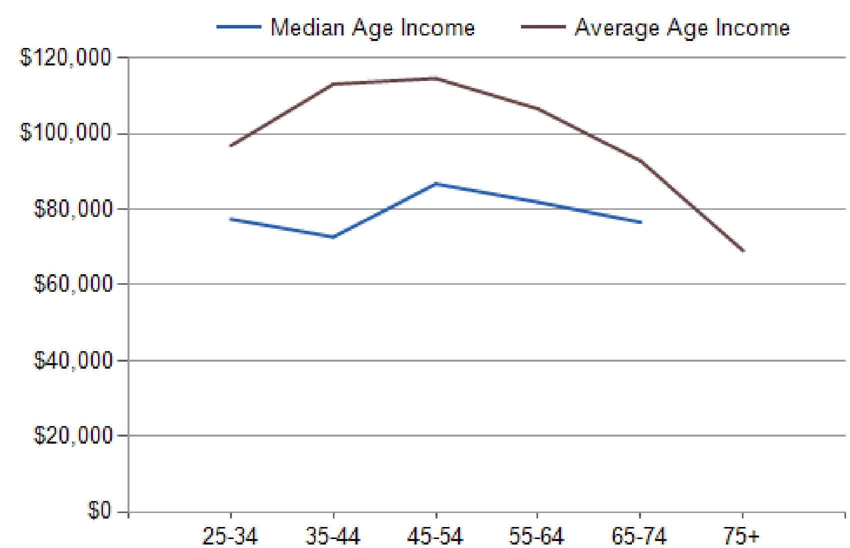
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,190	7,411	26,689
2026 Population Age 35-39	1,253	7,709	25,631
2026 Population Age 40-44	1,247	7,725	24,529
2026 Population Age 45-49	1,159	6,921	21,580
2026 Population Age 50-54	1,160	6,790	20,827
2026 Population Age 55-59	1,194	6,759	20,486
2026 Population Age 60-64	1,100	6,732	20,602
2026 Population Age 65-69	1,037	6,521	19,107
2026 Population Age 70-74	895	5,508	16,052
2026 Population Age 75-79	652	4,896	13,145
2026 Population Age 80-84	389	2,969	8,197
2026 Population Age 85+	262	2,850	6,841
2026 Population Age 18+	14,292	89,717	282,426
2026 Median Age	41	41	39
2031 Median Age	42	42	40

Population By Age

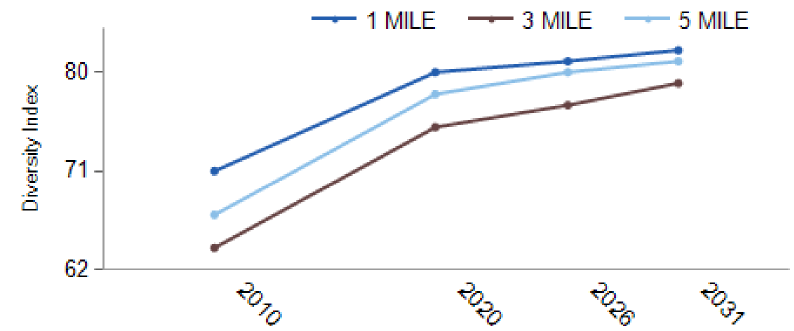


2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$77,358	$74,431	$80,102
Average Household Income 25-34	$96,839	$102,303	$106,381
Median Household Income 35-44	$72,651	$83,703	$88,923
Average Household Income 35-44	$113,075	$139,213	$135,197
Median Household Income 45-54	$86,713	$103,005	$94,615
Average Household Income 45-54	$114,606	$149,022	$137,604
Median Household Income 55-64	$81,889	$101,605	$102,997
Average Household Income 55-64	$106,546	$148,193	$140,505
Median Household Income 65-74	$76,558	$81,899	$76,126
Average Household Income 65-74	$92,767	$125,273	$123,422
Average Household Income 75+	$69,034	$98,790	$95,449



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	82	79	81
Diversity Index (current year)	81	77	80
Diversity Index (2020)	80	75	78
Diversity Index (2010)	71	65	67

POPULATION DIVERSITY

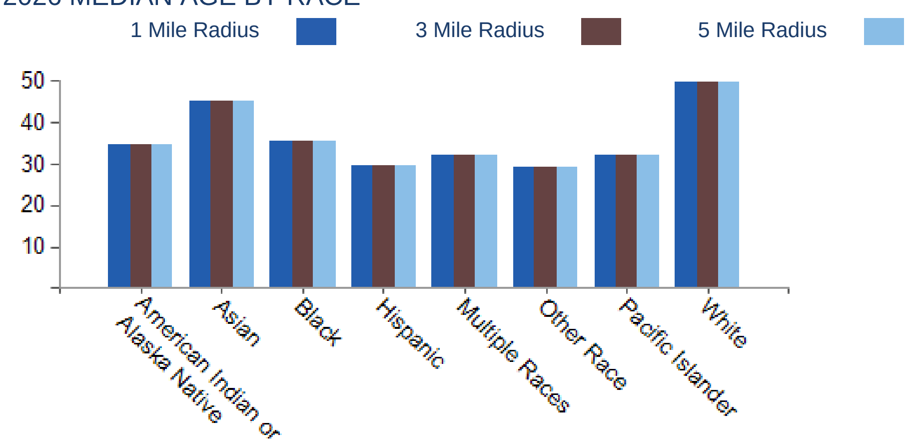


POPULATION BY RACE

2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	4%	6%	6%
American Indian	2%	2%	2%
Asian	1%	3%	3%
Hispanic	28%	22%	24%
Multiracial	10%	11%	11%
Other Race	16%	11%	12%
White	39%	45%	42%

2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	34	31	32
Median Asian Age	45	39	38
Median Black Age	36	32	32
Median Hispanic Age	30	29	29
Median Multiple Races Age	32	30	30
Median Other Race Age	29	29	30
Median Pacific Islander Age	32	34	33
Median White Age	50	50	46

2026 MEDIAN AGE BY RACE



ABSOLUTE NNN 8-UNIT MULTIFAMILY INVESTMENT

Linda Gerchick
CCIM

Linda Gerchick, CCIM, is a commercial real estate broker with more than 30 years of experience representing investors, property owners and tenants. During her career, she has been involved in the sale of more than 3,000 buildings and has developed expertise in multifamily, net-leased and investment properties.

Known for her market knowledge, disciplined analysis and skilled negotiation, Linda provides clients with clear guidance throughout the acquisition and disposition process. Her hands-on approach, responsiveness and commitment to protecting her clients' interests have earned her lasting professional relationships and repeat business.

Linda is also an author and real estate educator who has presented seminars and created educational resources for investors. As the founder of Gerchick Real Estate, she combines local market knowledge, CCIM training and decades of transaction experience to help clients make informed real estate decisions and achieve their investment objectives.

Absolute NNN 8-Unit Multifamily Investment

Exclusively Marketed by:

Linda Gerchick
Gerchick Real Estate
CCIM
(602) 688-9279
linda@justsoldit.com
BR114848000

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