National credit tenant NNN lease

OFFERING MEMORANDUM | 5% INTEREST, 30-YEAR AMORTIZATION - FIVE-YEAR TERM, SUBJECT TO SELLER APPROVAL

760-778 W Wickenburg Way
Wickenburg, AZ 85390

National credit tenant NNN lease

CONTENTS

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NATIONAL CREDIT TENANT NNN LEASE

OFFERING SUMMARY

ADDRESS	760-778 W Wickenburg Way Wickenburg AZ 85390
COUNTY	Maricopa
MARKET	North West Maricopa County
SUBMARKET	Wickenburg
BUILDING SF	6,182 SF
LAND ACRES	0.92
LAND SF	40,076 SF
YEAR BUILT	1947/54/82
YEAR RENOVATED	2022
APN	505-33-005, 505-33-006, 505-33-013
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	$2,295,000
PRICE PSF	$371.24
OCCUPANCY	97.95%
NOI (CURRENT)	$121,351
NOI (Pro Forma)	$127,690
CAP RATE (CURRENT)	5.29%
CAP RATE (PRO FORMA)	5.56%
CASH ON CASH (CURRENT)	2.62%
CASH ON CASH (PRO FORMA)	3.41%
GRM (CURRENT)	13.84
GRM (PRO FORMA)	12.93

PROPOSED FINANCING

Seller Financing

LOAN TYPE	Amortized
DOWN PAYMENT	$738,250
LOAN AMOUNT	$1,556,750
INTEREST RATE	5.00%
LOAN TERMS	5
ANNUAL DEBT SERVICE	$100,280
LOAN TO VALUE	68%
AMORTIZATION PERIOD	30 Years

Notes Terms for the Seller Carry

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	3,100	7,523	8,172
2026 Median HH Income	$71,154	$74,619	$75,934
2026 Average HH Income	$101,925	$110,495	$112,688

PROPERTY VIDEO

Why This Asset?

- 760-778 W Wickenburg Way combines a national commercial tenant, contractual rent increases, six apartments, seller financing, three parcels and excess land within one acquisition. The commercial lease provides established income, 3% annual increases and two additional five-year options. The apartments provide diversification and near-term opportunity through leasing the available unit and future rent management. Seller financing at 5% interest, amortized over 25 years with a five-year term, may offer qualified buyers an attractive alternative to conventional financing. The Qualified Opportunity Zone location and excess land add future flexibility for expansion or redevelopment, subject to zoning, governmental approvals and independent buyer investigation.

Property Description

- 760-778 W Wickenburg Way is a mixed-use investment featuring two commercial buildings, six one-bedroom apartments and excess land. The three parcels contain approximately 6,182 square feet of existing improvements on approximately 40,076 square feet, or 0.92 acre. The front commercial building offers a large training or operations area, private office, storage, IT room and accessible restroom features. The rear commercial building provides reception, private offices, a conference room, full bathroom and kitchen or break area. Five apartments are occupied and one is available for lease-up. The residential units provide income diversification, while the excess land may offer future expansion or development potential, subject to zoning and governmental approvals.

Opportunity Zone Advantage

- 760-778 W Wickenburg Way is located within a federally designated Qualified Opportunity Zone. Depending on the buyer’s investment structure and individual circumstances, the designation may provide tax-planning, improvement or redevelopment opportunities. The offering includes three parcels totaling approximately 40,076 square feet, or 0.92 acre, with excess land that may support future expansion, additional improvements or repositioning. Any future use is subject to zoning, governmental approvals and independent buyer investigation. Opportunity Zone location alone does not guarantee eligibility for tax benefits. Buyers should consult independent tax and legal advisors regarding Qualified Opportunity Fund requirements and potential benefits.

NNN Tenant and Income Stability

- The commercial portion is occupied by a national ambulance company under an NNN lease that began December 1, 2023, and continues through November 30, 2028. The lease provides contractual 3% annual base-rent increases and two additional five-year extension options. Current commercial base rent is $7,503.98 per month, or $90,047.76 annually. The tenant also provides approximately $7,791 annually in property-tax and insurance reimbursements. Six one-bedroom apartments create a separate residential income stream, with five units occupied and one available for lease-up. This combination provides income diversification and opportunities for growth through commercial rent increases, apartment lease-up and future residential rent adjustments.

Investment Summary

- Offered at $2,295,000, 760-778 W Wickenburg Way combines contractual commercial income, six apartments, seller financing and excess land. A national ambulance company occupies the commercial buildings under an NNN lease running through November 30, 2028, with 3% annual increases and two additional five-year options. The tenant reimburses property taxes and insurance. Five apartments are occupied and one is available for lease-up. Current gross potential income is $165,778.76. After applying a 5% vacancy allowance to multifamily income, EGI is $162,381.76. With operating expenses of $41,260, current NOI is $121,121.76, representing a 5.28% cap rate. Seller financing is available at 5% interest, amortized over 25 years with a five-year term, subject to approval.

Pro Forma and Growth Outlook

- The pro forma assumes a 5% increase in commercial base rent and multifamily rents of $995 per unit per month, with other income unchanged. Annual commercial base rent increases to $94,550.15, while multifamily base rent at full occupancy increases to $71,640. NNN reimbursements remain $7,791 and additional multifamily income remains $3,500. Total gross potential income is $177,481.15. A 5% vacancy allowance applied to multifamily income equals $3,757, producing EGI of $173,724.15. After operating expenses of $40,758, pro forma NOI is $132,966.15, representing a 5.79% cap rate at the $2,295,000 price. Additional growth may come from contractual rent increases, apartment lease-up and potential use of the excess land, subject to approvals.

NATIONAL CREDIT TENANT NNN LEASE

02 Location

Location and TSMC

- 760-778 W Wickenburg Way is prominently positioned along Wickenburg's primary commercial corridor, providing convenient access to local businesses, residential neighborhoods, healthcare providers, restaurants, government services and historic downtown. Wickenburg is located near the convergence of U.S. Highways 60 and 93, connecting the community with the Phoenix metropolitan area, Northwest Valley, Kingman, Las Vegas and Northern Arizona. Local employment is supported by Wickenburg Community Hospital, The Meadows, Monte Nido Rosewood Ranch, emergency services, tourism, government and equestrian activities. The property is also within reach of North Phoenix's expanding semiconductor corridor, where TSMC's planned Arizona investment has grown to approximately $265 billion. Wickenburg's highway access, healthcare employment, new housing, Western tourism and year-round recreation support continued demand for residential and commercial space.

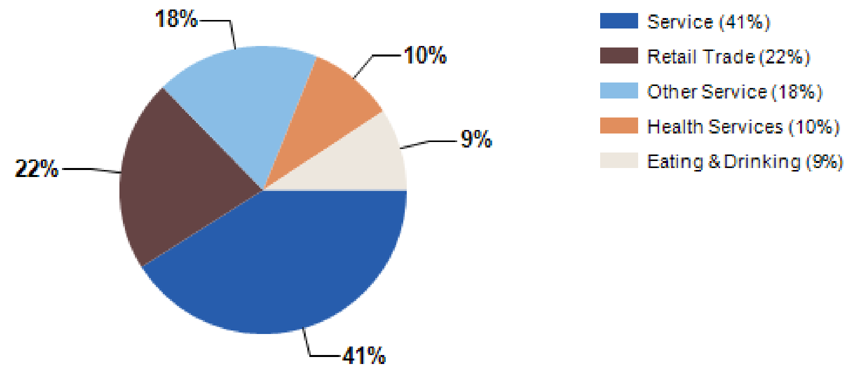
New Development

- Locally, Wickenburg's growth is reinforced by new residential development, introducing hundreds of new homes to the market. Additional employment drivers include healthcare services, emergency response operations, tourism, municipal services, education, and small-business commerce. As population growth expands westward and northward from the Phoenix metro area, Wickenburg is increasingly positioned as an affordable and accessible community within reach of major employment centers — supporting long-term housing demand and commercial stability.

The Meadows

- Wickenburg itself is home to several significant employers, including the internationally recognized The Meadows, a world-renowned behavioral health and addiction treatment campus that attracts patients from across the United States and internationally. This institution contributes to stable professional employment and year-round economic activity within the community. Additional local employment drivers include healthcare services, emergency response operations, municipal services, tourism, and Western heritage commerce. As Northwest Maricopa County continues to expand, Wickenburg is positioned to benefit from sustained population growth while maintaining its historic small-town character

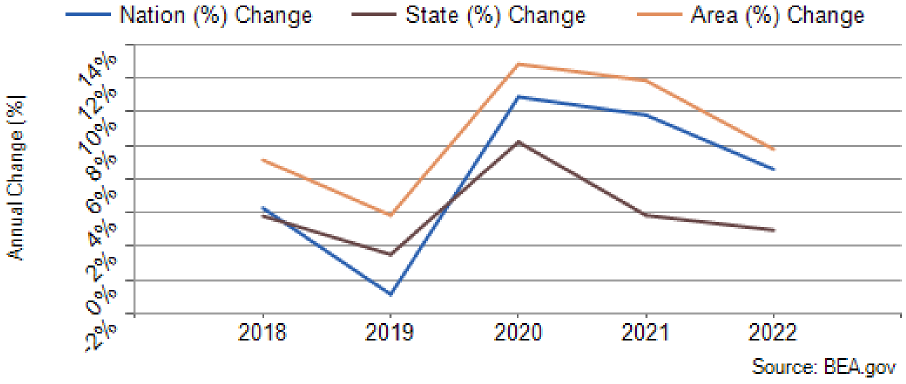
Major Industries by Employee Count

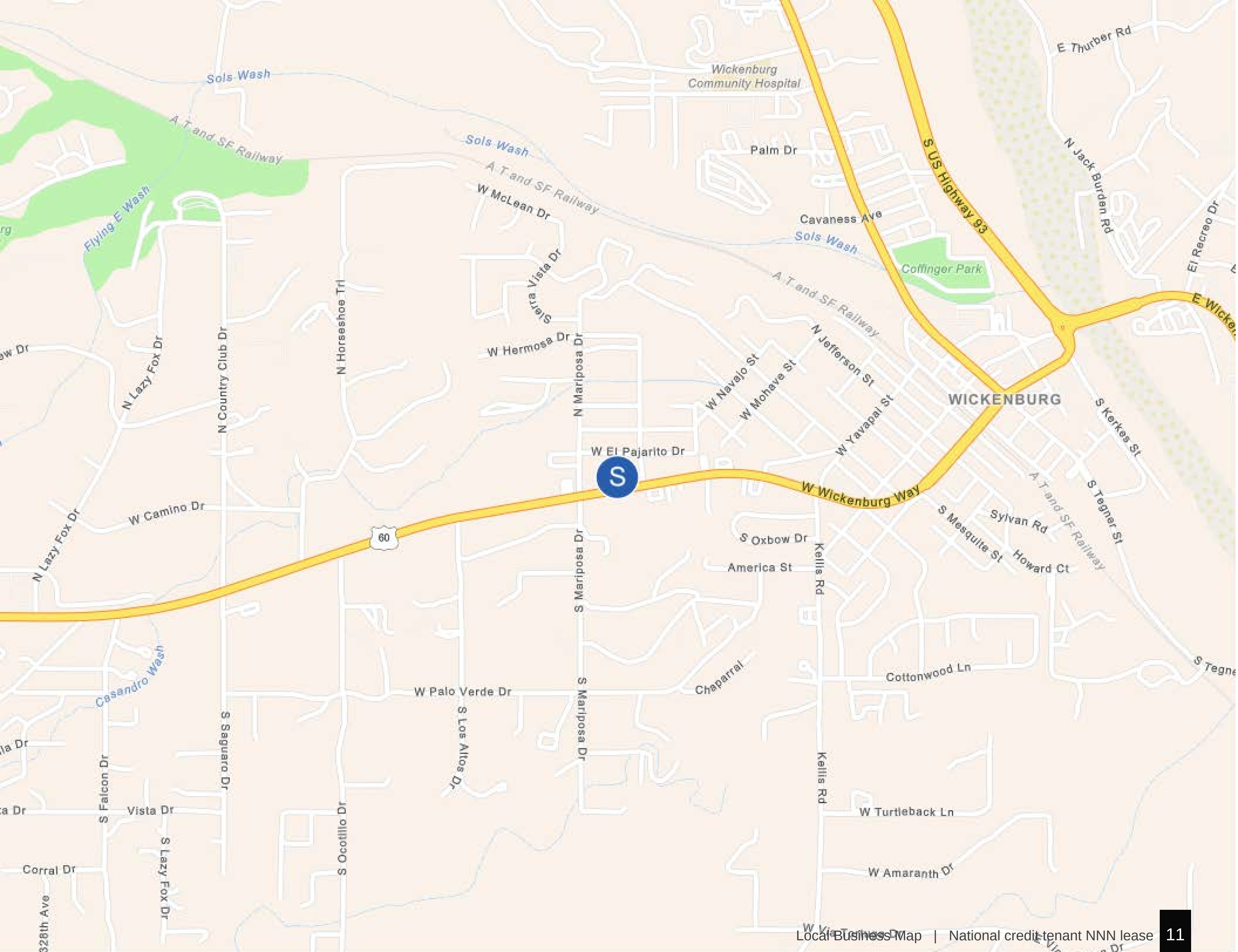


Largest Employers

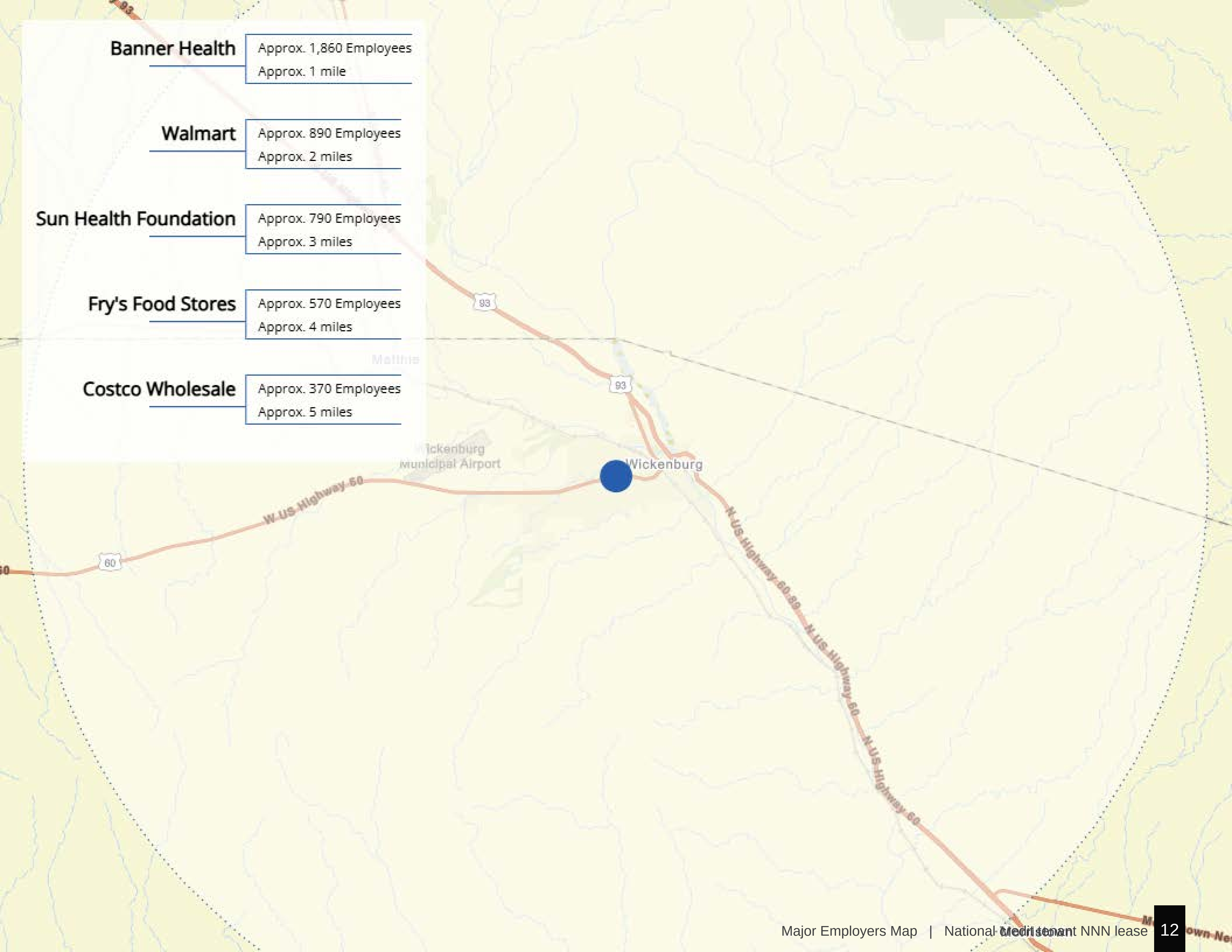
Banner Health	1,860
Walmart	890
Sun Health Foundation	790
Fry's Food Stores	570
Costco Wholesale	370
Meadows Holdings Lp	340
Home Depot	300
Safeway	270

Maricopa County GDP Trend




Sols Wash
A T and SF Railway
Flying E Wash
Wickenburg Community Hospital
Palm Dr
W McLean Dr
Cavaness Ave
Coffinger Park
S US Highway 93
E Thurber Rd
N Jack Burden Rd
El Recreo Dr
E Wickenburg
Sierra Vista Dr
W Hermosa Dr
N Mariposa Dr
N Horseshoe Trl
N Country Club Dr
N Lazy Fox Dr
W Navajo St
W Mohave St
N Jefferson St
W Yavapai St
WICKENBURG
S Kerkes St
W El Pajarito Dr
S
W Wickenburg Way
60
W Camino Dr
S Oxbow Dr
America St
Kellis Rd
S Mesquite St
Sylvan Rd
Howard Ct
S Tegner St
S Mariposa Dr
Casandro Wash
W Palo Verde Dr
Chaparral
Cottonwood Ln
S Saguaro Dr
S Los Altos Dr
S Falcon Dr
Vista Dr
S Lazy Fox Dr
S Ocotillo Dr
W Turtleback Ln
Corral Dr
W Amaranth Dr
328th Ave

Banner Health	Approx. 1,860 Employees	Approx. 1 mile
Walmart	Approx. 890 Employees	Approx. 2 miles
Sun Health Foundation	Approx. 790 Employees	Approx. 3 miles
Fry's Food Stores	Approx. 570 Employees	Approx. 4 miles
Costco Wholesale	Approx. 370 Employees	Approx. 5 miles




N Mariposa Dr
W La Golondrina Dr
W La Golondrina Dr
Cucuracha St
W La Golondrina Dr
W El Pajarito Dr
W El Pajarito Dr
W El Pajarito Dr
W El Pajarito Dr
N Mariposa Dr
Maverik
S
Wickenburg Fire Station 751
W Wickenburg Way
Chase
60
W Wickenburg Way
W Wickenburg Way
America St
Mariposa Dr

NATIONAL CREDIT TENANT NNN LEASE

GLOBAL

NUMBER OF UNITS	8
BUILDING SF	6,182
LAND SF	40,076
LAND ACRES	0.92
# OF PARCELS	Three
YEAR BUILT	1947/54/82
YEAR RENOVATED	2022
ZONING TYPE	C-3
LOCATION CLASS	B
BUILDING CLASS	B
TOPOGRAPHY	Flat
NUMBER OF BUILDINGS	3
TRAFFIC COUNTS	50,000 plus

MULTI-FAMILY VITALS

NUMBER OF PARKING SPACES	6
POOL / JACUZZI	No
FIREPLACE IN UNIT	No
WASHER/DRYER	No
NUMBER OF UNITS	6
MULTIFAMILY PHYSICAL OCCUPANCY	83.33%
HVAC	Heat Pump Ind. Metered
SMOKE DETECTORS	Yes
COMMON COURTYARD	Yes
NUMBER TO STORIES	2

COMMERCIAL VITALS

NUMBER OF UNITS	2
NNN TENANT	100.00%
HVAC	Heat Pumps
SMOKE DETECTORS	Yes
LIGHTING	LED
LEASE TYPE	NNN

NEIGHBORING PROPERTIES

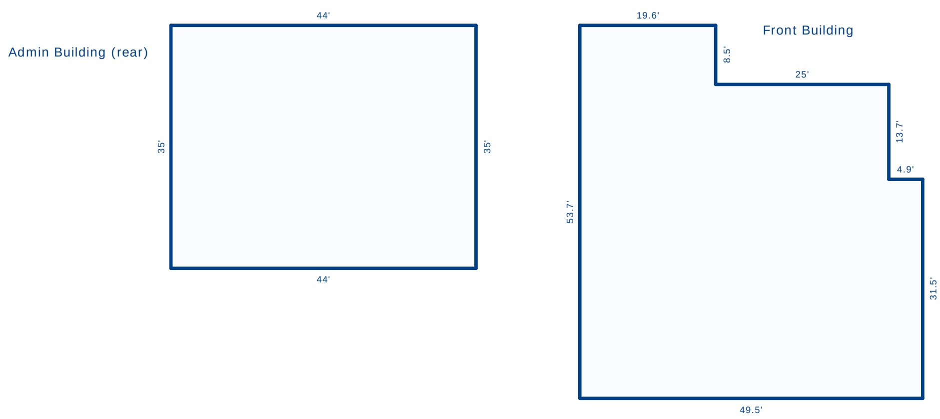
NORTH	Residential
SOUTH	Commercial Strip Mall
EAST	Office
WEST	Maverick Gas Station

CONSTRUCTION

FOUNDATION	Concrete Slab
FRAMING	Wood
EXTERIOR	Painted Stucco
PARKING SURFACE	Asphalt
ROOF	Flat
LANDSCAPING	Desert

Building Sketch

Borrower	n/a						
Property Address	760 W Wickenburg Way						
City	Wickenburg	County	Maricopa	State	AZ	Zip Code	85390
Lender/Client	Team Gerchick						



Sketch by Apex Sketch v5 Standard™

Comments:

AREA CALCULATIONS SUMMARY

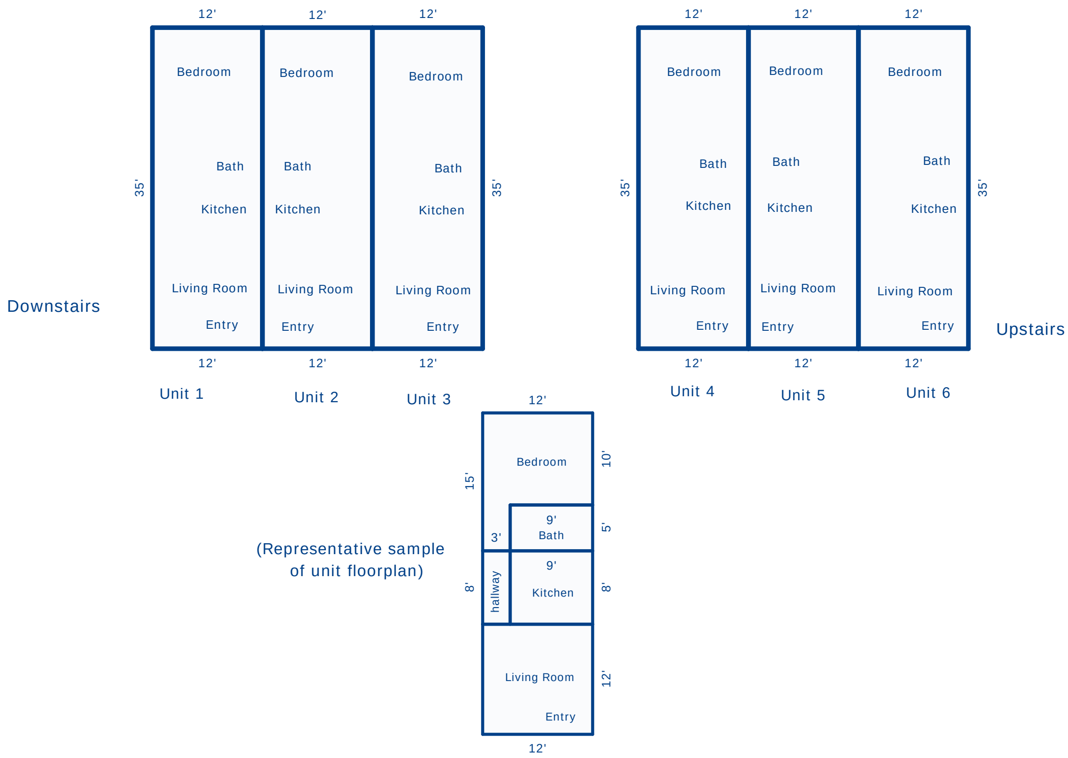
Code	Description	Net Size	Net Totals
GBA1	Admin Building	1540.00	
	Front Building	2336.87	3876.87
	Net BUILDING Area	(rounded)	3877

BUILDING AREA BREAKDOWN

Breakdown	Subtotals
Admin Building	
44.0 x 35.0	1540.00
Front Building	
19.6 x 8.5	166.60
44.6 x 13.7	611.02
49.5 x 31.5	1559.25
4 Items (rounded)	3877

Building Sketch

Borrower	n/a						
Property Address	760 W Wickenburg Way						
City	Wickenburg	County	Maricopa	State	AZ	Zip Code	85390
Lender/Client	Team Gerchick						



Sketch by Apex Sketch v5 Standard™

Comments:

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GLA1	Unit floorplan/LR	144.00	
	kitchen	72.00	
	bathroom	45.00	
	bedroom	135.00	
	hallway	24.00	420.00
GBA1	Unit 1 (down)	420.00	
	Unit 2 (down)	420.00	
	Unit 3 (down)	420.00	
	Unit 4 (upstairs)	420.00	
	Unit 5 (upstairs)	420.00	
	Unit 6 (upstairs)	420.00	2520.00
	Net LIVABLE Area	(rounded)	420
	Net BUILDING Area	(rounded)	2520

LIVING/BUILDING AREA BREAKDOWN

Breakdown	Subtotals
Unit floorplan/LR	
12.0 x 12.0	144.00
kitchen	
8.0 x 9.0	72.00
bathroom	
5.0 x 9.0	45.00
bedroom	
10.0 x 12.0	120.00
5.0 x 3.0	15.00
hallway	
8.0 x 3.0	24.00
Unit 1 (down)	
35.0 x 12.0	420.00
Unit 2 (down)	
12.0 x 35.0	420.00
Unit 3 (down)	
12.0 x 35.0	420.00
Unit 4 (upstairs)	
35.0 x 12.0	420.00
Unit 5 (upstairs)	
12.0 x 35.0	420.00
Unit 6 (upstairs)	
12.0 x 35.0	420.00
12 Items (rounded)	2940


Overview of Property


East View of Front Building


Back Office and Six Units


Six Units

Large Training Area in Front Building

IT Room in Front Building

ADA Bathroom in Front Building

Hallways in Front Building

Reception Area in Back Office Building

Reception Desk Area in Back Building

Conference in Back Building

One of the Offices in Back Building


One bedroom in MF


Kitchen in MF


Living Area in MF

Bathroom in MF

Large Lot +/- 20K ft

NATIONAL CREDIT TENANT NNN LEASE

04 Rent Roll

Schedule of Commercial Rent Paid

Rent Roll 7-10-2026

Schedule of Rents Paid - NNN Portion Only

760-778 W Wickenburg Way, Wickenburg, AZ

Tenant: National Ambulance Company	**Lease Type:** Triple Net (NNN)	**Lease Commencement:** December 1, 2023	**Status Through:** July 1, 2026 - Paid
Annual Increases: 3%	**Reimbursements:** Property Taxes & Insurance	**Extension Options:** Two (2)	**Total Scheduled Rent Paid:** $232,955.44

Month	Monthly Rent	Status
December 2023	$7,098.67	Paid
January 2024	$7,098.67	Paid
February 2024	$7,098.67	Paid
March 2024	$7,098.67	Paid
April 2024	$7,098.67	Paid
May 2024	$7,098.67	Paid
June 2024	$7,098.67	Paid
July 2024	$7,098.67	Paid
August 2024	$7,098.67	Paid
September 2024	$7,098.67	Paid
October 2024	$7,098.67	Paid
November 2024	$7,098.67	Paid
December 2024	$7,311.63	Paid
January 2025	$7,311.63	Paid
February 2025	$7,311.63	Paid
March 2025	$7,311.63	Paid
April 2025	$7,311.63	Paid
May 2025	$7,311.63	Paid
June 2025	$7,311.63	Paid
July 2025	$7,311.63	Paid
August 2025	$7,311.63	Paid
September 2025	$7,311.63	Paid
October 2025	$7,311.63	Paid
November 2025	$7,311.63	Paid
December 2025	$7,503.98	Paid
January 2026	$7,503.98	Paid
February 2026	$7,503.98	Paid
March 2026	$7,503.98	Paid
April 2026	$7,503.98	Paid
May 2026	$7,503.98	Paid
June 2026	$7,503.98	Paid
July 2026	$7,503.98	Paid

Rent Summary
Year 1 Dec 2023 - Nov 2024 **$85,184.04**
Year 2 Dec 2024 - Nov 2025 **$87,739.56**
Year 3 Portion Dec 2025 - Jul 2026 **$60,031.84**
Total Paid Through July 1, 2026 $232,955.44

Prepared from the NNN Lease Abstraction. This schedule reflects monthly base rent paid from lease commencement through July 1, 2026 and excludes separate property tax and insurance reimbursements.

Rent Roll
As of Date: is today (7-9-2025)
Property: in 778 West Wickenburg Way, Wickenburg, AZ 85390

Total Units: 6
Total Rent Charged: $5,370.00
Vacancy Rate: 17%
Occupancy Rate: 83%

Unit	**Lease Status**	**Tenants**	**Rent**	**RUBS**	**Move in**	**Start Date**	**End Date**
778 West Wickenburg Way Unit 1 Wickenburg, AZ 85390	Active	Karina Terrell, Tyrine Terrell	$895.00	$50.00	11/14/2025	11/14/2025	1/31/2027
778 West Wickenburg Way Unit 2 Wickenburg, AZ 85390	Active	Michelle P Brown	$895.00	$50.00	05-15-2025	05-15-2025	05-31-2026
778 West Wickenburg Way Unit 3 Wickenburg, AZ 85390	Active	Gary Stouht	$895.00	$50.00	8/1/2026	8/1/2026	7/31/2027
778 West Wickenburg Way Unit 4 Wickenburg, AZ 85390	Active	Curtis Grebin	$895.00	$50.00	2/1/2026	2/1/2026	1/31/2027
778 West Wickenburg Way Unit 5 Wickenburg, AZ 85390	VACANT		$895.00	$50.00			
778 West Wickenburg Way Unit 6 Wickenburg, AZ 85390	Active	Nathanial Koger	$895.00	$50.00	12-20-2024	12-20-2024	01-31-2026
Totals			$5,370.00	$300.00			

WEDO Real Estate
And Beyond, LLC
MANAGEMENT-SALES-REHAB

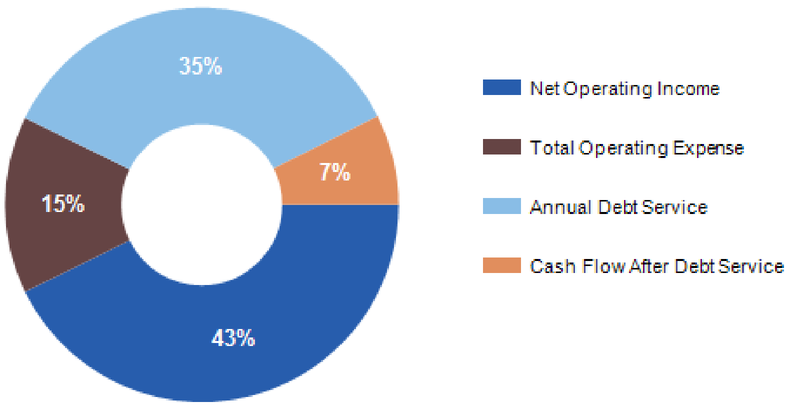
NATIONAL CREDIT TENANT NNN LEASE

05 Financial Analysis

INCOME	CURRENT		PRO FORMA	
Residential Rent	$64,440	38.9%	$71,640	40.4%
Commercial Rent	$90,047	54.3%	$94,550	53.3%
Other Income-Residential Rubs	$3,500	2.1%	$3,500	2.0%
NNN Reimbursements (Insurance and Property Taxes	$7,791	4.7%	$7,791	4.4%
Gross Potential Income	**$165,778**		**$177,481**	
Vacancy & Collection Loss	-2.05%		-2.12%	
Effective Gross Income	**$162,611**		**$173,958**	
Less Expenses	$41,260	25.37%	$46,268	26.59%
Net Operating Income	**$121,351**		**$127,690**	
Annual Debt Service	$100,280		$100,280	
Cash flow	**$21,071**		**$27,410**	
Debt Coverage Ratio	1.21		1.27	

REVENUE ALLOCATION

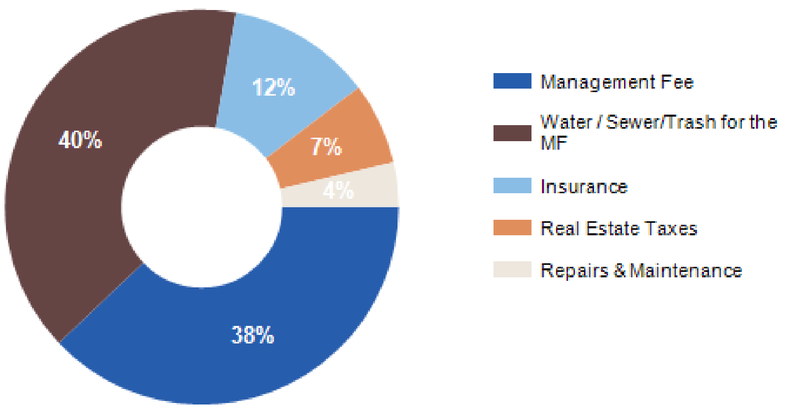
CURRENT



EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	$2,768	$2,768
Insurance	$4,902	$5,500
Management Fee ($, $)	$15,647	$18,000
Repairs & Maintenance	$1,500	$2,000
Water / Sewer/Trash for the MF	$16,443	$18,000
Total Operating Expense	**$41,260**	**$46,268**
Annual Debt Service	$100,280	$100,280
Expense / SF	$6.67	$7.48
% of EGI	25.37%	26.59%

DISTRIBUTION OF EXPENSES

CURRENT



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	$2,295,000
Analysis Period	5 year(s)
MillageRate	0.12000%

PROPOSED FINANCING

Seller Financing	
Loan Type	Amortized
Down Payment	$738,250
Loan Amount	$1,556,750
Interest Rate	5.00%
Loan Terms	5
Annual Debt Service	$100,280
Loan to Value	68%
Amortization Period	30 Years

Notes Terms for the Seller Carry

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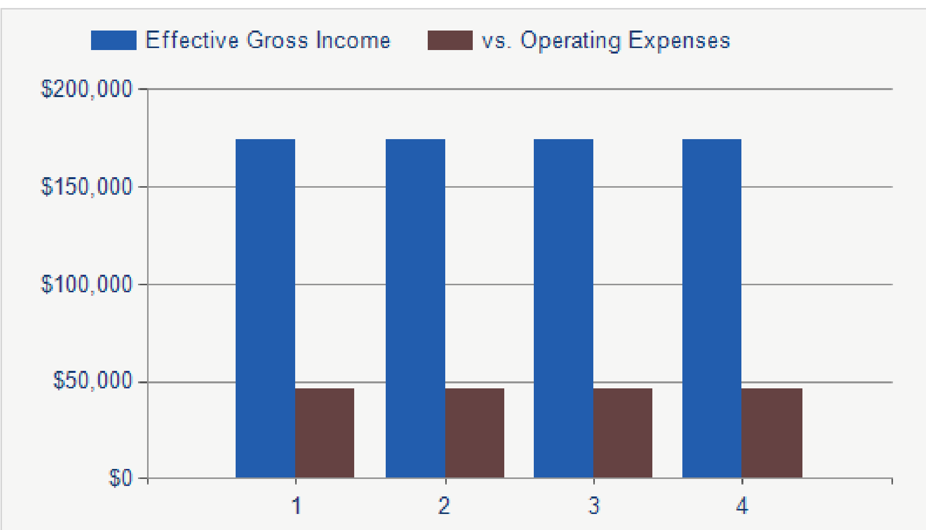
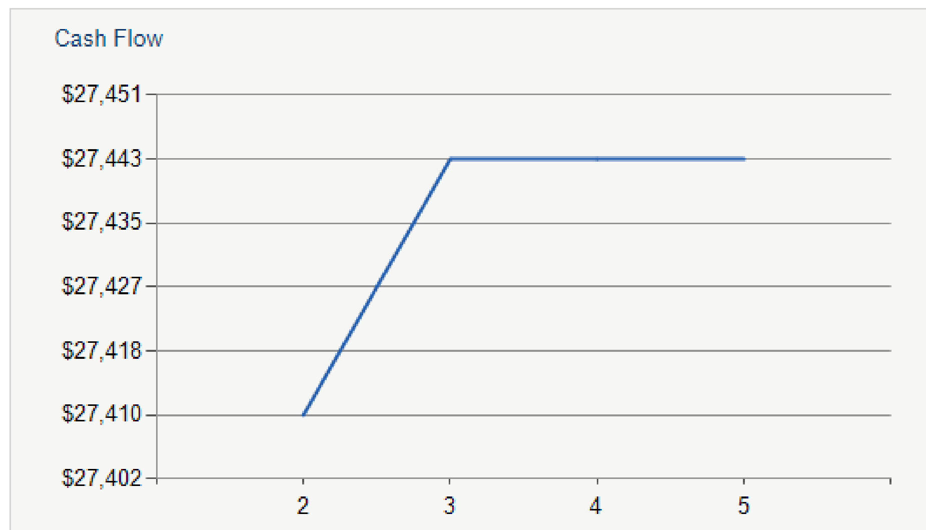
Calendar Year	CURRENT	Pro Forma	Year 3	Year 4	Year 5
Gross Revenue					
Residential Rent	$64,440	$71,640	$71,640	$71,640	$71,640
Commercial Rent	$90,047	$94,550	$94,550	$94,550	$94,550
Other Income-Residential Rubs	$3,500	$3,500	$3,500	$3,500	$3,500
NNN Reimbursements (Insurance and Property Taxes	$7,791	$7,791	$7,791	$7,791	$7,791
Gross Potential Income	**$165,778**	**$177,481**	**$177,481**	**$177,481**	**$177,481**
Vacancy & Collection Loss	-2.05%	-2.12%	-2.10%	-2.10%	-2.10%
Effective Gross Income	**$162,611**	**$173,958**	**$173,991**	**$173,991**	**$173,991**
Operating Expenses					
Real Estate Taxes	$2,768	$2,768	$2,768	$2,768	$2,768
Insurance	$4,902	$5,500	$5,500	$5,500	$5,500
Management Fee	$15,647	$18,000	$18,000	$18,000	$18,000
Repairs & Maintenance	$1,500	$2,000	$2,000	$2,000	$2,000
Water / Sewer/Trash for the MF	$16,443	$18,000	$18,000	$18,000	$18,000
Total Operating Expense	**$41,260**	**$46,268**	**$46,268**	**$46,268**	**$46,268**
Net Operating Income	**$121,351**	**$127,690**	**$127,723**	**$127,723**	**$127,723**
Annual Debt Service	$100,280	$100,280	$100,280	$100,280	$100,280
Cash Flow	**$21,071**	**$27,410**	**$27,443**	**$27,443**	**$27,443**





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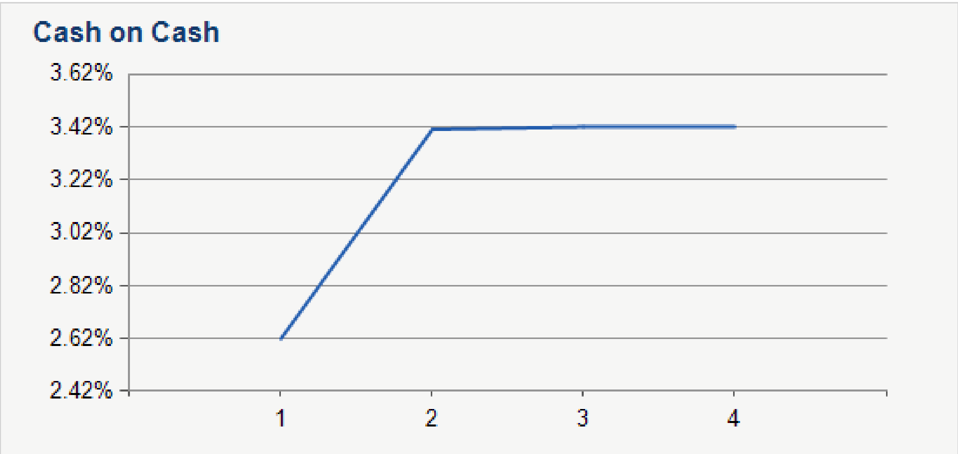
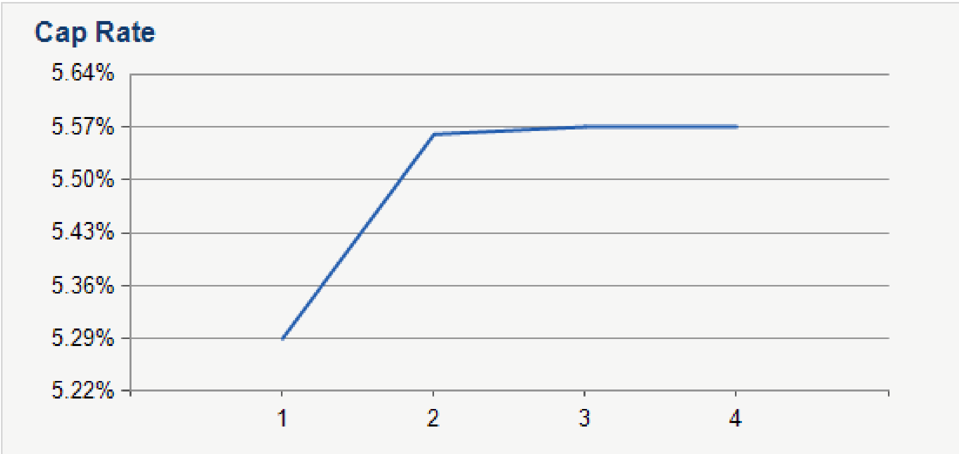
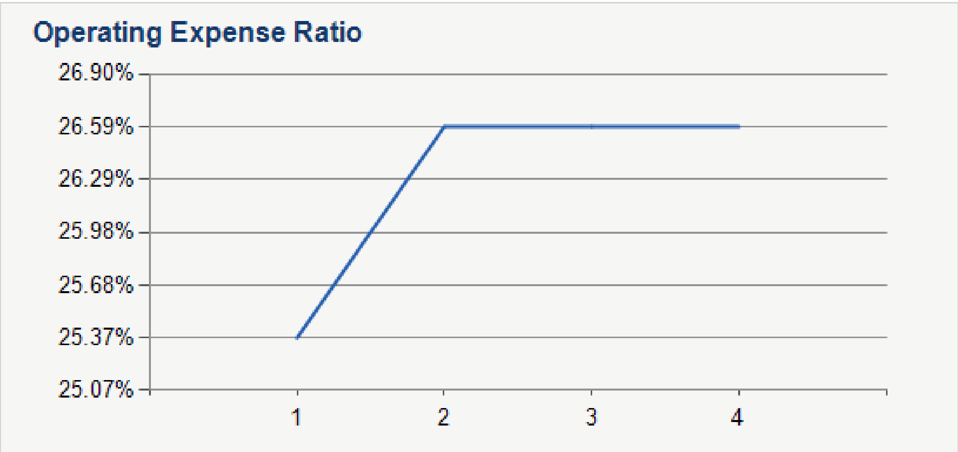
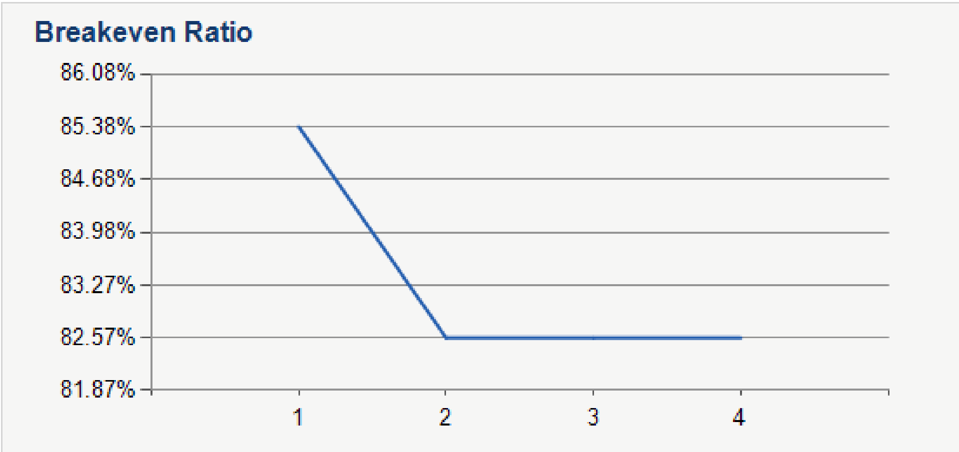
Calendar Year	CURRENT	Pro Forma	Year 3	Year 4	Year 5
Cash on Cash Return b/t	2.62%	3.41%	3.42%	3.42%	3.42%
CAP Rate	5.29%	5.56%	5.57%	5.57%	5.57%
Debt Coverage Ratio	1.21	1.27	1.27	1.27	1.27
Operating Expense Ratio	25.37%	26.59%	26.59%	26.59%	26.59%
Gross Multiplier (GRM)	13.84	12.93	12.93	12.93	12.93
Loan to Value	67.86%	66.79%	65.85%	64.75%	63.59%
Breakeven Ratio	85.38%	82.57%	82.57%	82.57%	82.57%
Price / SF	$371.24	$371.24	$371.24	$371.24	$371.24
Price / Unit	$286,875	$286,875	$286,875	$286,875	$286,875
Income / SF	$26.30	$28.13	$28.14	$28.14	$28.14
Expense / SF	$6.67	$7.48	$7.48	$7.48	$7.48

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





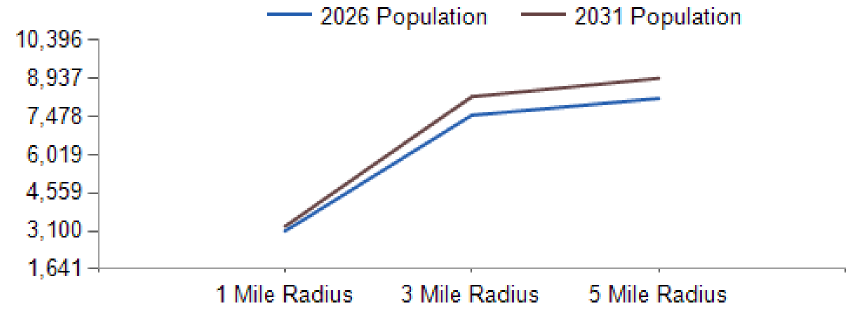




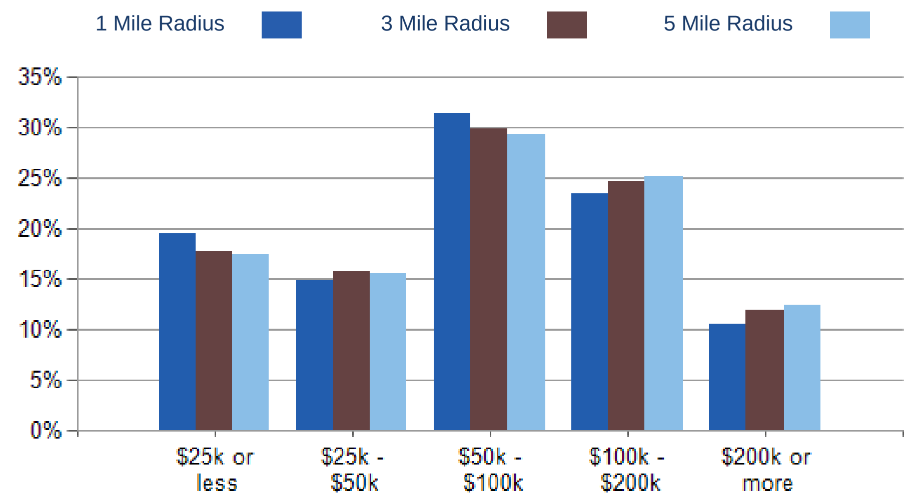
NATIONAL CREDIT TENANT NNN LEASE

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,036	6,916	7,305
2010 Population	3,177	7,613	8,097
2026 Population	3,100	7,523	8,172
2031 Population	3,283	8,237	8,937
2026 African American	36	67	69
2026 American Indian	46	115	123
2026 Asian	24	57	63
2026 Hispanic	574	1,478	1,532
2026 Other Race	256	649	668
2026 White	2,424	5,871	6,442
2026 Multiracial	312	759	802
2026-2031: Population: Growth Rate	5.75%	9.15%	9.05%

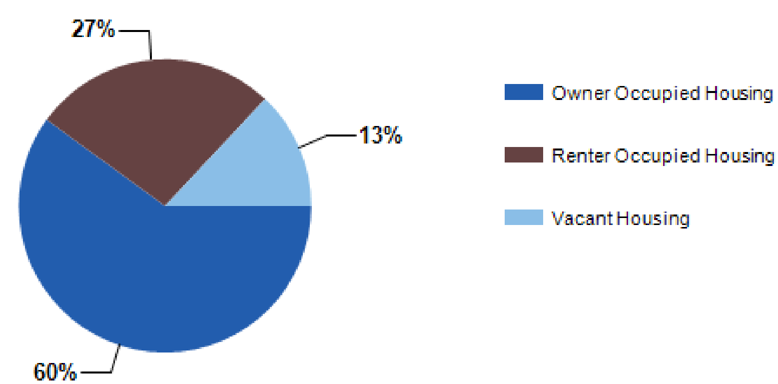
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	194	393	416
$15,000-$24,999	111	276	289
$25,000-$34,999	98	233	246
$35,000-$49,999	133	358	379
$50,000-$74,999	280	631	660
$75,000-$99,999	208	493	526
$100,000-$149,999	252	536	584
$150,000-$199,999	114	394	430
$200,000 or greater	166	452	500
Median HH Income	$71,154	$74,619	$75,934
Average HH Income	$101,925	$110,495	$112,688



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

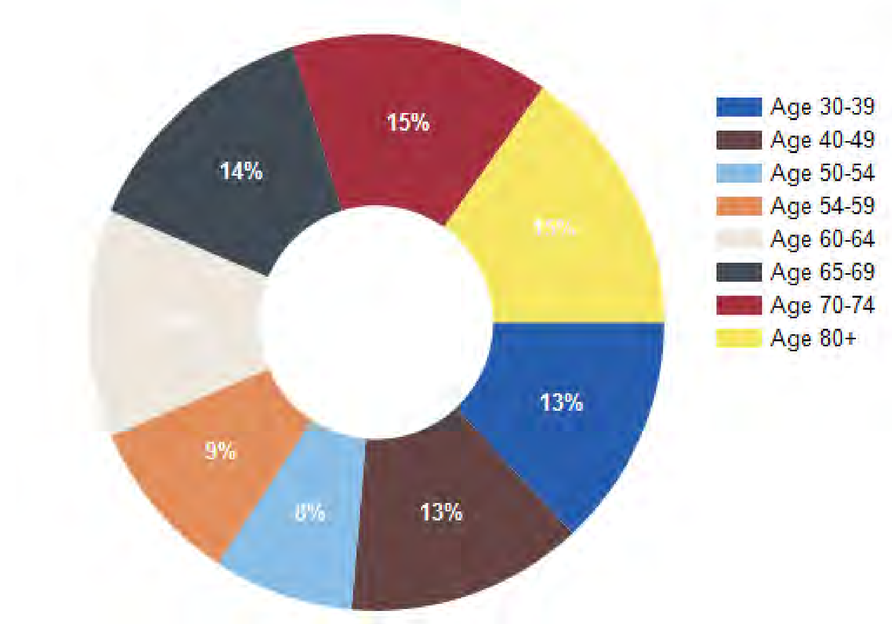


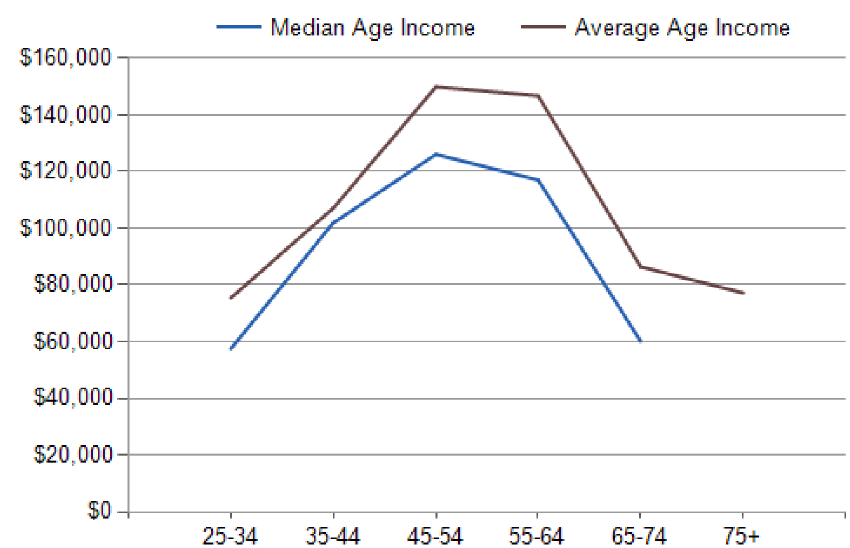
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	131	284	300
2026 Population Age 35-39	123	267	284
2026 Population Age 40-44	131	309	328
2026 Population Age 45-49	128	297	322
2026 Population Age 50-54	153	354	380
2026 Population Age 55-59	181	471	511
2026 Population Age 60-64	249	633	692
2026 Population Age 65-69	271	684	770
2026 Population Age 70-74	283	754	845
2026 Population Age 75-79	295	738	822
2026 Population Age 80-84	184	503	559
2026 Population Age 85+	149	394	426
2026 Population Age 18+	2,625	6,424	7,013
2026 Median Age	57	59	60
2031 Median Age	59	61	62

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$57,477	$62,650	$65,583
Average Household Income 25-34	$75,423	$77,749	$83,289
Median Household Income 35-44	$101,912	$101,593	$102,162
Average Household Income 35-44	$107,104	$114,062	$119,519
Median Household Income 45-54	$126,006	$132,505	$130,842
Average Household Income 45-54	$149,810	$148,496	$151,025
Median Household Income 55-64	$116,952	$121,211	$121,382
Average Household Income 55-64	$146,676	$145,701	$147,768
Median Household Income 65-74	$60,106	$61,790	$62,822
Average Household Income 65-74	$86,401	$106,489	$107,416
Average Household Income 75+	$77,179	$88,150	$90,205

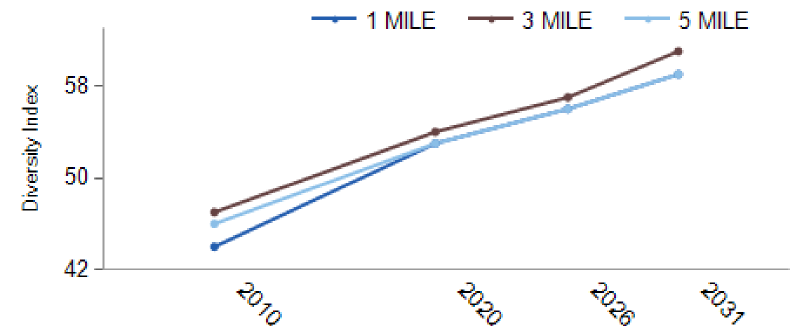
Population By Age



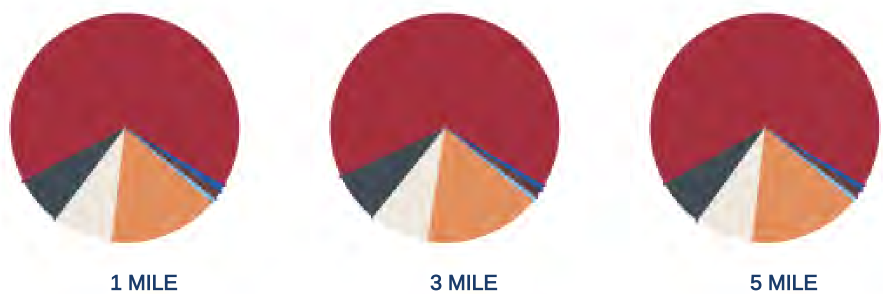


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	59	61	59
Diversity Index (current year)	56	57	56
Diversity Index (2020)	53	54	53
Diversity Index (2010)	44	47	46

POPULATION DIVERSITY



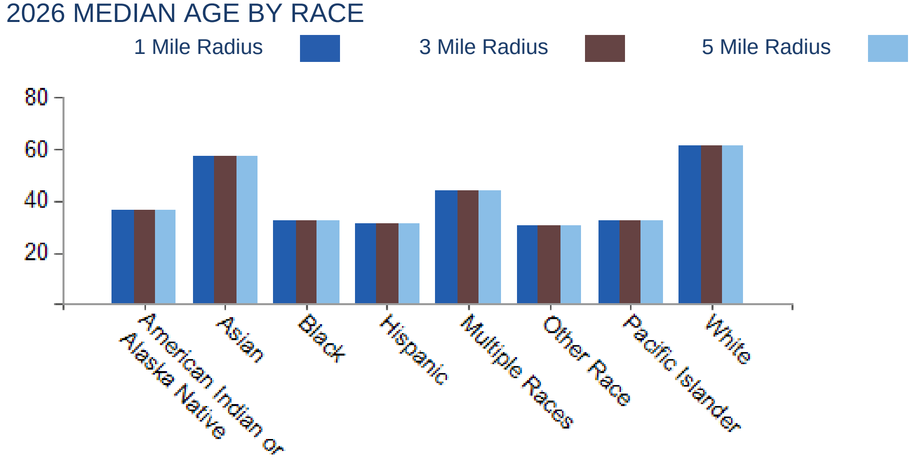
POPULATION BY RACE



2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	1%	1%
American Indian	1%	1%	1%
Asian	1%	1%	1%
Hispanic	16%	16%	16%
Multiracial	8%	8%	8%
Other Race	7%	7%	7%
White	66%	65%	66%

2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	37	37	37
Median Asian Age	58	54	54
Median Black Age	33	40	40
Median Hispanic Age	31	31	31
Median Multiple Races Age	44	43	43
Median Other Race Age	30	30	30
Median Pacific Islander Age	33	28	28
Median White Age	61	64	64

2026 MEDIAN AGE BY RACE



NATIONAL CREDIT TENANT NNN LEASE

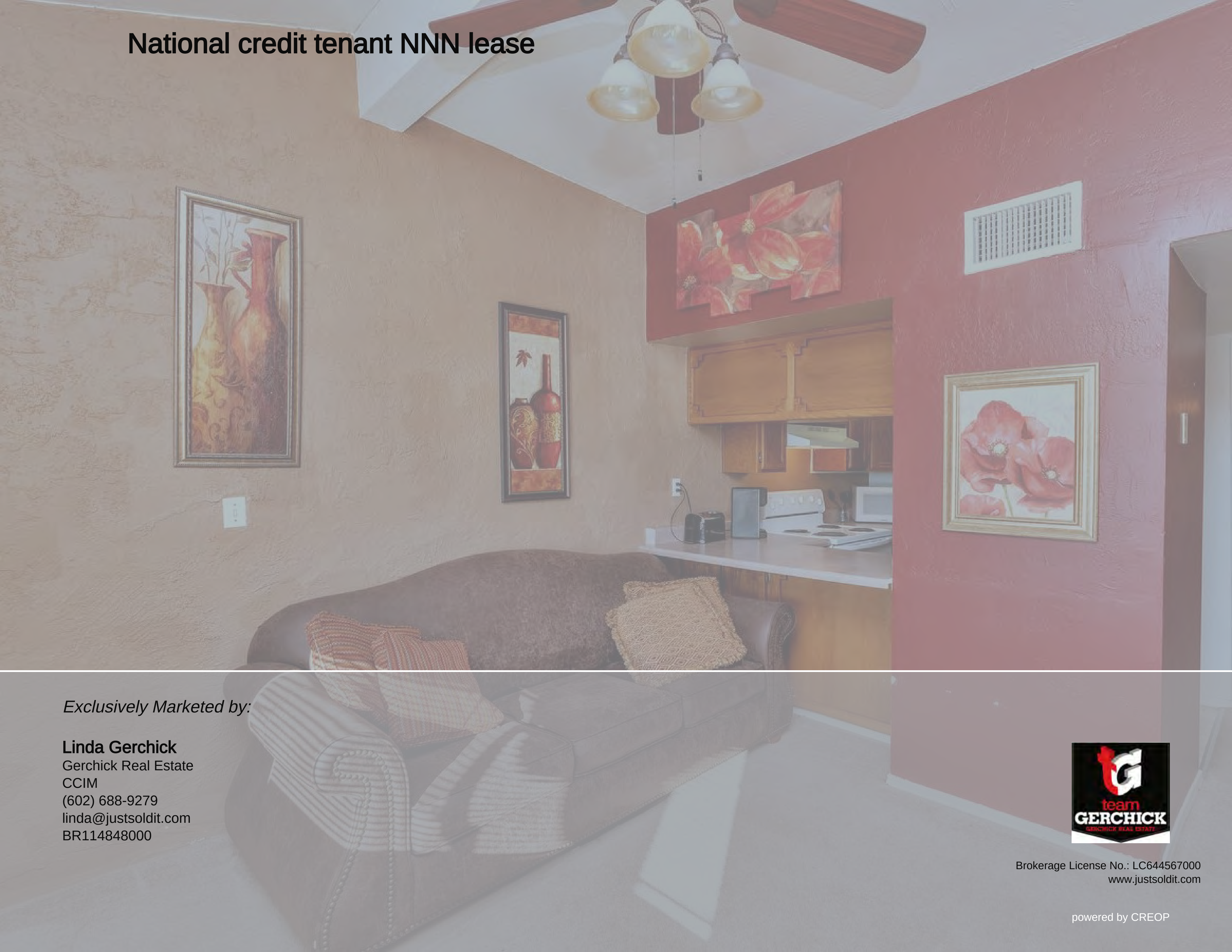
Linda Gerchick
CCIM

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.

National credit tenant NNN lease



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