



GERCHICK REAL ESTATE

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INVESTMENT REAL ESTATE
CREXi MARKETING REVIEW DRAFT

RENOVATED PADSplit INVESTMENT | 9 RENTABLE ROOMS

5038 N 18th Ave, Phoenix, AZ

\$699,000



UNDERWRITTEN CAP

7.56%

UNDERWRITTEN NOI

\$52,820

WEEKLY RENT

\$205

GPI

\$95,202

INVESTMENT OVERVIEW

Fully remodeled three-unit asset operated as nine rentable PadSplit rooms, one block from light rail and positioned for strong cash flow.

KEY HIGHLIGHTS

- 3 units | 9 rentable rooms
- Underwriting includes 7% vacancy
- Full-occupancy NOI: \$58,951
- Full-occupancy cap: 8.43%
- Technology fee: 8% of occupied revenue
- Washer/dryer in each unit
- One block from light rail
- Current and upside cases shown separately



Underwritten and full-occupancy figures are estimates based on stated assumptions; buyer to verify operations and PadSplit terms.

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Property details + virtual tour