GERCHICK REAL ESTATE

OFFERING MEMORANDUM

ABSOLUTE NNN
8-UNIT MULTIFAMILY
INVESTMENT

8939 N 8th Street

Phoenix, Arizona 85020

$1,625,000

7.83% YEAR 2 CAP | 100% OCCUPIED

LEASE THROUGH AUGUST 31, 2030

LINDA GERCHICK, CCIM

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I ANSWER MY PHONE

NORTH PHOENIX | SUNNYSLOPE

PASSIVE INCOME. CONTRACTUAL GROWTH.

ABSOLUTE NNN MASTER LEASE

CONTENTS AND CONFIDENTIALITY

CONFIDENTIALITY AND DISCLAIMER

This Offering Memorandum has been prepared solely for the purpose of evaluating the potential acquisition of 8939 N 8th Street, Phoenix, Arizona 85020. The information is believed reliable, but Gerchick Real Estate and the seller make no representation or warranty as to its accuracy or completeness.

All property, lease, financial, dimensional, zoning, demographic and operating information should be independently verified by each prospective purchaser and its professional advisors. Prospective purchasers should review the complete executed lease, amendments, guarantee, appraisal, title, environmental and due-diligence documents.

The offering is subject to errors, omissions, prior sale, change of price or terms, withdrawal without notice, and the seller's right to reject any offer. Seller financing is not available.

EXCLUSIVELY MARKETED BY

Linda Gerchick, CCIM

EXCEPTIONAL ABSOLUTE NNN INVESTMENT

Passive income with built-in annual growth

8939 N 8th Street is a fully occupied eight-unit Phoenix multifamily investment operating under a five-year Absolute NNN master lease. Year 2 base rent is $127,200, producing a 7.83% cap rate at the $1,625,000 asking price. Approximately four years remain on the initial term, followed by two additional five-year renewal options. The structure is designed to provide highly passive ownership, reliable income and contractual annual growth.

ASKING PRICE	YEAR 2 CAP	ANNUAL BASE RENT	LEASE THROUGH
$1,625,000	7.83%	$127,200	8/31/2030
$203,125 per unit	Effective 9/1/2026	$10,600 monthly	Two 5-year options

OFFERING SUMMARY

Property Type	Eight-unit Absolute NNN multifamily investment
Unit Mix	Six 1-bedroom units | Two 2-bedroom units
Building / Land	4,461 SF | 14,257 SF (0.327 acres)
Buildings / Parking	Three one-story buildings | 12 spaces
Year Built / Renovated	1946, 1983 and 1987 | 2020 and 2024
APN / Zoning	160-03-012-A | R-4 Multiple-Family Residence

POSITIONING

- Five-year Absolute NNN master lease
- Tenant pays taxes, insurance and operations
- Personal guarantee and first right of refusal
- Recent appraisal supports the asking price
- September 1, 2026 Year 2 payment received

CONTRACTUAL INCOME

Five-year initial term with scheduled annual rent growth

CURRENT MONTHLY RENT
$10,600
Year 2

ANNUAL INCREASE
$1,200
$100 monthly step-up

REMAINING TERM
~4 Years
Initial term

RENEWAL OPTIONS
2 x 5 Years
Two additional terms

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 RESPONSIBILITIES

- Property taxes and insurance
- Utilities and day-to-day property operations
- Maintenance, common-area care and exterior upkeep

INVESTOR PROTECTIONS

- Personal guarantee supports the lease obligations
- First right of refusal is included in the lease
- Buyer to review the complete lease and supporting documents

EIGHT RESIDENCES. ONE INCOME STREAM.

Renovated multifamily property with a single master lease

1 bedroom / 1 bath	6	503	$1,270	$2.52	$7,620
2 bedroom / 1 bath	2	590	$1,490	$2.53	$2,980
Totals / Averages	8	525	$1,325	$2.53	$10,600

Allocated rent distributes the $10,600 monthly master-lease rent; the figures are not separate apartment leases.

PROPERTY FEATURES

- Three one-story residential buildings
- Gated access, brick privacy wall and resident parking
- Paver courtyard and patio with television and electrical connections
- Dedicated on-site laundry room and three storage rooms
- Updated community mailboxes installed in August 2024

UNIT FEATURES

- Extensive interior renovations completed in 2024
- Updated bathrooms, flooring, cabinetry and plumbing fixtures
- Refrigerators, ranges, ovens and microwaves in every unit
- Individual HVAC systems and updated smoke detectors
- Tenant-funded exterior paint and landscaping improvements

RENOVATED AND WELL MAINTAINED

Interior and exterior improvements completed for long-term operation

GATED PAVER COURTYARD

LIVING AREA

KITCHEN AND DINING

UPDATED BATHROOM

APPLIANCES

ON-SITE PARKING

SUNNYSLOPE AND NORTH MOUNTAIN

Established neighborhood services, healthcare employment and regional access

8939 N 8TH STREET

PHOENIX, ARIZONA 85020

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 is nearby at Dunlap Avenue and Third Street. The Sunnyslope Transit Center provides access to multiple Valley Metro routes, while North Mountain Park and Preserve offers hiking, biking and outdoor recreation. Central Avenue, Dunlap Avenue and Cave Creek Road connect the property to daily services, and SR 51 and Interstate 17 provide regional access.

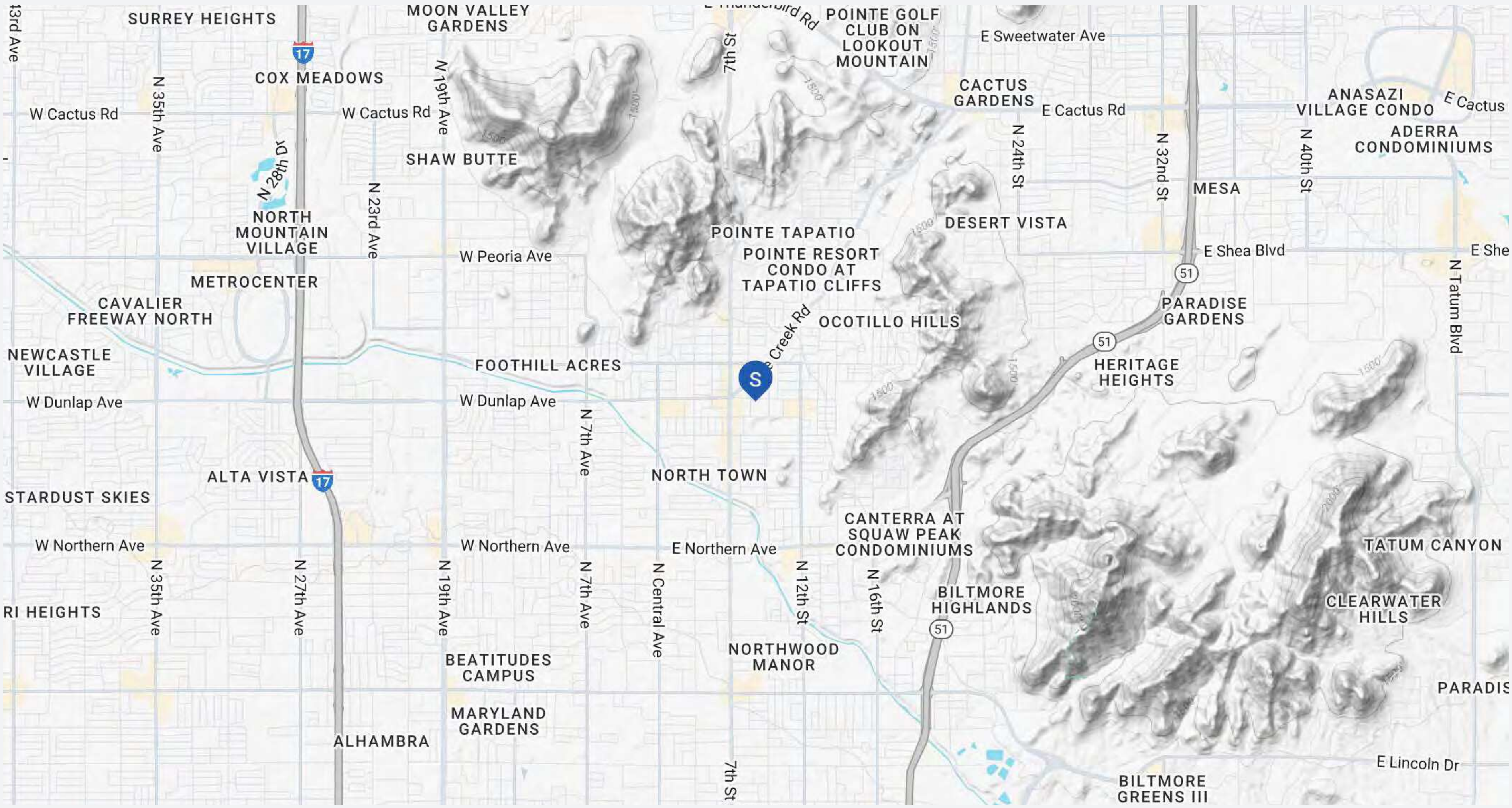
LOCATION DRIVERS

- HonorHealth John C. Lincoln Medical Center
- Sunnyslope Transit Center and Valley Metro connections
- North Mountain Park and Preserve
- Convenient access to SR 51 and Interstate 17
- Established neighborhood services and rental demand

ACCESS AND CONNECTIVITY

Regional Map

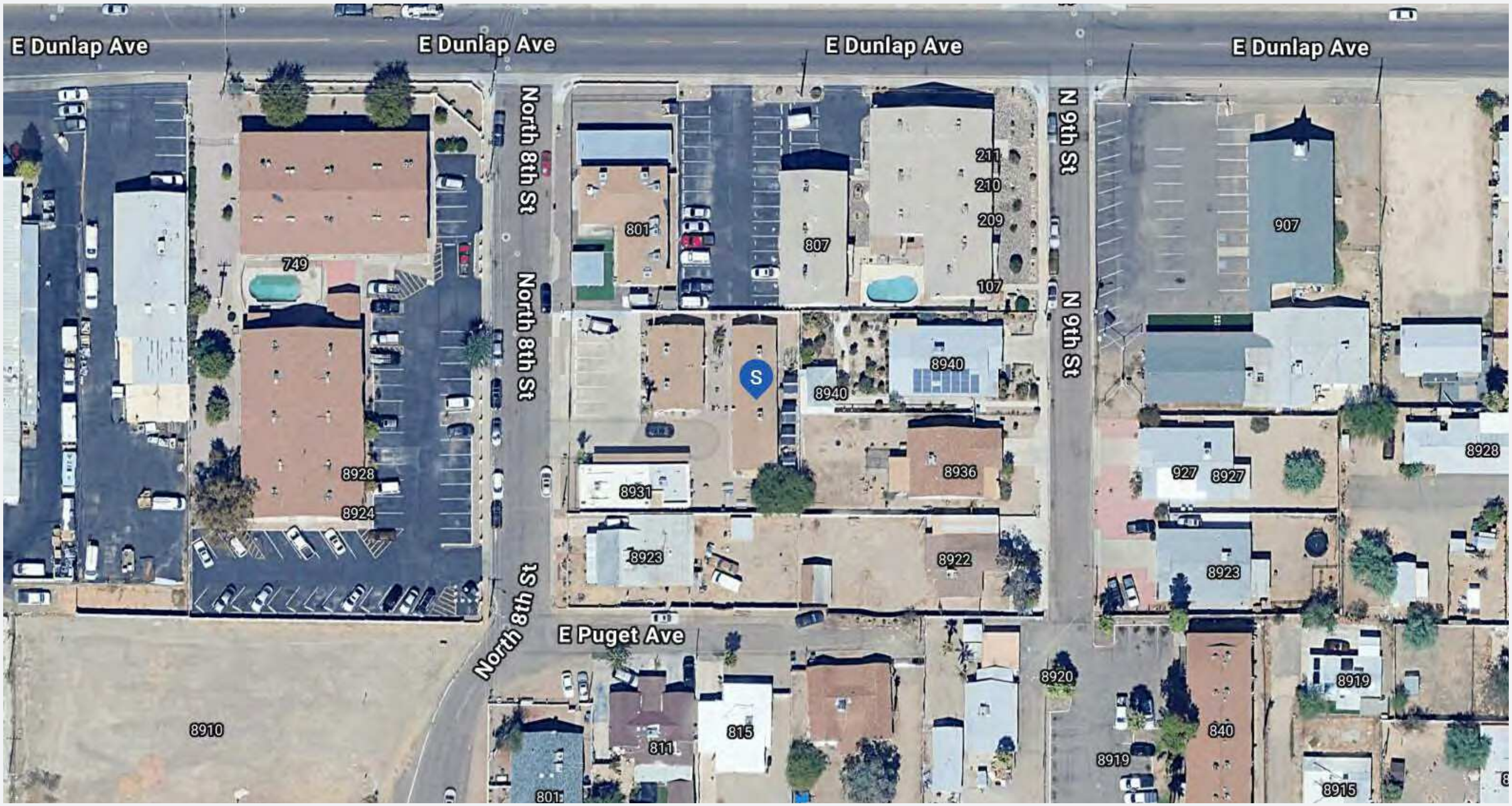
Phoenix metropolitan context and regional access



ACCESS AND CONNECTIVITY

Aerial Map

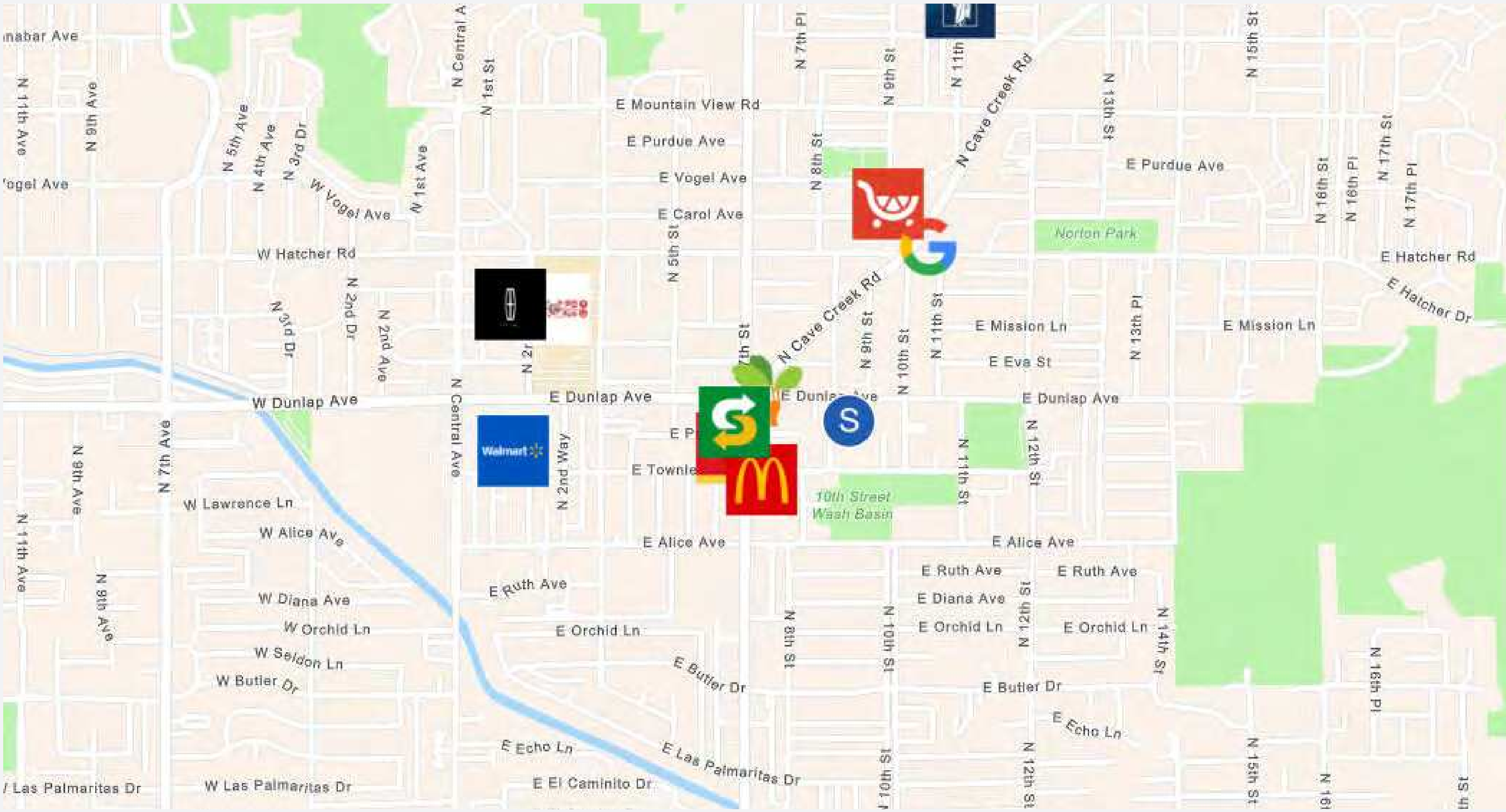
Immediate neighborhood context



ACCESS AND CONNECTIVITY

Local Business Map

Nearby retail, services and neighborhood amenities



PAYMENT PERFORMANCE

Payments current through September 1, 2026

LEASE START
9/1/2025
Initial term

INITIAL TERM ENDS
8/31/2030
Approximately 4 years remain

YEAR 2 BASE RENT
$10,600
Monthly

PAYMENT STATUS
CURRENT
September payment received

Sep 2025	$10,500.00	$711.41	$336.70	$11,548.11	PAID
Oct 2025	$10,500.00	$711.41	$336.70	$11,548.11	PAID
Nov 2025	$10,500.00	$711.41	$336.70	$11,548.11	PAID
Dec 2025	$10,500.00	$711.41	$336.70	$11,548.11	PAID
Jan 2026	$10,500.00	$711.41	$336.70	$11,548.11	PAID
Feb 2026	$10,500.00	$711.41	$336.70	$11,548.11	PAID
Mar 2026	$10,500.00	$711.41	$336.70	$11,548.11	PAID
Apr 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
Jun 2026	$10,500.00	$711.41	$336.70	$11,548.11	PAID
Jul 2026	$10,500.00	$711.41	$336.70	$11,548.11	PAID
Aug 2026	$10,500.00	$711.41	$336.70	$11,548.11	PAID
Sep 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

September 2026 reflects the scheduled Year 2 increase from $10,500 to $10,600 per month.

LEASE ABSTRACT

ABSOLUTE NNN MASTER LEASE

A concise marketing summary of the current executed lease

ASKING PRICE	YEAR 2 CAP	UNITS COVERED	CURRENT THROUGH
$1,625,000	7.83%	8	9/1/2026
No seller financing	$127,200 NOI	100% occupied	Year 2 payment received

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

Monthly Base Rent	$10,600.00
Annual Base Rent	$127,200.00
Insurance Reimbursement	$711.41/month
Property Tax Reimbursement	$336.70/month
Monthly Reimbursements	$1,048.11
Total Monthly Payment	$11,648.11
Annual Rent + Reimbursements	$139,777.32
September 1, 2026 Payment	Received
Tenant Responsibilities	Taxes, insurance and operations

IMPORTANT This lease abstract does not replace the executed lease. Prospective buyers should review the complete lease, amendments, guarantee and supporting documents.

YEAR 2 ECONOMICS

Absolute NNN reimbursements offset the corresponding operating expenses

INCOME

Gross Scheduled Rent	$127,200.00	91.00%
Property Tax Reimbursement	$4,040.40	2.89%
Insurance Reimbursement	$8,536.92	6.11%
Effective Gross Income	$139,777.32	100.00%

EXPENSES

Real Estate Taxes	$4,040.40	$505.05
Insurance	$8,536.92	$1,067.12
Total Operating Expense	$12,577.32	$1,572.17

NET OPERATING INCOME

$127,200

ACTUAL CAP RATE

7.83%

TOTAL ANNUAL PAYMENT

$139,777.32

NNN reimbursements offset the corresponding tax and insurance expenses. Therefore, Year 2 NOI equals the $127,200 annual base rent.

CONTRACTUAL GROWTH

Base-rent increases shown exactly; reimbursement projections are illustrative

Gross Scheduled Rent	$127,200	$128,400	$129,600	$130,800
Projected Reimbursements	$12,577	$12,766	$12,957	$13,152
Effective Gross Income	$139,777	$141,166	$142,557	$143,952
Operating Expenses	$12,577	$12,766	$12,957	$13,152
Net Operating Income	$127,200	$128,400	$129,600	$130,800
Annual Debt Service	$80,432	$80,432	$80,432	$80,432
Cash Flow	$46,768	$47,968	$49,168	$50,368

RETURN PROFILE

Contractual income growth at the current asking price

Cap Rate	7.83%	7.90%	7.98%	8.05%
Cash-on-Cash Return	7.02%	7.20%	7.38%	7.56%
Gross Rent Multiplier	12.78	12.66	12.54	12.42
Debt Coverage Ratio	1.58	1.60	1.61	1.63
Operating Expense Ratio	9.00%	9.04%	9.09%	9.14%
Breakeven Ratio	66.54%	66.02%	65.51%	65.01%
Price per Unit	$203,125	$203,125	$203,125	$203,125
Price per SF	$364.27	$364.27	$364.27	$364.27

ILLUSTRATIVE COMMERCIAL LOAN

Loan Amount / LTV	$958,750 / 59%
Down Payment	$666,250
Interest Rate	6.88%
Term / Amortization	5 years / 25 years
Annual Debt Service	$80,432

FINANCING NOTE

Cash-on-cash return uses a $666,250 down payment and excludes closing costs and loan fees. Financing is illustrative only and should be verified with a commercial lender. Seller financing is not available.

NORTH PHOENIX DEMOGRAPHICS

Established housing, healthcare employment and transportation access

2026 Population	17,655	112,372	355,422
2031 Population	17,777	114,981	363,873
2026-2031 Growth	0.70%	2.30%	2.35%
Median Household Income	$74,220	$80,127	$81,121
Average Household Income	$98,265	$124,789	$121,294
Median Age	41	41	39

2026 HOUSEHOLD INCOME

Less than $25,000	1,368	6,973	20,230
$25,000-$49,999	1,284	8,120	25,751
$50,000-$99,999	2,685	14,755	43,171
$100,000-$199,999	2,091	12,813	40,548
$200,000 or greater	654	7,673	21,526

Source: Esri, 2026 estimates. Prospective purchasers should independently verify demographic information.

EXPERIENCE. ANALYSIS. RESPONSIVENESS.

Commercial real estate representation grounded in more than 30 years of experience

LINDA GERCHICK, CCIM

DESIGNATED BROKER

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 deep expertise in multifamily, net-leased and investment properties.

Known for disciplined analysis, skilled negotiation and direct communication, Linda provides clear guidance throughout the acquisition and disposition process. Her hands-on approach and commitment to protecting client interests have earned lasting professional relationships and repeat business.

Linda is also an author and real estate educator. As founder and Designated Broker of Gerchick Real Estate, she combines local market knowledge, CCIM training and decades of transaction experience to help clients make informed decisions.

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MAKE THE MARKET WORK FOR YOU