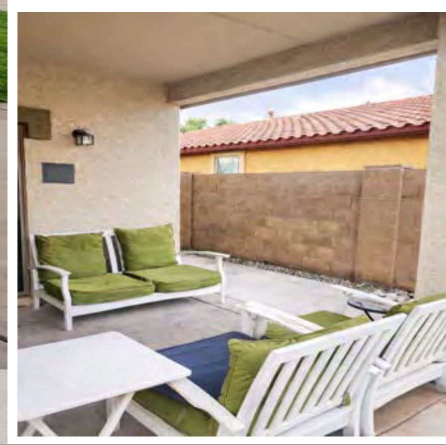
8.25% Cap Rate NN Leased Residential Investment



OFFERING MEMORANDUM | COMMERCIAL LEASE | PROVEN TENANT LEASE W/ESCALATIONS

15456 W Morning Glory St
Goodyear, AZ 85338

8.25% Cap Rate NN Leased Residential Investment

CONTENTS

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8.25% CAP RATE NN LEASED RESIDENTIAL INVESTMENT

OFFERING SUMMARY

ADDRESS	15456 W Morning Glory St Goodyear AZ 85338
COUNTY	Maricopa
MARKET	Phoenix MSA
SUBMARKET	Goodyear
BUILDING SF	1,818 SF
LAND SF	5,499 SF
LAND ACRES	0.126
NUMBER OF UNITS	6
YEAR BUILT	2005
APN	500-04-655
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	$750,000
PRICE PSF	$412.54
PRICE PER UNIT	$125,000
OCCUPANCY	100.00%
NOI (CURRENT)	$62,058
NOI (5 year Rental Income)	$66,858
CAP RATE (CURRENT)	8.27%
CAP RATE (5 year Rental Income)	8.91%
GRM (CURRENT)	11.16
GRM (5 year Rental Income)	10.42

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	13,859	83,438	171,371
2025 Median HH Income	$88,192	$97,162	$100,856
2025 Average HH Income	$105,790	$121,606	$121,803

PROPERTY VIDEO

True 7.5% Cap Rate | Long-Term Lease Stability

- rue 8.25% Cap Rate | Long-Term Lease Stability

  This well-positioned single-family residence offers investors a rare opportunity to acquire a stabilized, income-producing property leased to an established assisted care operator under a modified NN (Double Net) lease structure. The tenant recently executed a new five-year lease, providing immediate income certainty, contractual rent growth, and long-term lease stability.

  Valuation & Underwriting Consideration

  This asset should be evaluated based on its income performance, lease structure, and investment characteristics. As a single-family residence leased to an assisted care operator, traditional owner-occupied comparable home sales may not fully reflect the investment value of the property.

  This opportunity is well suited for investors seeking stable yield, limited management responsibilities, predictable cash flow, and long-term lease security supported by a needs-based tenant.

- Year 2: $5,700 per month
  Year 3: $5,800 per month
  Year 4: $5,900 per month
  Year 5: $6,000 per month

  Under the modified NN lease structure, the tenant is responsible for utilities, maintenance, landscaping, and repairs. The landlord is responsible for property taxes, insurance, and HOA fees.

  At the newly reduced asking price of $750,000, the property delivers a true Year 1 cap rate of 8.25%, supported by a five-year lease, contractual rent increases, and a mission-critical residential use.

- Investment Highlights:

  Newly reduced price of $750,000
  True 8.25% Year 1 cap rate
  Single-family home leased to an assisted care operator
  Modified NN lease structure
  New five-year lease in place
  Two five-year renewal options
  Annual rent escalations built into the lease
  Tenant pays utilities, maintenance, landscaping, and repairs
  Landlord pays property taxes, insurance, and HOA fees
  Needs-based tenant with long-term demand
  Predictable income growth
  Reduced management intensity
  Passive ownership profile

  This offering is ideal for investors seeking reliable cash flow, limited day-to-day management, and long-term lease security backed by a needs-based tenant

- Net Operating Income and Cap Rate

  Sales Price: $750,000
  Year 1 NOI: $61,875
  Year 1 Cap Rate: 8.25%

  Year 1 Cap Rate Calculation

  $61,875 NOI ÷ $750,000 purchase price = 8.25% cap rate

  Annual Rent Schedule

Lease Year	Monthly Rent	Annual Rent
Year 1	$5,600	$67,200
Year 2	$5,700	$68,400
Year 3	$5,800	$69,600
Year 4	$5,900	$70,800
Year 5	$6,000	$72,000

  Based on the Year 1 NOI and contractual rent increases, with operating expenses assumed to remain stable, projected NOI and returns are as follows:

Year	Annual Rent	Projected NOI	Cap Rate on $750,000
Year 1	$67,200	$61,875	8.25%
Year 2	$68,400	$63,075	8.41%
Year 3	$69,600	$64,275	8.57%
Year 4	$70,800	$65,475	8.73%
Year 5	$72,000	$66,675	8.89%

  NOI growth is driven by scheduled annual rent increases while maintaining a predictable expense profile. Based on the current projections, the investor’s return increases from 8.25% in Year 1 to approximately 8.89% in Year 5.

8.25% CAP RATE NN LEASED RESIDENTIAL INVESTMENT

02 Location

Location

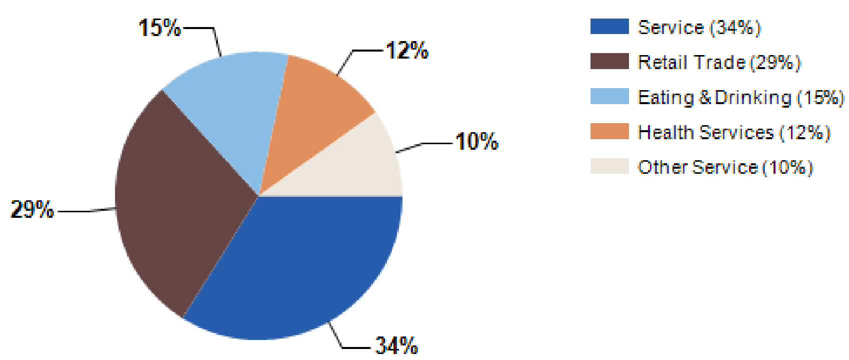
- Goodyear, Arizona is one of the West Valley's fastest-growing and most investor-friendly communities, known for its strong employment base, modern infrastructure, and exceptional lifestyle amenities. Strategically located along I-10 and Loop 303, Goodyear offers convenient access to greater Phoenix while maintaining a high quality of life that continues to attract residents and businesses alike.

  The city is anchored by major employers including Lockheed Martin, Amazon fulfillment operations, UPS, Abrazo West Campus, and large regional distribution and manufacturing facilities that support long-term job growth. This diverse employment base has fueled consistent population growth and strong housing demand.

- Goodyear also stands out for recreation and outdoor living. Residents enjoy access to Estrella Mountain Regional Park, offering miles of hiking, biking, and horseback riding trails, scenic desert landscapes, and lakeside activities. Sports enthusiasts are drawn to Goodyear Ballpark, the spring training home of Major League Baseball teams and a hub for year-round community events. Golf courses, parks, retail centers, and dining options further enhance the area's appeal.

  With continued economic expansion, recreational amenities, and a business-friendly environment, Goodyear remains a compelling location for residents, employers, and real estate investors seeking long-term growth in the Phoenix metropolitan area.

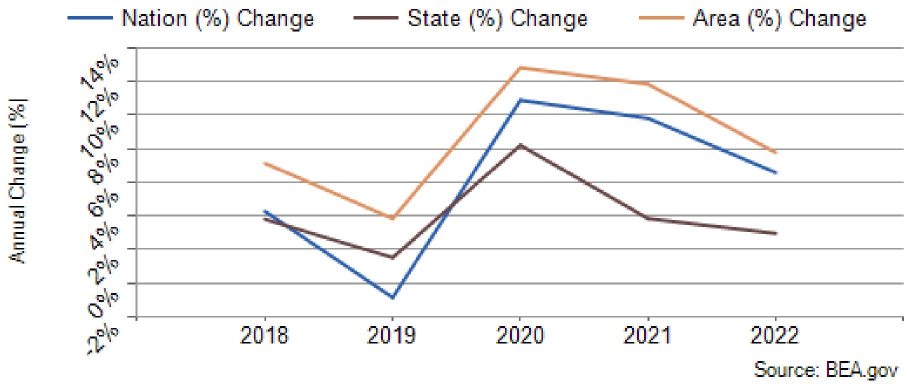
Major Industries by Employee Count

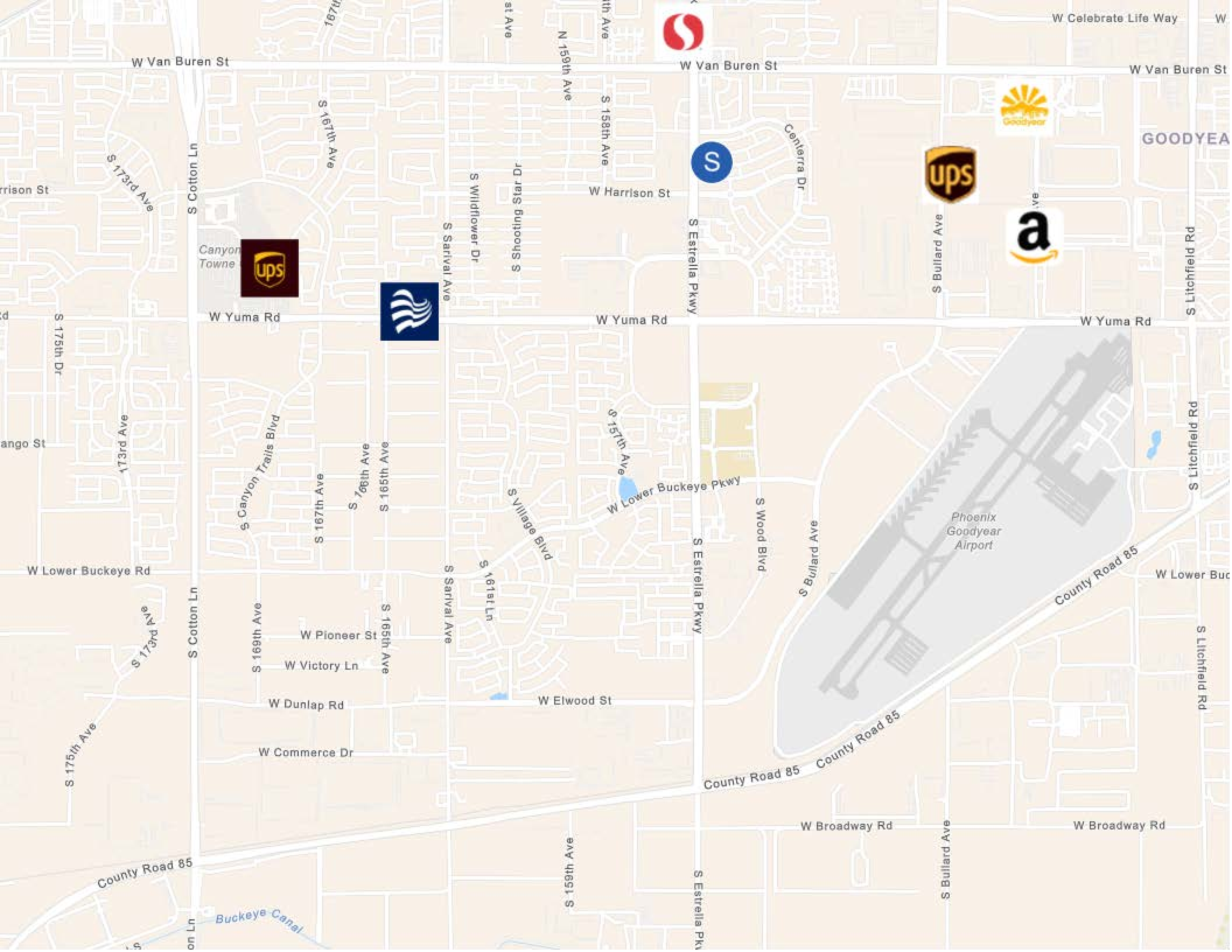


Largest Employers

Amazon	6,099
UPS - Regional Operations Center	2,309
Factor	1,500
Abrazo West Campus	1,250
Macy's & Bloomingdale's Logistics	1,085
Sub-Zero, Wolf, Cove	834
Andersen Window	582
City of Hope	508

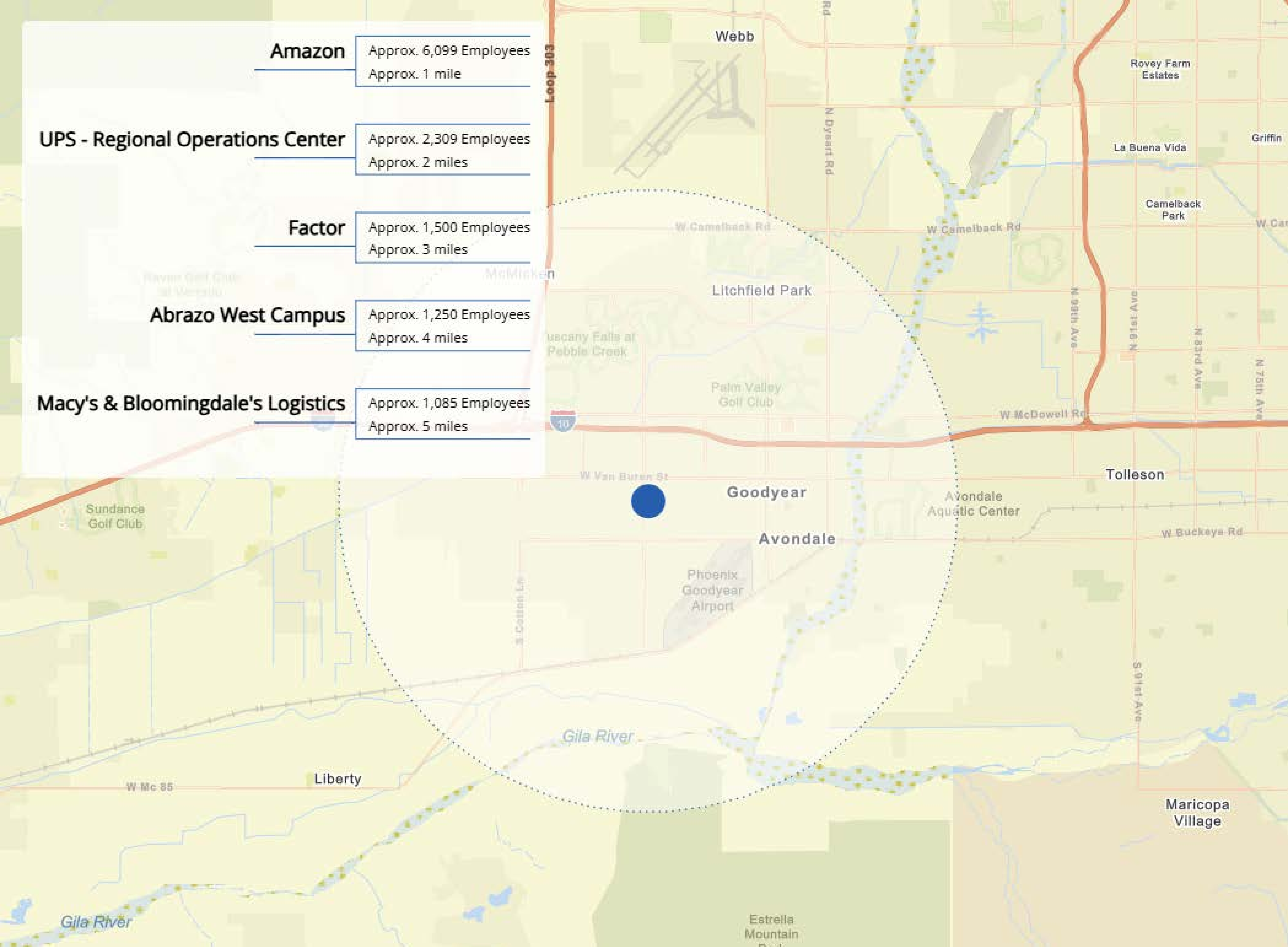
Maricopa County GDP Trend

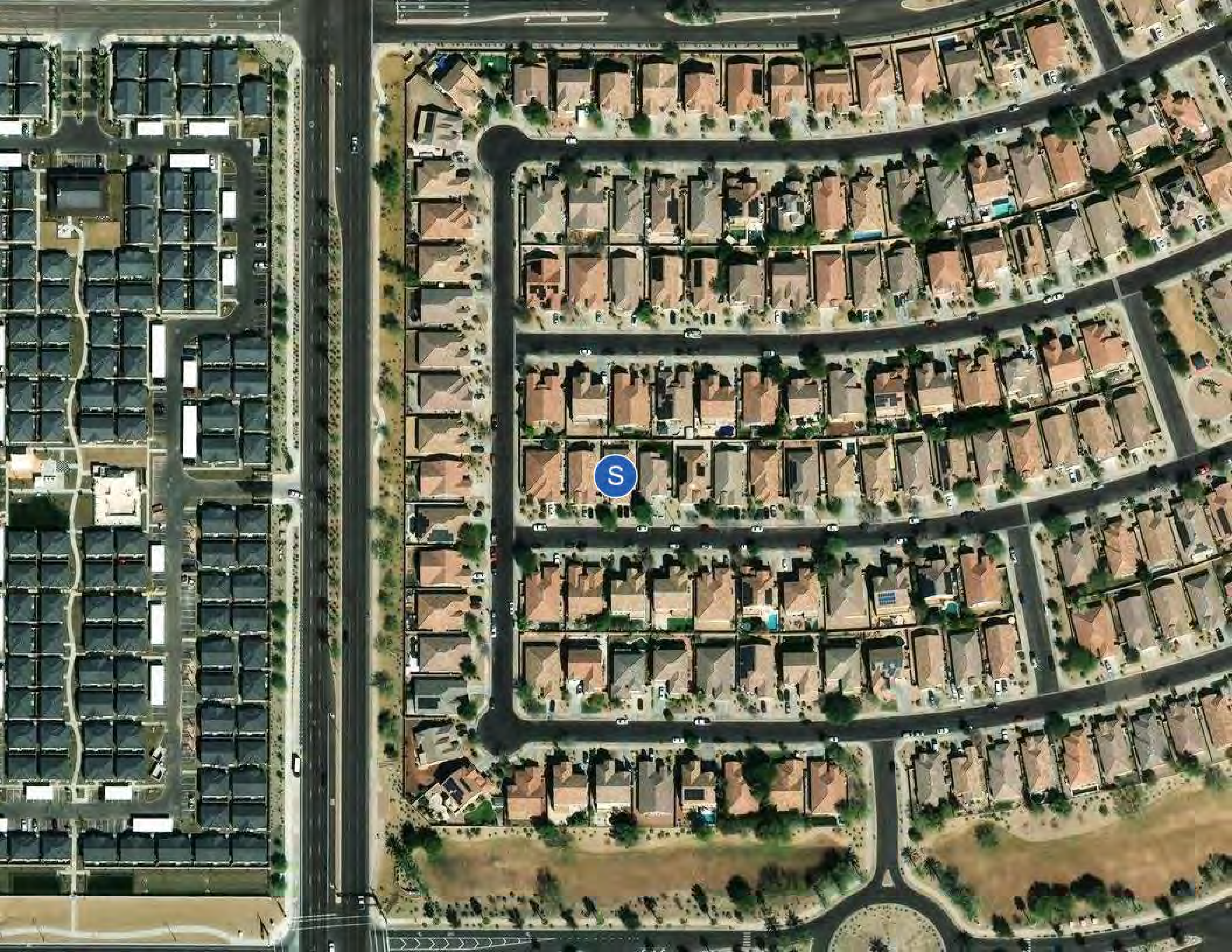




W Celebrate Life Way
W Van Buren St
W Van Buren St
W Van Buren St
GOODYEA
W Harrison St
Canyon
Towne
W Yuma Rd
W Yuma Rd
W Yuma Rd
S Cotton Ln
S 173rd Ave
S 167th Ave
S Sarival Ave
S Wildflower Dr
S Shooting Star Dr
N 159th Ave
S 158th Ave
S Estrella Pkwy
Centerra Dr
S Bullard Ave
S Litchfield Rd
S 175th Dr
S 173rd Ave
S Canyon Trails Blvd
S 167th Ave
S 166th Ave
S 165th Ave
S Village Blvd
S 157th Ave
W Lower Buckeye Pkwy
S Wood Blvd
S Bullard Ave
Phoenix
Goodyear
Airport
W Lower Buckeye Rd
S 161st Ln
S 169th Ave
W Pioneer St
W Victory Ln
W Dunlap Rd
W Elwood St
W Commerce Dr
S 175th Ave
County Road 85
County Road 85
County Road 85
County Road 85
W Broadway Rd
W Broadway Rd
S 159th Ave
S Bullard Ave
Buckeye Canal

Amazon	Approx. 6,099 Employees Approx. 1 mile
UPS - Regional Operations Center	Approx. 2,309 Employees Approx. 2 miles
Factor	Approx. 1,500 Employees Approx. 3 miles
Abrazo West Campus	Approx. 1,250 Employees Approx. 4 miles
Macy's & Bloomingdale's Logistics	Approx. 1,085 Employees Approx. 5 miles

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8.25% CAP RATE NN LEASED RESIDENTIAL INVESTMENT

PROPERTY FEATURES

NUMBER OF UNITS	6
BUILDING SF	1,818
LAND SF	5,499
LAND ACRES	0.126
YEAR BUILT	2005
# OF PARCELS	1
ZONING TYPE	[PAD] Planned Area Development
BUILDING CLASS	A
TOPOGRAPHY	Flat
LOCATION CLASS	A
NUMBER OF STORIES	One
NUMBER OF BUILDINGS	One
NUMBER OF PARKING SPACES	4
POOL / JACUZZI	No
FIRE PLACE IN UNIT	No
WASHER/DRYER HOOK UP	Yes

FEES & DEPOSITS

SECURITY DEPOSIT	5600

MECHANICAL

HVAC	Heat Pump
FIRE SPRINKLERS	Yes

UTILITIES

WATER	Tenant Pays
TRASH	Tenant Pays
GAS	Tenant Pays
ELECTRIC	Tenant Pays

CONSTRUCTION

FOUNDATION	Cement
FRAMING	Wood Framed
EXTERIOR	Painted Stucco
PARKING SURFACE	Concrete
ROOF	Tile
STYLE	Mediterranean
LANDSCAPING	Grass and Desert


Front View of well kept Property

Backyard with Pebbled Landscaping and Cement Walkway

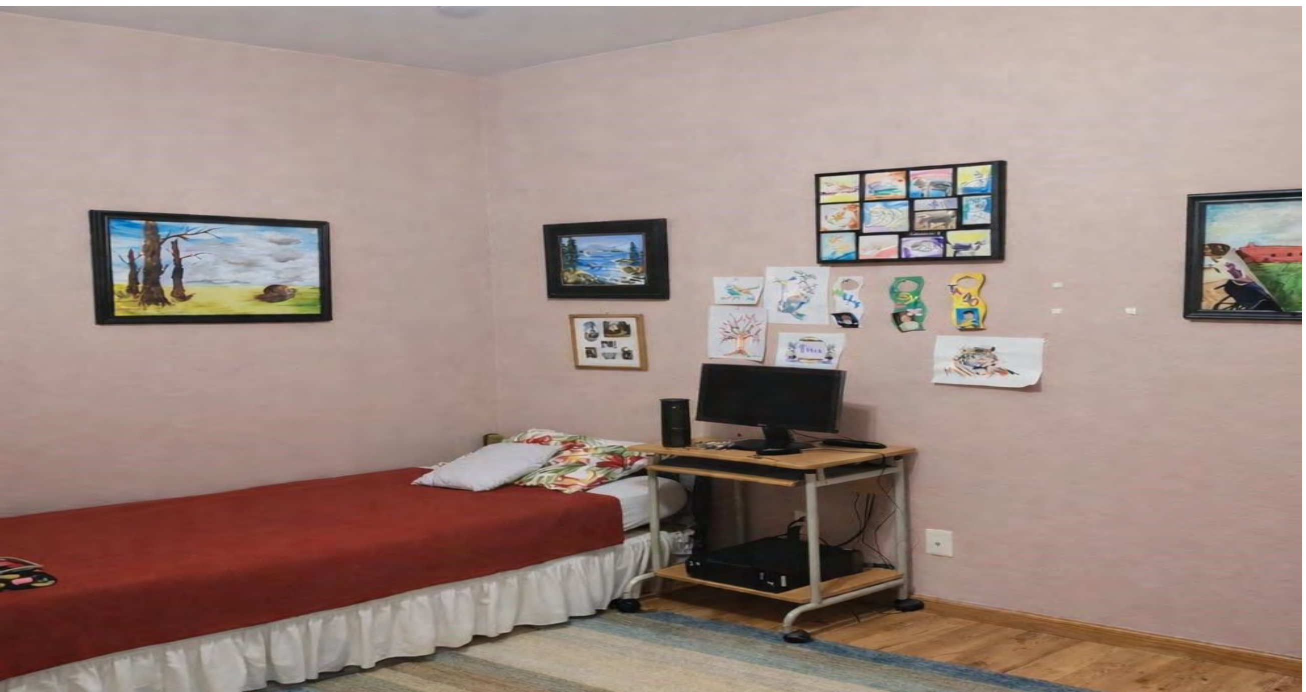
Patio w/Bright Patio Furniture

Inviting PAtio on a Sunny Day

Front View

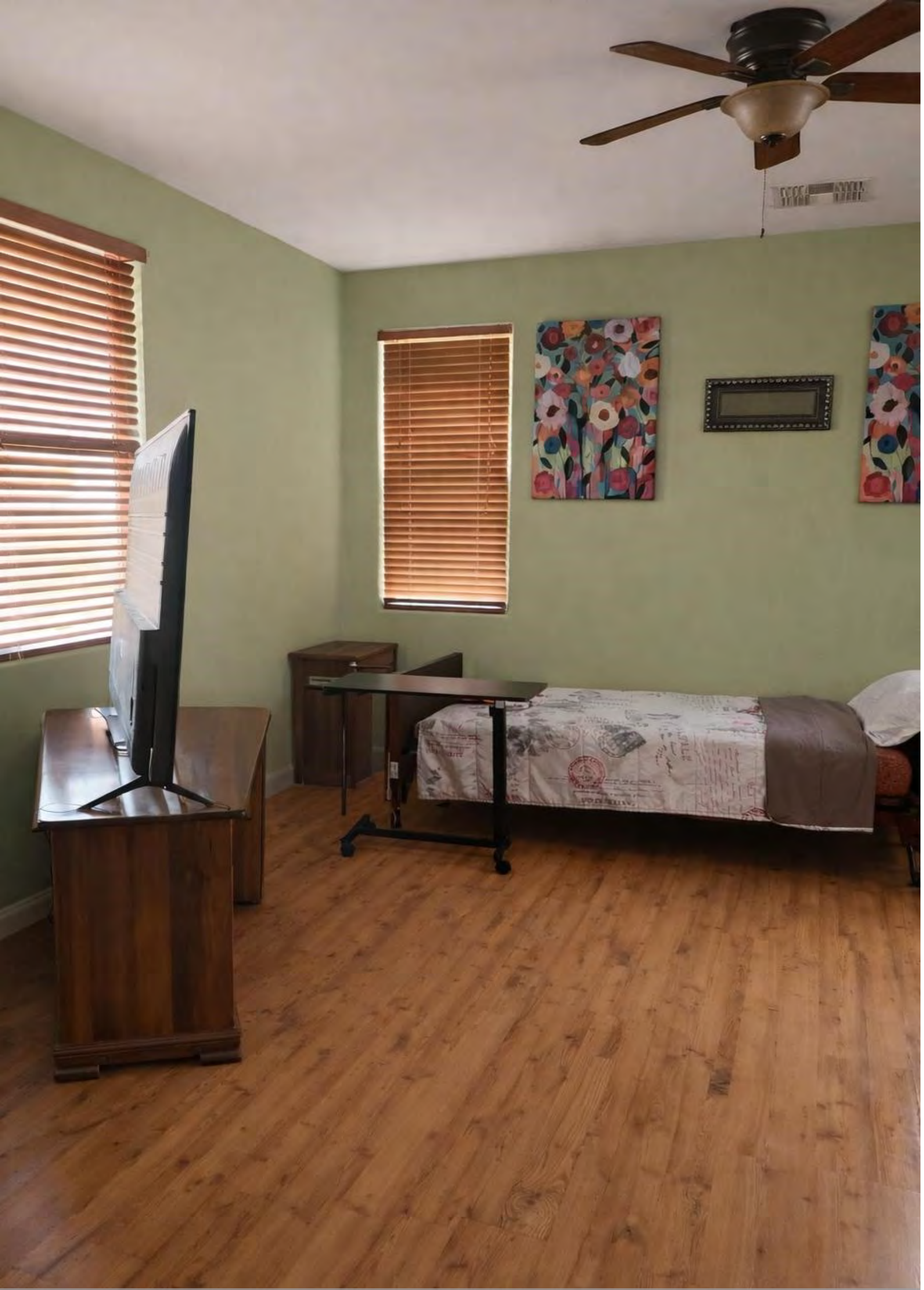
Modern Kitchen w/Island

Warm Kitchen Workspace



Cozy Bedroom w/Bright Accents

Bedroom w/Vintage Details



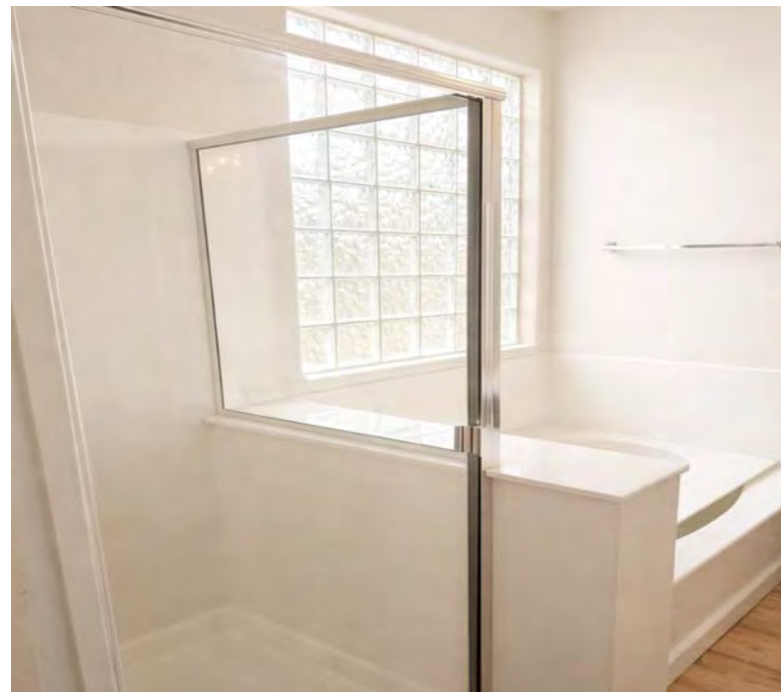
Tenant Serene Room

Parisian Style Room

Bright and Inviting Bathroom

Cozy Jack and Jill Bathroom

Modern Bathroom w/Dual Sinks



Modern Bathroom w/Shower and Tub

Common Amenities

- HOA Neighborhood with sidewalk and common areas

Unit Amenities

- Single Family House with multiple bedrooms
- Upgraded Kitchen and Cabinets
- Covered Patio
- Dual Pane Windows

8.25% CAP RATE NN LEASED RESIDENTIAL INVESTMENT

04 Rent Roll

Schedule of Rents Paid 712026

Schedule of Rents

15456 W Morning Glory St
Goodyear, AZ 85338

Lease signed January 12, 2026, with an initial term of five (5) years.

Period	Monthly Rent	Status
January 2026	$5,600.00	Paid
February 2026	$5,600.00	Paid
March 2026	$5,600.00	Paid
April 2026	$5,600.00	Paid
May 2026	$5,600.00	Paid
June 2026	$5,600.00	Paid
July 1, 2026	$5,600.00	Paid
Year 2027	$5,700.00	Annual Rent
Year 2028	$5,800.00	Annual Rent
Year 2029	$5,900.00	Annual Rent
Year 2030	$6,000.00	Annual Rent

Total Rent Collected YTD (Jan-Jul 2026): $39,200.00

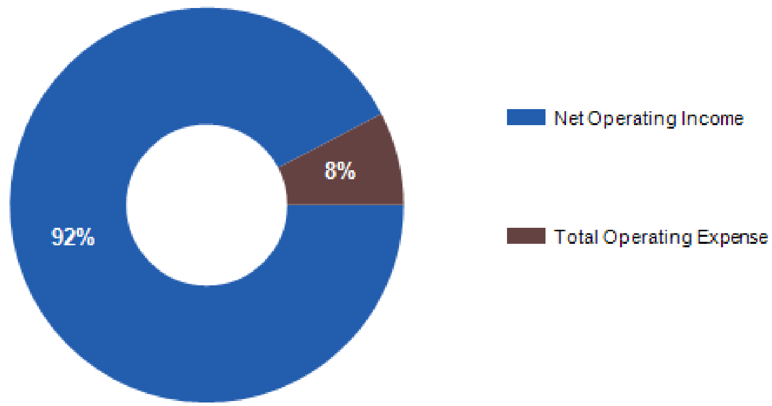
This schedule is provided for informational purposes only. Buyer to verify all lease terms, rent amounts, and payment status during due diligence.

8.25% CAP RATE NN LEASED RESIDENTIAL INVESTMENT

INCOME	CURRENT		5 YEAR RENTAL INCOME	
Gross Scheduled Rent	$67,200		$72,000	
Effective Gross Income	**$67,200**		**$72,000**	
Less Expenses	$5,142	7.65%	$5,142	7.14%
Net Operating Income	**$62,058**		**$66,858**	

REVENUE ALLOCATION

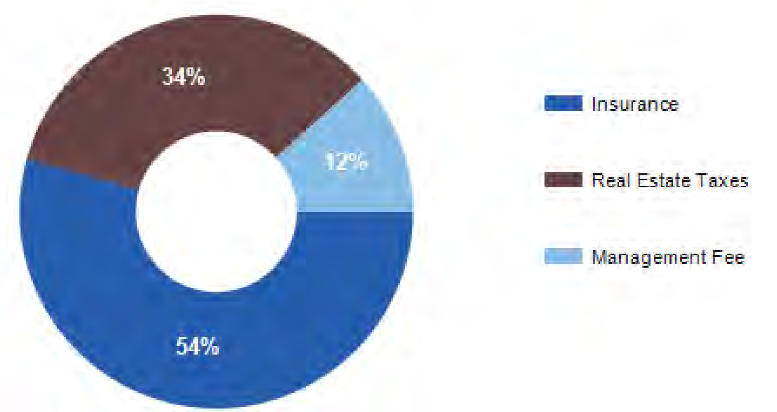
CURRENT



EXPENSES	CURRENT	Per Unit	5 YEAR RENTAL INCOME	Per Unit
Real Estate Taxes	$1,749	$292	$1,749	$292
Insurance	$2,793	$466	$2,793	$466
Management Fee ($)	$600	$100	$600	$100
Total Operating Expense	**$5,142**	**$857**	**$5,142**	**$857**
Expense / SF	$2.83		$2.83	
% of EGI	7.65%		7.14%	

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	$750,000
Analysis Period	2 year(s)
Millage Rate	0.23000%

INCOME - Growth Rates

Gross Scheduled Rent	10.00%

EXPENSES - Growth Rates

Real Estate Taxes	1.50%
Insurance	1.50%

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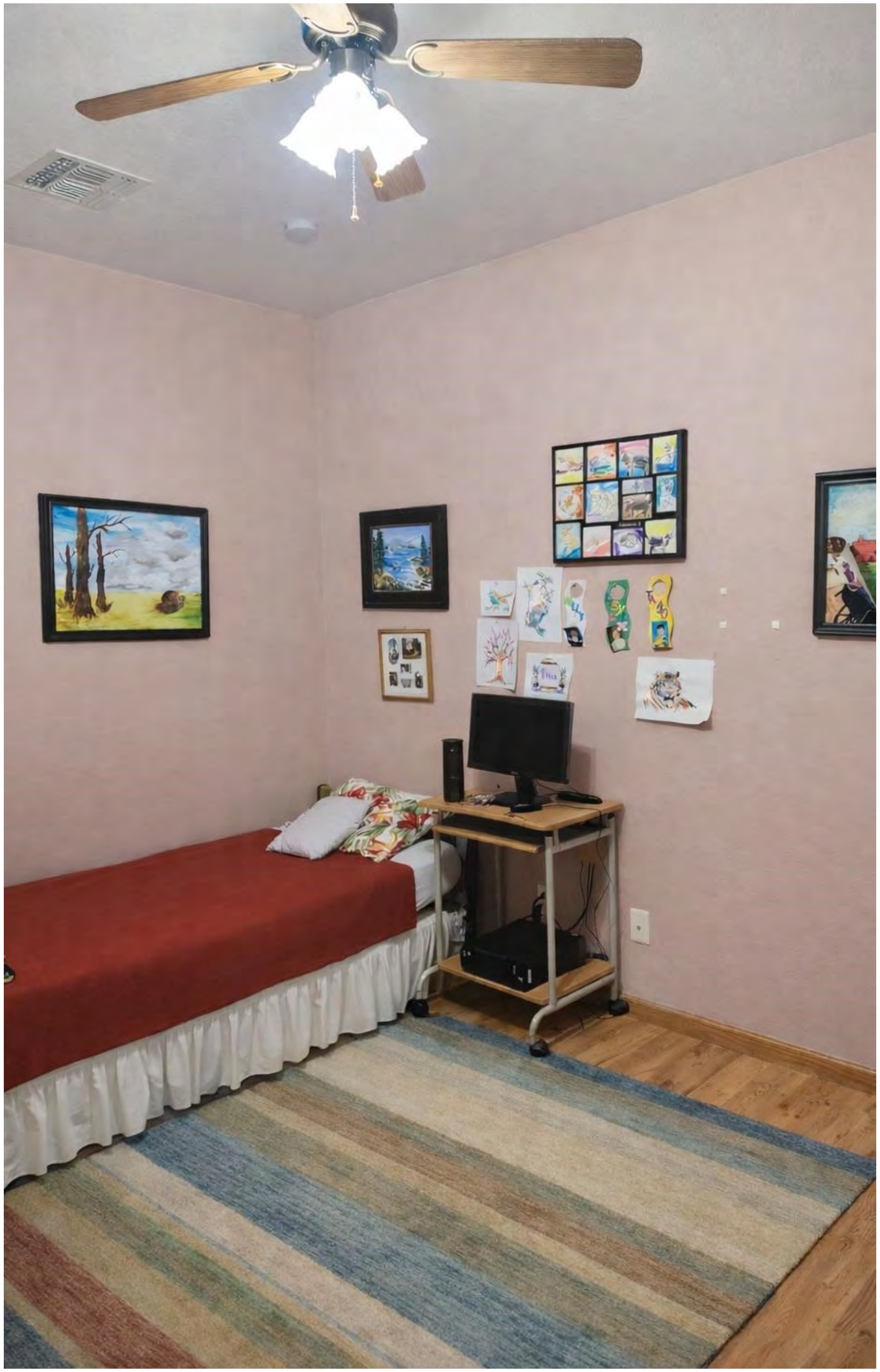
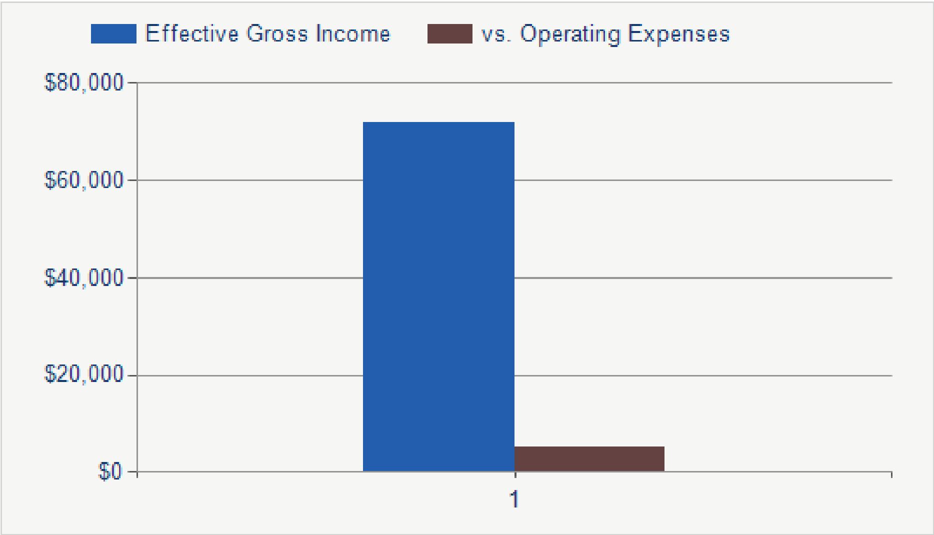
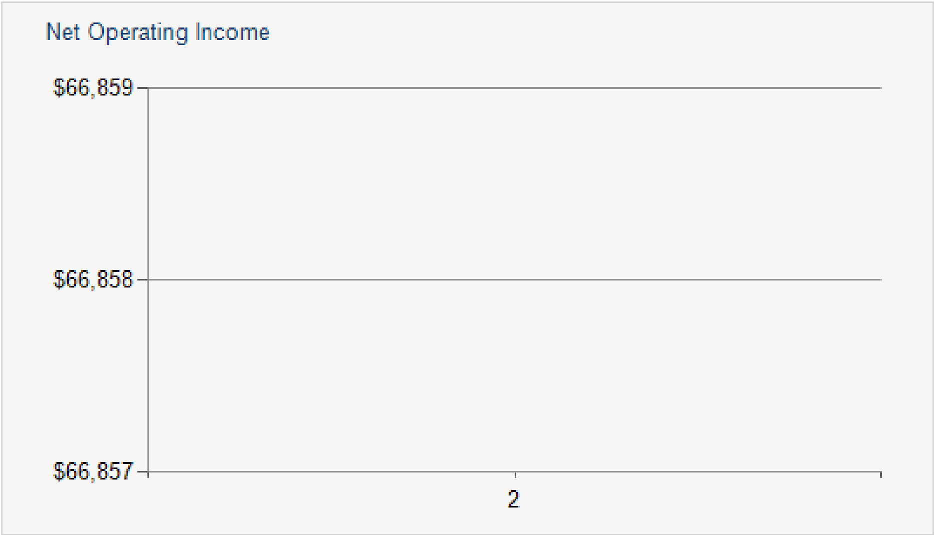


Calendar Year	CURRENT	5 year Rental Income
Gross Revenue		
Gross Scheduled Rent	$67,200	$72,000
Effective Gross Income	**$67,200**	**$72,000**
Operating Expenses		
Real Estate Taxes	$1,749	$1,749
Insurance	$2,793	$2,793
Management Fee	$600	$600
Total Operating Expense	**$5,142**	**$5,142**
Net Operating Income	**$62,058**	**$66,858**





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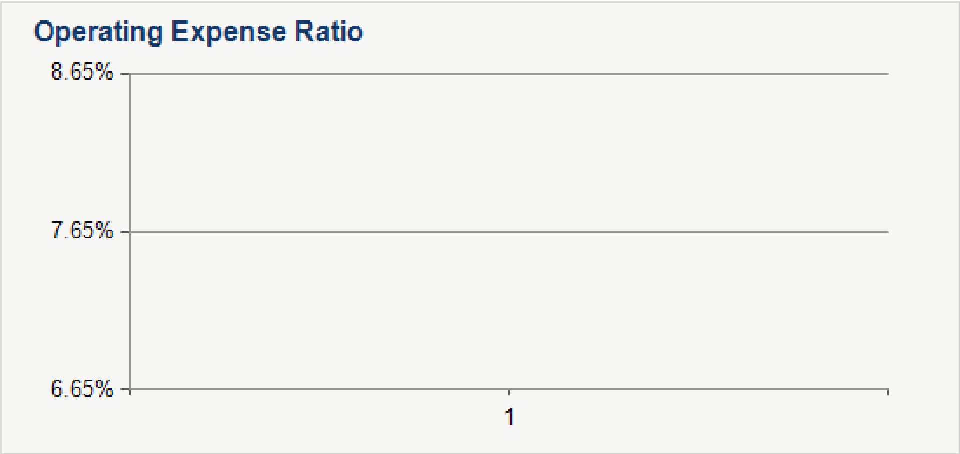
Calendar Year	CURRENT	5 year Rental Income
CAP Rate	8.27%	8.91%
Operating Expense Ratio	7.65%	7.14%
Gross Multiplier (GRM)	11.16	10.42
Breakeven Ratio	7.65%	7.14%
Price / SF	$412.54	$412.54
Price / Unit	$125,000	$125,000
Income / SF	$36.96	$39.60
Expense / SF	$2.82	$2.82

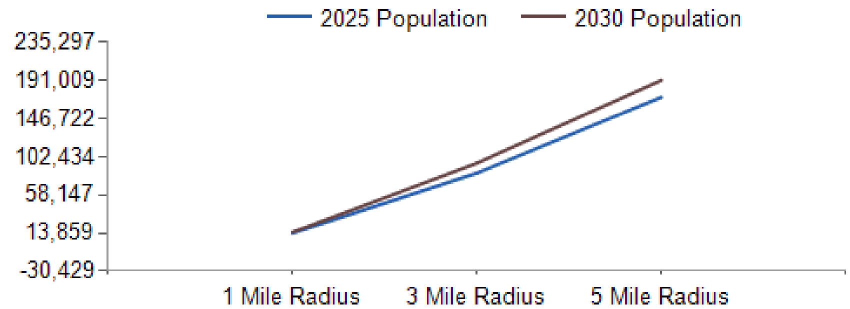
Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.



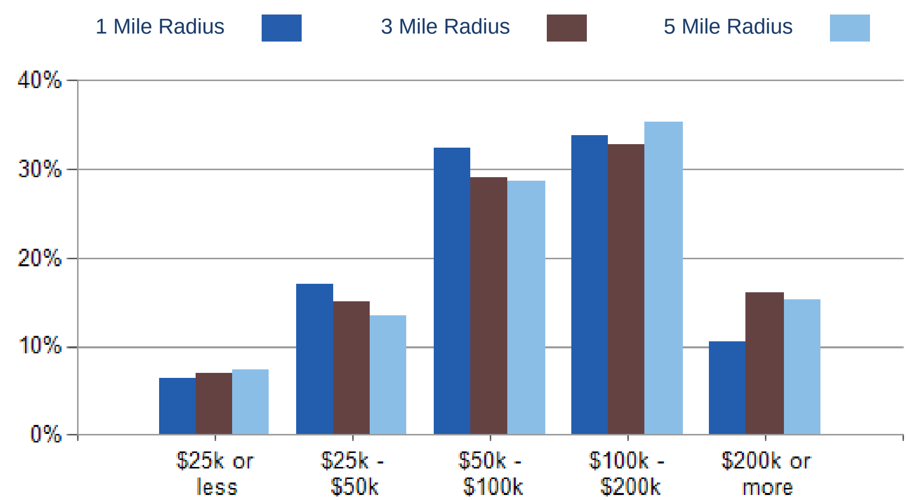
8.25% CAP RATE NN LEASED RESIDENTIAL INVESTMENT

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,933	21,745	43,059
2010 Population	6,517	50,452	111,079
2025 Population	13,859	83,438	171,371
2030 Population	14,863	94,939	191,009
2025 African American	1,485	7,103	14,816
2025 American Indian	252	1,285	3,204
2025 Asian	494	3,578	7,582
2025 Hispanic	6,510	36,180	74,824
2025 Other Race	3,009	15,970	33,162
2025 White	5,975	40,614	81,358
2025 Multiracial	2,609	14,600	30,579
2025-2030: Population: Growth Rate	7.05%	13.10%	10.95%

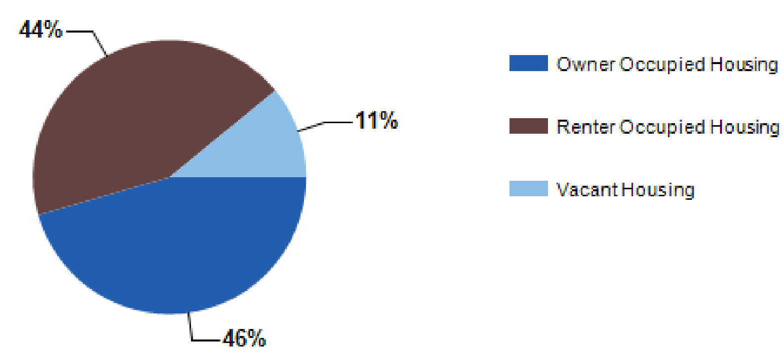
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	262	1,215	2,372
$15,000-$24,999	48	836	1,771
$25,000-$34,999	176	1,426	2,533
$35,000-$49,999	659	2,970	5,149
$50,000-$74,999	876	4,579	8,962
$75,000-$99,999	710	3,856	7,324
$100,000-$149,999	1,090	5,708	12,426
$150,000-$199,999	557	3,841	7,602
$200,000 or greater	514	4,642	8,685
Median HH Income	$88,192	$97,162	$100,856
Average HH Income	$105,790	$121,606	$121,803



2025 Household Income



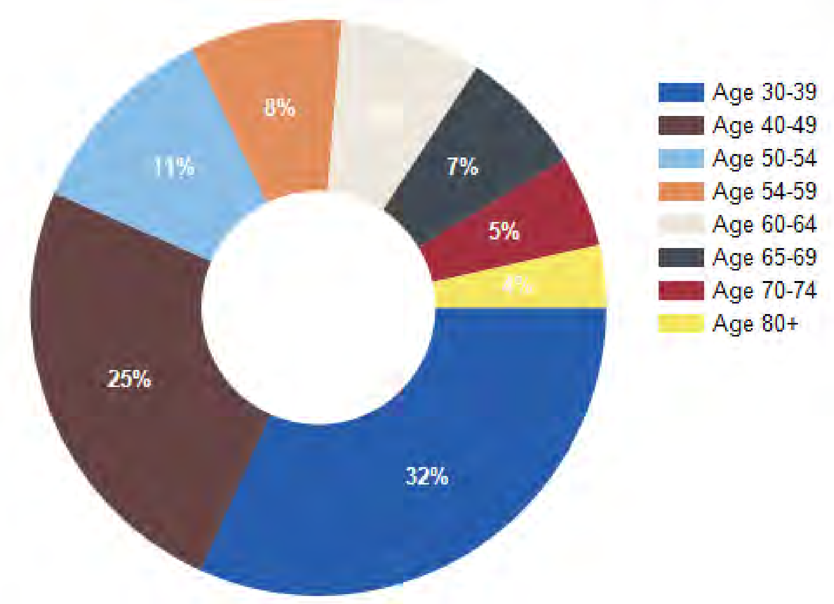
2025 Own vs. Rent - 1 Mile Radius



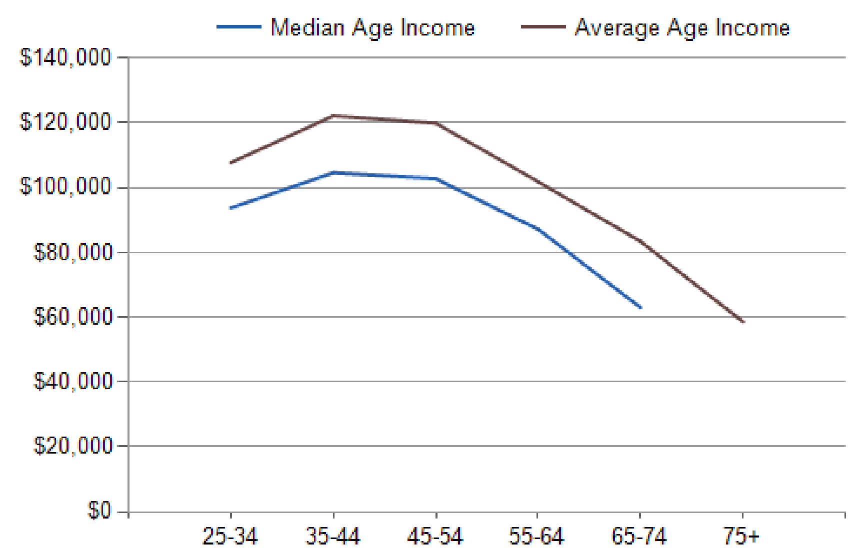
Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,275	6,233	13,089
2025 Population Age 35-39	1,090	5,644	11,965
2025 Population Age 40-44	983	5,554	11,609
2025 Population Age 45-49	866	5,017	10,550
2025 Population Age 50-54	840	4,788	10,231
2025 Population Age 55-59	632	4,097	8,830
2025 Population Age 60-64	596	4,034	8,195
2025 Population Age 65-69	527	4,115	7,849
2025 Population Age 70-74	384	3,818	7,197
2025 Population Age 75-79	261	3,272	5,862
2025 Population Age 80-84	115	1,782	3,238
2025 Population Age 85+	89	1,100	2,179
2025 Population Age 18+	10,162	63,105	130,103
2025 Median Age	33	36	36
2030 Median Age	35	37	37

Population By Age



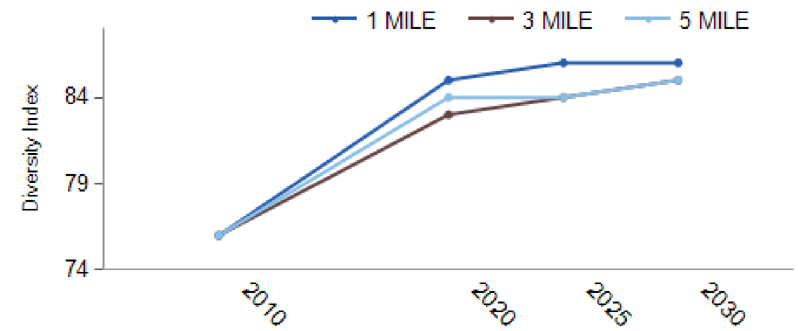
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$93,790	$96,235	$99,606
Average Household Income 25-34	$107,723	$119,636	$118,012
Median Household Income 35-44	$104,601	$116,195	$115,969
Average Household Income 35-44	$122,207	$139,759	$138,202
Median Household Income 45-54	$102,778	$112,932	$115,975
Average Household Income 45-54	$119,947	$139,404	$140,420
Median Household Income 55-64	$87,147	$103,129	$108,829
Average Household Income 55-64	$101,831	$125,362	$129,761
Median Household Income 65-74	$62,971	$87,917	$87,020
Average Household Income 65-74	$83,386	$111,948	$110,541
Average Household Income 75+	$58,566	$87,824	$84,667



DIVERSITY INDEX

DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	86	85	85
Diversity Index (current year)	86	84	85
Diversity Index (2020)	85	83	84
Diversity Index (2010)	77	76	76

POPULATION DIVERSITY

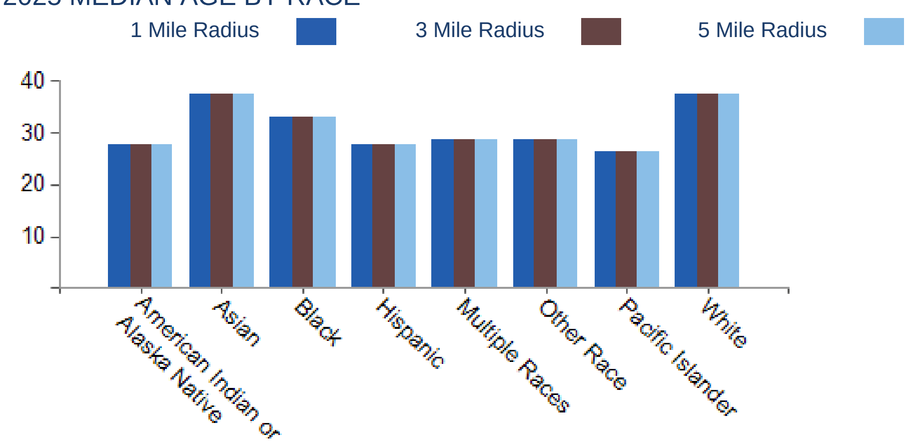


POPULATION BY RACE

2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	7%	6%	6%
American Indian	1%	1%	1%
Asian	2%	3%	3%
Hispanic	32%	30%	30%
Multiracial	13%	12%	12%
Other Race	15%	13%	14%
White	29%	34%	33%

2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	28	31	33
Median Asian Age	37	38	38
Median Black Age	33	35	35
Median Hispanic Age	28	29	29
Median Multiple Races Age	29	28	28
Median Other Race Age	29	30	30
Median Pacific Islander Age	26	34	32
Median White Age	37	44	43

2025 MEDIAN AGE BY RACE



8.25% CAP RATE NN LEASED RESIDENTIAL INVESTMENT

Linda Gerchick
CCIM

Linda is a Broker and a CCIM. A good combination. This would be comparable to a Real Estate Ph.D! And it shows up in everything she does. “Professional and “highly qualified” are two things you will always hear about Linda from those who have worked with her.

And following right behind are the words “Truly dedicated.” This is what everyone declares when they meet Linda. The next thing that is clear and has been said throughout her more than 30 years of experience is that they want to be on Linda’s side of the table, not across from her when she negotiates.

In addition, she is an acclaimed author. Her seminars draw hundreds of attendees. She has spent countless hours preparing a Video Seminar Series for you as an investor!

Her clients become Raving Fans. This happens over and over again because she cares and will work tirelessly to achieve your goals.

And on top of all of this, Linda is a loving Mother, dedicated Partner and a good Friend. We should also mention, she’s now a Grandmother of 2 boys—Will and Dre.

Take a moment and give her a call. As dedicated and busy as she is, she really does answer her phone! And she will call you back, a rare thing in today’s world.

8.25% Cap Rate NN Leased Residential Investment

Exclusively Marketed by:

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