



Gerchick Real Estate - I answer my PHONE

"Make the Market Work for YOU"™

9.74% Cap Rate | Absolute NNN 5 year Lease w/Rent Increases

\$695,000

1927 E Crocus Dr

Phoenix, AZ 85020



HIGHLIGHTS

* FINANCIAL OVERVIEW

Year 1 Income Base Rent: \$5,200 per month
NNN Reimbursements: \$440.25 per month
Total Monthly Income: \$5,640.25

Total Annual Income: \$67,683

YEAR 1 CAP RATE: 9.74%

Purchase Price: \$695,000

$\$67,683 \div \$695,000 = 9.74\%$

MLS#7060894

DETAILS:

- **ABSOLUTE NNN SINGLE-TENANT INVESTMENT**
5-Year Lease | Built-In Rental Growth | 9.74%
Year 1 Cap Rate

POSITIONING

Bond-Like Income Secured by Real Estate
Absolute Triple Net lease structure

Newly executed 5-year lease commencing January 1, 2026

Personal guarantee

Two additional 5-year renewal options

Monthly base rent increases by \$100 each year

Tenant's first right of refusal



CAP RATE: 9.74%

Numbers:

Gross Rent NNN	\$62,400
-Insurance-reimbursed	\$2,760
-Property Taxes-reimbursed	\$2,590
NNN Reimbursement	\$5,350
Net Operating Income	\$62,400



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