

1 Year Performance Projection

Duplex - Currently Occupied!
Phoenix, AZ 85032
3 bdrm/ 2 bath each side - Built 2009



Square Feet	2,632
Initial Market Value	\$750,000
Purchase Price	\$750,000
Downpayment	\$225,000
Loan Origination Fees	\$10,500
Depreciable Closing Costs	\$22,500
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$258,000
Cost per Square Foot	\$285
Monthly Rent per Square Foot	\$1.69

Income	Monthly	Annual
Gross Rent	\$4,450	\$53,400
Vacancy Losses	-\$356	-\$4,272
Operating Income	\$4,094	\$49,128

Expenses	Monthly	Annual
Property Taxes	-\$156	-\$1,875
Insurance	-\$94	-\$1,125
Management Fees	-\$328	-\$3,930
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$134	-\$1,602
Other	-\$0	-\$0
Operating Expenses	-\$711	-\$8,532

Net Performance	Monthly	Annual
Net Operating Income	\$3,383	\$40,596
- Mortgage Payments	-\$2,898	-\$34,781
= Cash Flow	\$485	\$5,815
+ Principal Reduction	\$0	\$0
+ First-Year Appreciation	\$3,750	\$45,000
= Gross Equity Income	\$4,235	\$50,815
+ Tax Savings	\$481	\$5,770
= GEI w/Tax Savings	\$4,715	\$56,584

Mortgage Info	First	Second
Loan-to-Value Ratio	70%	0%
Loan Amount	\$525,000	\$0
Monthly Payment	\$2,898.44	\$0.00
Loan Type	Interest Only Fixed	
Term	10 Years	
Interest Rate	6.625%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.17
Annual Gross Rent Multiplier	14
Monthly Gross Rent Multiplier	169
Capitalization Rate	5.4%
Cash on Cash Return	2%
Total Return on Investment	20%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	8%
Maintenance Percentage	3%

Comments
One unit remodeled in 2024, with all new flooring, new
*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.