

Property Summary

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

General Information	
Square Feet	2,632
Purchase Price	\$750,000
Initial Market Value	\$750,000
Downpayment	\$225,000
Closing Costs	\$33,000
Initial Cash Invested	\$258,000

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



Financial Indicators	
Capitalization Rate	5.4%
Cash on Cash Return	2%
Total Return on Investment	20%

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	8%

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.