

Property Summary

Upgraded Duplex - Asking \$550k
Phoenix, AZ 85016
2 bdrm/ 2 bath + 1 bdrm/ 1 bath - Built 1953

General Information	
Square Feet	1,564
Purchase Price	\$540,000
Initial Market Value	\$540,000
Downpayment	\$162,000
Closing Costs	\$35,988
Initial Cash Invested	\$197,988

Income & Expenses	Monthly	Annual
Gross Rent	\$3,600	\$43,200
Vacancy Losses	\$288	\$3,456
Operating Income	\$3,312	\$39,744
Operating Expenses	\$715	\$8,580

Net Performance	Monthly	Annual
Net Operating Income	\$2,597	\$31,164
- Mortgage Payments	\$2,087	\$25,042
= Cash Flow	\$510	\$6,122
+ Principal Reduction	\$0	\$0
+ First-Year Appreciation	\$2,700	\$32,400
= Gross Equity Income	\$3,210	\$38,522



Financial Indicators	
Capitalization Rate	5.8%
Cash on Cash Return	3%
Total Return on Investment	19%

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

Comments
New Water Heater, New Washer/Dryer & Dishwasher! Kitche

*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.