

1 Year Performance Projection

Occupied duplex
Phoenix, AZ 85020
3 bdrm/ 2 bath + 2 bdrm/ 1 bath - Built 1983



Square Feet	2,391
Initial Market Value	\$440,000
Purchase Price	\$440,000
Downpayment	\$132,000
Loan Origination Fees	\$6,160
Depreciable Closing Costs	\$17,600
Other Closing Costs and Fixup	\$9,968
Initial Cash Invested	\$165,728
Cost per Square Foot	\$184
Monthly Rent per Square Foot	\$1.27

Income	Monthly	Annual
Gross Rent	\$3,045	\$36,540
Vacancy Losses	-\$244	-\$2,923
Operating Income	\$2,801	\$33,617

Expenses	Monthly	Annual
Property Taxes	-\$183	-\$2,200
Insurance	-\$110	-\$1,320
Management Fees	-\$224	-\$2,689
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$152	-\$1,827
Other	-\$0	-\$0
Operating Expenses	-\$670	-\$8,036

Net Performance	Monthly	Annual
Net Operating Income	\$2,132	\$25,580
- Mortgage Payments	-\$1,700	-\$20,405
= Cash Flow	\$431	\$5,175
+ Principal Reduction	\$0	\$0
+ First-Year Appreciation	\$2,200	\$26,400
= Gross Equity Income	\$2,631	\$31,575
+ Tax Savings	\$236	\$2,835
= GEI w/Tax Savings	\$2,868	\$34,410

Mortgage Info	First	Second
Loan-to-Value Ratio	70%	0%
Loan Amount	\$308,000	\$0
Monthly Payment	\$1,700.42	\$0.00
Loan Type	Interest Only Fixed	
Term	10 Years	
Interest Rate	6.625%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.25
Annual Gross Rent Multiplier	12
Monthly Gross Rent Multiplier	144
Capitalization Rate	5.8%
Cash on Cash Return	3%
Total Return on Investment	19%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	8%
Maintenance Percentage	5%

Comments
*Confirming rents with listing agent.
Est. Rent:

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