

Property Summary

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

General Information	
Square Feet	2,391
Purchase Price	\$440,000
Initial Market Value	\$440,000
Downpayment	\$132,000
Closing Costs	\$33,728
Initial Cash Invested	\$165,728

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



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
Est. Rent: 2 bdrm/ 1 bath @ \$1200/month Main house 3

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