

1 Year Performance Projection

Occupied 4 plex - Asking \$1.275M
Phoenix, AZ 85008
2 bdm/1 bath each side - Built 1963



Square Feet	3,120
Initial Market Value	\$1,200,000
Purchase Price	\$1,200,000
Downpayment	\$360,000
Loan Origination Fees	\$16,800
Depreciable Closing Costs	\$36,000
Other Closing Costs and Fixup	\$26,880
Initial Cash Invested	\$439,680
Cost per Square Foot	\$385
Monthly Rent per Square Foot	\$2.44

Income	Monthly	Annual
Gross Rent	\$7,600	\$91,200
Vacancy Losses	-\$608	-\$7,296
Operating Income	\$6,992	\$83,904

Expenses	Monthly	Annual
Property Taxes	-\$400	-\$4,800
Insurance	-\$200	-\$2,400
Management Fees	-\$559	-\$6,712
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$152	-\$1,824
Other	-\$500	-\$6,000
Operating Expenses	-\$1,811	-\$21,736

Net Performance	Monthly	Annual
Net Operating Income	\$5,181	\$62,168
- Mortgage Payments	-\$4,725	-\$56,700
= Cash Flow	\$456	\$5,468
+ Principal Reduction	\$0	\$0
+ First-Year Appreciation	\$6,000	\$72,000
= Gross Equity Income	\$6,456	\$77,468
+ Tax Savings	\$879	\$10,547
= GEI w/Tax Savings	\$7,335	\$88,015

Mortgage Info	First	Second
Loan-to-Value Ratio	70%	0%
Loan Amount	\$840,000	\$0
Monthly Payment	\$4,725.00	\$0.00
Loan Type	Interest Only Fixed	
Term	10 Years	
Interest Rate	6.750%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.10
Annual Gross Rent Multiplier	13
Monthly Gross Rent Multiplier	158
Capitalization Rate	5.2%
Cash on Cash Return	1%
Total Return on Investment	18%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	8%
Maintenance Percentage	2%

Comments
Full-size stackable washer/ dryer & private patio. Newe
*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.