

Property Summary

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

| General Information   |             |
|-----------------------|-------------|
| Square Feet           | 3,120       |
| Purchase Price        | \$1,200,000 |
| Initial Market Value  | \$1,200,000 |
| Downpayment           | \$360,000   |
| Closing Costs         | \$79,680    |
| Initial Cash Invested | \$439,680   |

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



| Financial Indicators       |      |
|----------------------------|------|
| Capitalization Rate        | 5.2% |
| Cash on Cash Return        | 1%   |
| Total Return on Investment | 18%  |

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

| Comments   |
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| 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. |