

1 Year Performance Projection

13 Unit Occupied *Asking \$3.4M
Phoenix, AZ 85013
Built 1959



Square Feet	1,050
Initial Market Value	\$3,250,000
Purchase Price	\$3,250,000
Downpayment	\$3,250,000
Loan Origination Fees	\$0
Depreciable Closing Costs	\$97,500
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$3,347,500
Cost per Square Foot	\$3,095
Monthly Rent per Square Foot	\$18.43

Income	Monthly	Annual
Gross Rent	\$19,356	\$232,272
Vacancy Losses	-\$1,548	-\$18,582
Operating Income	\$17,808	\$213,690

Expenses	Monthly	Annual
Property Taxes	-\$677	-\$8,125
Insurance	-\$271	-\$3,250
Management Fees	-\$1,425	-\$17,095
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$1,548	-\$18,582
Other	-\$0	-\$0
Operating Expenses	-\$3,921	-\$47,052

Net Performance	Monthly	Annual
Net Operating Income	\$13,887	\$166,638
- Mortgage Payments	\$0	\$0
= Cash Flow	\$13,887	\$166,638
+ Principal Reduction	\$0	\$0
+ First-Year Appreciation	\$16,250	\$195,000
= Gross Equity Income	\$30,137	\$361,638
+ Tax Savings	\$0	\$0
= GEI w/Tax Savings	\$30,137	\$361,638

Mortgage Info	First	Second
Loan-to-Value Ratio	0%	0%
Loan Amount	\$0	\$0
Monthly Payment	\$0.00	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	0.000%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	N/A
Annual Gross Rent Multiplier	14
Monthly Gross Rent Multiplier	168
Capitalization Rate	5.1%
Cash on Cash Return	5%
Total Return on Investment	11%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

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

Comments
10 two-bedroom, 2 studios and 1 one-bedroom. All 13 uni
*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.