

Property Summary

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

General Information	
Square Feet	1,050
Purchase Price	\$3,250,000
Initial Market Value	\$3,250,000
Downpayment	\$3,250,000
Closing Costs	\$97,500
Initial Cash Invested	\$3,347,500

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



Financial Indicators	
Capitalization Rate	5.1%
Cash on Cash Return	5%
Total Return on Investment	11%

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	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.