

Property Summary

15 Unit Near ASU Campus  
Tempe, AZ 85281  
(14) 1 bdrm/ 1 bath + (1) 5 bdrm/ 2 bath w/pool

General Information	
Square Feet	9,800
Purchase Price	\$3,500,000
Initial Market Value	\$3,500,000
Downpayment	\$3,500,000
Closing Costs	\$105,000
Initial Cash Invested	\$3,605,000

Income & Expenses	Monthly	Annual
Gross Rent	\$22,681	\$272,172
Vacancy Losses	\$1,814	\$21,774
Operating Income	\$20,867	\$250,398
Operating Expenses	\$3,620	\$43,440

Net Performance	Monthly	Annual
Net Operating Income	\$17,246	\$206,958
- Mortgage Payments	\$0	\$0
= Cash Flow	\$17,246	\$206,958
+ Principal Reduction	\$0	\$0
+ First-Year Appreciation	\$17,500	\$210,000
= Gross Equity Income	\$34,746	\$416,958



Financial Indicators	
Capitalization Rate	5.9%
Cash on Cash Return	6%
Total Return on Investment	12%

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

Comments
Opportunity Zone. Lots: 32,500 sf (up to 40,000 sf). Va

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