

Property Summary

TURNKEY INVESTMENT - CASH FLOWING TRIPLEX
Stockton, CA 95210
Instant cash flow on recently remodeled triplex

General Information	
Square Feet	2,960
Purchase Price	\$625,000
Initial Market Value	\$625,000
Downpayment	\$156,250
Closing Costs	\$17,188
Initial Cash Invested	\$173,438

Income & Expenses	Monthly	Annual
Gross Rent	\$4,800	\$57,600
Vacancy Losses	\$240	\$2,880
Operating Income	\$4,560	\$54,720
Operating Expenses	\$1,446	\$17,350

Net Performance	Monthly	Annual
Net Operating Income	\$3,114	\$37,370
- Mortgage Payments	\$2,963	\$35,554
= Cash Flow	\$151	\$1,816
+ Principal Reduction	\$437	\$5,239
+ First-Year Appreciation	\$2,604	\$31,250
= Gross Equity Income	\$3,192	\$38,305



Financial Indicators	
Capitalization Rate	6.0%
Cash on Cash Return	1%
Total Return on Investment	22%

Assumptions	
Real Estate Appreciation Rate	5%
Vacancy Rate	5%
Management Fee	100%

Comments
2 tenants have 1 year leases 1 tenant been there over

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