

Property Summary

Occupied 3 Townhome Package
Phoenix, AZ 85019
All condos in same complex

General Information	
Square Feet	2,934
Purchase Price	\$570,000
Initial Market Value	\$570,000
Downpayment	\$142,500
Closing Costs	\$21,375
Initial Cash Invested	\$163,875



Income & Expenses	Monthly	Annual
Gross Rent	\$5,600	\$67,200
Vacancy Losses	\$448	\$5,376
Operating Income	\$5,152	\$61,824
Operating Expenses	\$1,729	\$20,744

Net Performance	Monthly	Annual
Net Operating Income	\$3,423	\$41,080
- Mortgage Payments	\$2,702	\$32,425
= Cash Flow	\$721	\$8,655
+ Principal Reduction	\$398	\$4,778
+ First-Year Appreciation	\$2,850	\$34,200
= Gross Equity Income	\$3,969	\$47,633

Financial Indicators	
Capitalization Rate	7.2%
Cash on Cash Return	5%
Total Return on Investment	29%

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

Comments
HOA: Exterior Mnt of Unit; Sewer; Garbage Collection; F
*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.