

1 Year Performance Projection

17 Units - 100% Occupied
Phoenix, 85032
Built 1983



Square Feet	14,212
Initial Market Value	\$2,500,000
Purchase Price	\$2,500,000
Downpayment	\$625,000
Loan Origination Fees	\$18,750
Depreciable Closing Costs	\$75,000
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$718,750
Cost per Square Foot	\$176
Monthly Rent per Square Foot	\$1.81

Income	Monthly	Annual
Gross Rent	\$25,700	\$308,400
Vacancy Losses	-\$2,056	-\$24,672
Operating Income	\$23,644	\$283,728

Expenses	Monthly	Annual
Property Taxes	-\$396	-\$4,750
Insurance	-\$625	-\$7,500
Management Fees	-\$709	-\$8,512
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$6,375	-\$76,500
Maintenance	-\$771	-\$9,252
Other	-\$0	-\$0
Operating Expenses	-\$8,876	-\$106,514

Net Performance	Monthly	Annual
Net Operating Income	\$14,768	\$177,214
- Mortgage Payments	-\$11,851	-\$142,215
= Cash Flow	\$2,917	\$34,999
+ Principal Reduction	\$1,746	\$20,957
+ First-Year Appreciation	\$12,500	\$150,000
= Gross Equity Income	\$17,163	\$205,956
+ Tax Savings	\$557	\$6,688
= GEI w/Tax Savings	\$17,720	\$212,644

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$1,875,000	\$0
Monthly Payment	\$11,851.28	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.500%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.25
Annual Gross Rent Multiplier	8
Monthly Gross Rent Multiplier	97
Capitalization Rate	7.1%
Cash on Cash Return	5%
Total Return on Investment	29%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	3%
Maintenance Percentage	3%

Comments
The property is 100% occupied and all units were remode

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