

Property Summary

17 Units - 100% Occupied
Phoenix, 85032
Built 1983

General Information	
Square Feet	14,212
Purchase Price	\$2,500,000
Initial Market Value	\$2,500,000
Downpayment	\$625,000
Closing Costs	\$93,750
Initial Cash Invested	\$718,750

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



Financial Indicators	
Capitalization Rate	7.1%
Cash on Cash Return	5%
Total Return on Investment	29%

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