

1 Year Performance Projection

Short-term rental - Up to 3 units to rent
Phoenix, 85021
No HOA! Upgrade short-term or long term rental



Square Feet	3,556
Initial Market Value	\$1,777,777
Purchase Price	\$1,777,777
Downpayment	\$444,444
Loan Origination Fees	\$26,667
Depreciable Closing Costs	\$53,333
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$524,444
Cost per Square Foot	\$500
Monthly Rent per Square Foot	\$3.37

Income	Monthly	Annual
Gross Rent	\$12,000	\$144,000
Vacancy Losses	-\$0	-\$0
Operating Income	\$12,000	\$144,000

Expenses	Monthly	Annual
Property Taxes	-\$444	-\$5,333
Insurance	-\$296	-\$3,556
Management Fees	-\$1,800	-\$21,600
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$600	-\$7,200
Other	-\$0	-\$0
Operating Expenses	-\$3,141	-\$37,689

Net Performance	Monthly	Annual
Net Operating Income	\$8,859	\$106,311
- Mortgage Payments	-\$7,222	-\$86,667
= Cash Flow	\$1,637	\$19,644
+ Principal Reduction	\$0	\$0
+ First-Year Appreciation	\$8,889	\$106,667
= Gross Equity Income	\$10,526	\$126,311
+ Tax Savings	\$972	\$11,666
= GEI w/Tax Savings	\$11,498	\$137,977

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$1,333,333	\$0
Monthly Payment	\$7,222.22	\$0.00
Loan Type	Interest Only Fixed	
Term	10 Years	
Interest Rate	6.500%	0.000%
Monthly PMI	\$0	

Financial Indicators		
Debt Coverage Ratio		1.23
Annual Gross Rent Multiplier		12
Monthly Gross Rent Multiplier		148
Capitalization Rate		6.0%
Cash on Cash Return		4%
Total Return on Investment		24%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange		

Assumptions		
Real Estate Appreciation Rate		6%
Vacancy Rate		0%
Management Fee		15%
Maintenance Percentage		5%

Comments
(1) 277 sq ft casita w/ bathroom
(1) 405 sq ft recreat

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