

Property Summary

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

General Information

Square Feet	3,556
Purchase Price	\$1,777,777
Initial Market Value	\$1,777,777
Downpayment	\$444,444
Closing Costs	\$80,000
Initial Cash Invested	\$524,444

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



Financial Indicators

Capitalization Rate	6.0%
Cash on Cash Return	4%
Total Return on Investment	24%

Assumptions

Real Estate Appreciation Rate	6%
Vacancy Rate	0%
Management Fee	15%

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.