1 Year Performance Projection

Client - 15 Unit SFH - New Construction

Phoenix, AZ 85018

9 bedrooms 9.5 bathrooms

3 bdrm/ 2.5 bath each unit - Only 3 units vacant

Bushesta Hussania	Mandala	Ammont
Monthly Rent per Square Foot		\$1.89
Cost per Square Foot		\$338
Approximate Cash Invested		\$3,635,250
Other Costs and Fixup		\$0
Depreciable Closing Costs		\$277,500
Loan Origination Fees		\$120,250
Downpayment		\$3,237,500
Purchase Price		\$9,250,000
Initial Market Value		\$9,250,000
Square Feet		27,375

Monthly	Annual
\$51,850	\$622,200
-\$4,148	-\$49,776
\$47,702	\$572,424
	\$51,850 - \$ 4,148

Estimated Expenses	Monthly	Annual
Property Taxes	-\$1,156	-\$13,875
Insurance	-\$771	-\$9,250
Management Fees	-\$1,908	-\$22,897
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$1,037	-\$12,444
Other (Utilities, Supplies, etc.)	-\$0	-\$0
Operating Expenses	-\$4,872	-\$58,466

Net Performance	Monthly	Annual
Net Operating Income	\$42,830	\$513,958
- Mortgage Payments	-\$32,568	-\$390,812
= Cash Flow	\$10,262	\$123,146
+ Principal Reduction	\$0	\$0
+ First-Year Appreciation	\$46,250	\$555,000
= Gross Equity Income	\$56,512	\$678,146



Mortgage Info	First	Second
Loan-to-Value Ratio	65%	0%
Loan Amount	\$6,012,500	\$0
Monthly Payment	\$32,567.71	\$0.00
Loan Type	Interest Only Fixed	
Term	10 Years	
Interest Rate	6.500%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Rent-to-Value Ratio [™] (RV Ratio [™])	0.6%
Debt Coverage Ratio	1.32
Annual Gross Rent Multiplier	15
Capitalization Rate	5.6%
Cash on Cash Return	3%
Return on Investment	19%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchan	

Assumptions	
Projected Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	4%
Maintenance Percentage	2%

Comments
No Pool. Blinds included. Appliances included. Washer/Dryer
included in each unit. 15 units in 7 buildings. PM is 4%

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