

Property Summary

Client - 15 Unit SFH - New Construction
Phoenix, AZ 85018
3 bdrm/ 2.5 bath each unit - Only 3 units vacant

General Information	
Square Feet	27,375
Purchase Price	\$9,250,000
Initial Market Value	\$9,250,000
Downpayment	\$2,775,000
Closing Costs	\$407,000
Initial Cash Invested	\$3,182,000

Income & Expenses	Monthly	Annual
Gross Rent	\$51,850	\$622,200
Vacancy Losses	\$2,592	\$31,110
Operating Income	\$49,258	\$591,090
Operating Expenses	\$4,934	\$59,213

Net Performance	Monthly	Annual
Net Operating Income	\$44,323	\$531,877
- Mortgage Payments	\$35,073	\$420,875
= Cash Flow	\$9,250	\$111,002
+ Principal Reduction	\$0	\$0
+ First-Year Appreciation	\$46,250	\$555,000
= Gross Equity Income	\$55,500	\$666,002



Financial Indicators	
Capitalization Rate	5.8%
Cash on Cash Return	3%
Total Return on Investment	21%

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	5%
Management Fee	4%

Comments	
No Pool. Blinds included. Appliances included. Wash	
*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.	