## 1 Year Performance Projection

PADSPLIT MODEL Mesa, AZ 85204 8 bedrooms 3 bathrooms TURN KEY CO-LIVING HOME

Square Feet	2,000
Initial Market Value	\$535,000
Purchase Price	\$535,000
Downpayment	\$133,750
Loan Origination Fees	\$5,016
Depreciable Closing Costs	\$10,700
Other Costs and Fixup	\$0
Approximate Cash Invested	\$149,466
Cost per Square Foot	\$268
Monthly Rent per Square Foot	\$3.50

Projected Income	Monthly	Annual
Projected Rent	\$7,000	\$84,000
Vacancy Losses	-\$560	-\$6,720
Operating Income	\$6,440	\$77,280

Estimated Expenses	Monthly	Annual
Property Taxes	-\$152	-\$1,819
Insurance	-\$152	-\$1,819
Management Fees	-\$1,030	-\$12,365
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$210	-\$2,520
Other (Utilities, Supplies, etc.)	-\$800	-\$9,600
Operating Expenses	-\$2,344	-\$28,123

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	\$4,096	\$49,157
- Mortgage Payments	-\$2,503	-\$30,039
= Cash Flow	\$1,593	\$19,118
+ Principal Reduction	\$383	\$4,592
+ First-Year Appreciation	\$2,675	\$32,100
= Gross Equity Income	\$4,651	\$55,810



Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$401,250	\$0
Monthly Payment	\$2,503.28	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.375%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Rent-to-Value Ratio <sup>™</sup> (RV Ratio <sup>™</sup> )	1.3%
Debt Coverage Ratio	1.64
Annual Gross Rent Multiplier	6
Capitalization Rate	9.2%
Cash on Cash Return	13%
Return on Investment	37%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchan	

Assumptions	
Projected Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	16%
Maintenance Percentage	3%

## Comments

This Co-Living home is fully furnished and ready for Padsplit to start filling the rooms to generate income. Includes kitchen set up with every plate, fork, knife and sp...

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