

1 Year Performance Projection

PADSPLIT MODEL
Mesa, AZ 85204
TURN KEY CO-LIVING HOME

Square Feet	2,000
Initial Market Value	\$535,000
Purchase Price	\$535,000
Downpayment	\$133,750
Loan Origination Fees	\$4,012
Depreciable Closing Costs	\$16,050
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$153,812
Cost per Square Foot	\$268
Monthly Rent per Square Foot	\$3.50

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

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	-\$800	-\$9,600
Operating Expenses	-\$2,344	-\$28,123

Net Performance	Monthly	Annual
Net Operating Income	\$4,096	\$49,157
- Mortgage Payments	-\$2,536	-\$30,434
= Cash Flow	\$1,560	\$18,723
+ Principal Reduction	\$374	\$4,485
+ First-Year Appreciation	\$2,675	\$32,100
= Gross Equity Income	\$4,609	\$55,308
+ Tax Savings	\$0	\$0
= GEI w/Tax Savings	\$4,609	\$55,308



Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$401,250	\$0
Monthly Payment	\$2,536.17	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.500%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.62
Annual Gross Rent Multiplier	6
Monthly Gross Rent Multiplier	76
Capitalization Rate	9.2%
Cash on Cash Return	12%
Total Return on Investment	36%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

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

Comments
This Co-Living home is fully furnished and ready for Pa
*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.