

Property Summary

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

General Information	
Square Feet	2,000
Purchase Price	\$535,000
Initial Market Value	\$535,000
Downpayment	\$133,750
Closing Costs	\$20,062
Initial Cash Invested	\$153,812

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



Financial Indicators	
Capitalization Rate	9.2%
Cash on Cash Return	12%
Total Return on Investment	36%

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

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.