Property Summary

PADSPLIT MODEL Mesa, AZ 85204 8 bedrooms 3 bathrooms 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	\$15,716
Approximate Cash Invested	\$149,466

Income & Expenses	Monthly	Annual
Projected Rent	\$7,000	\$84,000
Vacancy Losses	\$560	\$6,720
Operating Income	\$6,440	\$77,280
Operating Expenses	\$2,344	\$28,123

operaning in process	7 /-	4 _0,1_0
Net Performance	Monthly	Annual
Net Operating Income	\$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



Financial Indicators	
Capitalization Rate	9.2%
Cash on Cash Return	13%
Return on Investment	37%

Assumptions	
Projected Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	16%

Comments	
This Co-Living home is fully furnished and ready for	

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