

1 Year Performance Projection

Co-Living Opportunity
Mesa, AZ 85204
8 bdrm/ 3 bath - Renovated 2025



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	\$3.82

Income	Monthly	Annual
Gross Rent	\$7,650	\$91,800
Vacancy Losses	-\$612	-\$7,344
Operating Income	\$7,038	\$84,456

Expenses	Monthly	Annual
Property Taxes	-\$152	-\$1,819
Insurance	-\$152	-\$1,819
Management Fees	-\$1,126	-\$13,513
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$230	-\$2,754
Other	-\$800	-\$9,600
Operating Expenses	-\$2,459	-\$29,505

Net Performance	Monthly	Annual
Net Operating Income	\$4,579	\$54,951
- Mortgage Payments	-\$2,536	-\$30,434
= Cash Flow	\$2,043	\$24,517
+ Principal Reduction	\$374	\$4,485
+ First-Year Appreciation	\$2,675	\$32,100
= Gross Equity Income	\$5,092	\$61,102
+ Tax Savings	\$0	\$0
= GEI w/Tax Savings	\$5,092	\$61,102

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	1.81
Annual Gross Rent Multiplier	6
Monthly Gross Rent Multiplier	70
Capitalization Rate	10.3%
Cash on Cash Return	16%
Total Return on Investment	40%
+ 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 Co
*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.