

Property Summary

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

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	\$7,650	\$91,800
Vacancy Losses	\$612	\$7,344
Operating Income	\$7,038	\$84,456
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



Financial Indicators	
Capitalization Rate	10.3%
Cash on Cash Return	16%
Total Return on Investment	40%

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

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.