

1 Year Performance Projection

Stability Housing
Mesa, AZ 85204
TURN KEY CO-LIVING HOME



Square Feet	2,000
Initial Market Value	\$535,000
Purchase Price	\$535,000
Downpayment	\$107,000
Loan Origination Fees	\$8,560
Depreciable Closing Costs	\$16,050
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$131,610
Cost per Square Foot	\$268
Monthly Rent per Square Foot	\$3.82

Income	Monthly	Annual
Gross Rent	\$7,650	\$91,800
Vacancy Losses	-\$382	-\$4,590
Operating Income	\$7,268	\$87,210

Expenses	Monthly	Annual
Property Taxes	-\$0	-\$0
Insurance	-\$0	-\$0
Management Fees	-\$872	-\$10,465
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$153	-\$1,836
Other	-\$800	-\$9,600
Operating Expenses	-\$1,825	-\$21,901

Net Performance	Monthly	Annual
Net Operating Income	\$5,442	\$65,309
- Mortgage Payments	-\$2,993	-\$35,912
= Cash Flow	\$2,450	\$29,397
+ Principal Reduction	\$329	\$3,945
+ First-Year Appreciation	\$2,675	\$32,100
= Gross Equity Income	\$5,454	\$65,443
+ Tax Savings	\$0	\$0
= GEI w/Tax Savings	\$5,454	\$65,443

Mortgage Info	First	Second
Loan-to-Value Ratio	80%	0%
Loan Amount	\$428,000	\$0
Monthly Payment	\$2,992.64	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	7.500%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.82
Annual Gross Rent Multiplier	6
Monthly Gross Rent Multiplier	70
Capitalization Rate	12.2%
Cash on Cash Return	22%
Total Return on Investment	50%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	5%
Management Fee	12%
Maintenance Percentage	2%

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.