

Property Summary

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

General Information	
Square Feet	2,000
Purchase Price	\$535,000
Initial Market Value	\$535,000
Downpayment	\$107,000
Closing Costs	\$24,610
Initial Cash Invested	\$131,610

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



Financial Indicators	
Capitalization Rate	12.2%
Cash on Cash Return	22%
Total Return on Investment	50%

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

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.