1 Year Performance Projection

Co-living - Currently Tenanted
Mesa, AZ 85201
7 bedrooms 2 bathrooms 1962 year built
Washer/Dryer and All furniture included!

Square Feet	1,650
Initial Market Value	$474,000
Purchase Price	$474,000
Downpayment	$118,500
Loan Origination Fees	$4,444
Depreciable Closing Costs	$14,220
Other Costs and Fixup	$0
Approximate Cash Invested	**$137,164**
Cost per Square Foot	$287
Monthly Rent per Square Foot	$3.09

Projected Income	Monthly	Annual
Projected Rent	$5,100	$61,200
Vacancy Losses	-$408	-$4,896
Operating Income	**$4,692**	**$56,304**

Estimated Expenses	Monthly	Annual
Property Taxes	-$158	-$1,896
Insurance	-$158	-$1,896
Management Fees	-$751	-$9,009
Leasing/Advertising Fees	-$0	-$0
Association Fees	-$0	-$0
Maintenance	-$153	-$1,836
Other (Utilities, Supplies, etc.)	-$800	-$9,600
Operating Expenses	**-$2,020**	**-$24,237**

Net Performance	Monthly	Annual
Net Operating Income	**$2,672**	**$32,067**
- Mortgage Payments	-$2,218	-$26,614
= Cash Flow	**$454**	**$5,453**
+ Principal Reduction	$339	$4,069
+ First-Year Appreciation	$2,370	$28,440
= Gross Equity Income	**$3,163**	**$37,962**

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	$355,500	$0
Monthly Payment	$2,217.86	$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.375%	0.000%
Monthly PMI	$0	

Financial Indicators	
Rent-to-Value Ratio™ (RV Ratio™)	1.1%
Debt Coverage Ratio	1.20
Annual Gross Rent Multiplier	8
Capitalization Rate	6.8%
Cash on Cash Return	4%
Return on Investment	**28%**
+ Tax Benefits: Deductions, Depreciation, 1031 Exchan...	

Assumptions	
Projected Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	16%
Maintenance Percentage	3%

Comments

Other costs include: Utilities (power, gas, water, internet), landscaping, pest control, common area cleanings, room turns and extra maintenance costs.

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