

Property Summary

Co-living - Currently Occupied
Tempe, AZ 85282
6 bedrooms 2 bathrooms 1972 year built
Washer/Dryer and All furniture included!

General Information	
Square Feet	1,388
Purchase Price	\$475,000
Initial Market Value	\$475,000
Downpayment	\$118,750
Closing Costs	\$18,703
Approximate Cash Invested	\$137,453

Income & Expenses	Monthly	Annual
Projected Rent	\$4,600	\$55,200
Vacancy Losses	\$368	\$4,416
Operating Income	\$4,232	\$50,784
Operating Expenses	\$1,886	\$22,629

Net Performance	Monthly	Annual
Net Operating Income	\$2,346	\$28,155
- Mortgage Payments	\$2,223	\$26,670
= Cash Flow	\$124	\$1,484
+ Principal Reduction	\$340	\$4,077
+ First-Year Appreciation	\$2,375	\$28,500
= Gross Equity Income	\$2,838	\$34,061



Financial Indicators	
Capitalization Rate	5.9%
Cash on Cash Return	1%
Return on Investment	25%

Assumptions	
Projected Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	16%

Comments
Other costs include: Utilities (power, gas, water, in...

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