

1 Year Performance Projection

Co-Living Property
Mesa, AZ 85203
8 bedrooms 3 bathrooms 1971 year built 2025 year remodeled
8 bdrm/ 3 bath - Renovated 2025



| | |
|----------------------------------|------------------|
| Square Feet | 2,352 |
| Initial Market Value | \$585,000 |
| Purchase Price | \$585,000 |
| Downpayment | \$146,250 |
| Loan Origination Fees | \$8,775 |
| Depreciable Closing Costs | \$11,700 |
| Other Costs and Fixup | \$0 |
| Approximate Cash Invested | \$166,725 |
| Cost per Square Foot | \$249 |
| Monthly Rent per Square Foot | \$3.17 |

| Projected Income | Monthly | Annual |
|-------------------------|----------------|-----------------|
| Projected Rent | \$7,450 | \$89,400 |
| Vacancy Losses | -\$596 | -\$7,152 |
| Operating Income | \$6,854 | \$82,248 |

| Estimated Expenses | Monthly | Annual |
|-----------------------------------|-----------------|------------------|
| Property Taxes | -\$166 | -\$1,989 |
| Insurance | -\$166 | -\$1,989 |
| Management Fees | -\$1,097 | -\$13,160 |
| Leasing/Advertising Fees | -\$0 | -\$0 |
| Association Fees | -\$0 | -\$0 |
| Maintenance | -\$224 | -\$2,682 |
| Other (Utilities, Supplies, etc.) | -\$800 | -\$9,600 |
| Operating Expenses | -\$2,452 | -\$29,420 |

| Net Performance | Monthly | Annual |
|------------------------------|----------------|-----------------|
| Net Operating Income | \$4,402 | \$52,828 |
| - Mortgage Payments | -\$2,701 | -\$32,418 |
| = Cash Flow | \$1,701 | \$20,411 |
| + Principal Reduction | \$428 | \$5,141 |
| + First-Year Appreciation | \$2,925 | \$35,100 |
| = Gross Equity Income | \$5,054 | \$60,652 |

| Mortgage Info | First | Second |
|---------------------|------------------|--------|
| Loan-to-Value Ratio | 75% | 0% |
| Loan Amount | \$438,750 | \$0 |
| Monthly Payment | \$2,701.46 | \$0.00 |
| Loan Type | Amortizing Fixed | |
| Term | 30 Years | |
| Interest Rate | 6.250% | 0.000% |
| Monthly PMI | \$0 | |

| Financial Indicators | | |
|---|--|------------|
| Rent-to-Value Ratio™ (RV Ratio™) | | 1.3% |
| Debt Coverage Ratio | | 1.63 |
| Annual Gross Rent Multiplier | | 7 |
| Capitalization Rate | | 9.0% |
| Cash on Cash Return | | 12% |
| Return on Investment | | 36% |
| + Tax Benefits: Deductions, Depreciation, 1031 Exchan... | | |

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

| Comments |
|---|
| This Co-Living home is fully furnished and ready for Co-living occupants! Kitchen is set up with all necessities, plates, silverware, glasses, etc. Two sets of washer and... |

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