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	\$5,484
Depreciable Closing Costs	\$11,700
Other Costs and Fixup	\$0
Approximate Cash Invested	\$163,434
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	-\$2,737	-\$32,847
= Cash Flow	\$1,665	\$19,982
+ Principal Reduction	\$418	\$5,022
+ First-Year Appreciation	\$2,925	\$35,100
= Gross Equity Income	\$5,009	\$60,103



Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$438,750	\$0
Monthly Payment	\$2,737.23	\$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 [™])	1.3%
Debt Coverage Ratio	1.61
Annual Gross Rent Multiplier	7
Capitalization Rate	9.0%
Cash on Cash Return	12%
Return on Investment	37%
+ 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.