

1 Year Performance Projection

Co-Living Property
 Tempe, AZ 85282
 8 bedrooms 3 bathrooms 1977 year built 2025 year remodeled
 8 bdrm/ 3 bath - Renovated 2025



Square Feet	1,700
Initial Market Value	\$555,000
Purchase Price	\$555,000
Downpayment	\$138,750
Loan Origination Fees	\$8,325
Depreciable Closing Costs	\$11,100
Other Costs and Fixup	\$0
Approximate Cash Invested	\$158,175
Cost per Square Foot	\$326
Monthly Rent per Square Foot	\$4.38

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	-\$157	-\$1,887
Insurance	-\$157	-\$1,887
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	-\$2,435	-\$29,216

Net Performance	Monthly	Annual
Net Operating Income	\$4,419	\$53,032
- Mortgage Payments	-\$2,563	-\$30,755
= Cash Flow	\$1,856	\$22,277
+ Principal Reduction	\$406	\$4,878
+ First-Year Appreciation	\$2,775	\$33,300
= Gross Equity Income	\$5,038	\$60,455

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$416,250	\$0
Monthly Payment	\$2,562.92	\$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		1.72
Annual Gross Rent Multiplier		6
Capitalization Rate		9.6%
Cash on Cash Return		14%
Return on Investment		38%
+ 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.