

Property Summary

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

General Information	
Square Feet	1,700
Purchase Price	\$555,000
Initial Market Value	\$555,000
Downpayment	\$138,750
Closing Costs	\$16,303
Approximate Cash Invested	\$155,053

Income & Expenses	Monthly	Annual
Projected Rent	\$7,450	\$89,400
Vacancy Losses	\$596	\$7,152
Operating Income	\$6,854	\$82,248
Operating Expenses	\$2,435	\$29,216

Net Performance	Monthly	Annual
Net Operating Income	\$4,419	\$53,032
- Mortgage Payments	\$2,597	\$31,162
= Cash Flow	\$1,822	\$21,870
+ Principal Reduction	\$397	\$4,764
+ First-Year Appreciation	\$2,775	\$33,300
= Gross Equity Income	\$4,994	\$59,934



Financial Indicators	
Capitalization Rate	9.6%
Cash on Cash Return	14%
Return on Investment	39%

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

Comments
This Co-Living home is fully furnished and ready for ...
*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.