

1 Year Performance Projection

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



Square Feet	2,352
Initial Market Value	\$620,000
Purchase Price	\$620,000
Downpayment	\$155,000
Loan Origination Fees	\$9,300
Depreciable Closing Costs	\$12,400
Other Costs and Fixup	\$0
Approximate Cash Invested	\$176,700
Cost per Square Foot	\$264
Monthly Rent per Square Foot	\$3.17

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$465,000	\$0
Monthly Payment	\$2,863.08	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.250%	0.000%
Monthly PMI	\$0	

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

Financial Indicators	
Rent-to-Value Ratio™ (RV Ratio™)	1.2%
Debt Coverage Ratio	1.53
Annual Gross Rent Multiplier	7
Capitalization Rate	8.5%
Cash on Cash Return	10%
Return on Investment	34%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchan...	

Estimated Expenses	Monthly	Annual
Property Taxes	-\$176	-\$2,108
Insurance	-\$176	-\$2,108
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	-\$2,471	-\$29,658

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

Net Performance	Monthly	Annual
Net Operating Income	\$4,383	\$52,590
- Mortgage Payments	-\$2,863	-\$34,357
= Cash Flow	\$1,519	\$18,233
+ Principal Reduction	\$454	\$5,449
+ First-Year Appreciation	\$3,100	\$37,200
= Gross Equity Income	\$5,074	\$60,882

Comments

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