

1 Year Performance Projection

Co-Living Property
Mesa, AZ 85201
8 bedrooms 3 bathrooms 1972 year built 2025 year remodeled
15% Down Financing Available!



Square Feet	2,021
Initial Market Value	\$545,000
Purchase Price	\$545,000
Downpayment	\$81,750
Loan Origination Fees	\$18,530
Depreciable Closing Costs	\$10,900
Other Costs and Fixup	\$0
Approximate Cash Invested	\$111,180
Cost per Square Foot	\$270
Monthly Rent per Square Foot	\$3.59

Projected Income	Monthly	Annual
Projected Rent	\$7,250	\$87,000
Vacancy Losses	-\$580	-\$6,960
Operating Income	\$6,670	\$80,040

Estimated Expenses	Monthly	Annual
Property Taxes	-\$154	-\$1,853
Insurance	-\$154	-\$1,853
Management Fees	-\$1,067	-\$12,806
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$218	-\$2,610
Other (Utilities, Supplies, etc.)	-\$800	-\$9,600
Operating Expenses	-\$2,394	-\$28,722

Net Performance	Monthly	Annual
Net Operating Income	\$4,276	\$51,318
- Mortgage Payments	-\$3,082	-\$36,984
= Cash Flow	\$1,194	\$14,333
+ Principal Reduction	\$392	\$4,706
+ First-Year Appreciation	\$2,725	\$32,700
= Gross Equity Income	\$4,312	\$51,739

Mortgage Info	First	Second
Loan-to-Value Ratio	85%	0%
Loan Amount	\$463,250	\$0
Monthly Payment	\$3,082.01	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	7.000%	0.000%
Monthly PMI	\$0	

Financial Indicators		
Rent-to-Value Ratio™ (RV Ratio™)		1.3%
Debt Coverage Ratio		1.39
Annual Gross Rent Multiplier		6
Capitalization Rate		9.4%
Cash on Cash Return		13%
Return on Investment		47%
+ 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.