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.

For more information, contact Empowered Investor LLC at www.JasonHartman.com or 1-714-820-4200 ext. 2

Talk or text with Jason's Al Clone at www.JasonHartman.com/Al. Find investments at www.JasonHartman.com/Properties Subject to Terms of Service and Privacy Policy