

Property Summary

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

General Information	
Square Feet	2,021
Purchase Price	\$545,000
Initial Market Value	\$545,000
Downpayment	\$81,750
Closing Costs	\$29,430
Approximate Cash Invested	\$111,180

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



Financial Indicators	
Capitalization Rate	9.4%
Cash on Cash Return	13%
Return on Investment	47%

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.