

1 Year Performance Projection

Duplex - Currently Occupied!  
Phoenix, AZ 85032  
6bd | 4ba | Built: 2009  
One unit occupied

Square Feet	2,632
Initial Market Value	\$690,000
Purchase Price	\$690,000
Downpayment	\$172,500
Loan Origination Fees	\$10,350
Depreciable Closing Costs	\$20,700
Other Costs and Fixup	\$0
Approximate Cash Invested	\$203,550
Cost per Square Foot	\$262
Monthly Rent per Square Foot	\$1.44

Projected Income	Monthly	Annual
Projected Rent	\$3,800	\$45,600
Vacancy Losses	-\$304	-\$3,648
Operating Income	\$3,496	\$41,952

Estimated Expenses	Monthly	Annual
Property Taxes	-\$121	-\$1,449
Insurance	-\$58	-\$690
Management Fees	-\$280	-\$3,356
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$114	-\$1,368
Other (Utilities, Supplies, etc.)	-\$0	-\$0
Operating Expenses	-\$572	-\$6,863

Net Performance	Monthly	Annual
Net Operating Income	\$2,924	\$35,089
- Mortgage Payments	-\$2,803	-\$33,638
= Cash Flow	\$121	\$1,451
+ Principal Reduction	\$0	\$0
+ Inflation Induced Debt Destruction® (IIDD) - Beta	\$1,294	\$15,525
+ First-Year Appreciation	\$3,450	\$41,400
= Gross Equity Income	\$4,865	\$58,376



Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$517,500	\$0
Monthly Payment	\$2,803.12	\$0.00
Loan Type	Interest Only Fixed	
Term	10 Years	
Interest Rate	6.500%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Rent-to-Value Ratio™ (RV Ratio™)	0.6%
Debt Coverage Ratio	1.04
Annual Gross Rent Multiplier	15
Capitalization Rate	5.1%
Cash on Cash Return	1%
Return on Investment	21%
Return on Investment with IIDD	29%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchan...	

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

Comments
One unit remodeled in 2024, with all new flooring, new cabinets, new granite countertops, new kitchen appliances, & a new HVAC unit. *Financing interest only + 3 pts

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