

## 1 Year Performance Projection

TURN KEY CO-LIVING HOME

Mesa, AZ 85204

8bd | 3ba | Built: 1972 | Remodeled: 2026

Renovated and Fully Furnished at Close



Square Feet	2,082
Initial Market Value	\$560,000
Purchase Price	\$560,000
Downpayment	\$84,000
Loan Origination Fees	\$19,040
Depreciable Closing Costs	\$16,800
Other Costs and Fixup	\$0
<b>Approximate Cash Invested</b>	<b>\$119,840</b>
Cost per Square Foot	\$269
Monthly Rent per Square Foot	\$3.55

Mortgage Info	First	Second
Loan-to-Value Ratio	85%	0%
Loan Amount	\$476,000	\$0
Monthly Payment	\$3,166.84	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	7.000%	0.000%
Monthly PMI	\$0	

Projected Income	Monthly	Annual
Projected Rent	\$7,400	\$88,800
Vacancy Losses	<b>-\$592</b>	<b>-\$7,104</b>
<b>Operating Income</b>	<b>\$6,808</b>	<b>\$81,696</b>

Estimated Expenses	Monthly	Annual
Property Taxes	<b>-\$140</b>	<b>-\$1,680</b>
Insurance	<b>-\$135</b>	<b>-\$1,624</b>
Management Fees	<b>-\$1,089</b>	<b>-\$13,071</b>
Leasing/Advertising Fees	<b>-\$0</b>	<b>-\$0</b>
Association Fees	<b>-\$0</b>	<b>-\$0</b>
Maintenance	<b>-\$370</b>	<b>-\$4,440</b>
Other (Utilities, Supplies, etc.)	<b>-\$800</b>	<b>-\$9,600</b>
<b>Operating Expenses</b>	<b><span style="color: red;">-\$2,535</span></b>	<b><span style="color: red;">-\$30,415</span></b>

Financial Indicators		
Rent-to-Value Ratio™ (RV Ratio™)		1.3%
Debt Coverage Ratio		1.35
Annual Gross Rent Multiplier		6
Capitalization Rate		9.2%
Cash on Cash Return		11%
Return on Investment		43%
<b>Return on Investment with IIDD</b>		<b>55%</b>
+ Tax Benefits: Deductions, Depreciation, 1031 Exchan...		

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$4,273</b>	<b>\$51,281</b>
- Mortgage Payments	<b>-\$3,167</b>	<b>-\$38,002</b>
<b>= Cash Flow</b>	<b>\$1,107</b>	<b>\$13,279</b>
+ Principal Reduction	\$403	\$4,835
+ Inflation Induced Debt Destruction® (IIDD) - Beta	\$1,190	\$14,280
+ First-Year Appreciation	\$2,800	\$33,600
<b>= Gross Equity Income</b>	<b>\$5,499</b>	<b>\$65,994</b>

Assumptions		
Projected Appreciation Rate		6%
Projected Inflation Rate		3%
Vacancy Rate		8%
Management Fee		16%
Maintenance Percentage		5%

  

Comments	
Fully remodeled and 100% turnkey Co Living Property. 8 Bed 3 Bath.	

\*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](http://www.JasonHartman.com) or 1-714-820-4200 ext. 2

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