

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
Approximate Cash Invested	\$119,840
Cost per Square Foot	\$269
Monthly Rent per Square Foot	\$3.55

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

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

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

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	

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%
Return on Investment with IIDD		55%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchan...		

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

Comments
Fully remodel 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.