

OPERATING DATA & INVESTMENT HIGHLIGHTS

PROPERTY ADDRESS: 1765 W 6th St, Mesa Year Built 1960

List Price	\$137,500	% Discount	5%		
Purchase Price	Number of Units	Rent	Approx Rent	Sq Footage	Rent / Sq Ft
\$130,625					
Home:	1	\$950	\$950	1,450	\$0.66
	1	\$950	\$950	1450	

INCOME

Scheduled Rent		\$11,400	
Other Income		\$0	
Gross Income		\$11,400	
Vacancy	5%	\$570	
Effective Gross Income		\$10,830	
Operating Expenses		\$1,966	17%
Net Operating Income		\$8,864	
Down Payment	20%	\$26,125	
Debt Service (Int only)	6.000%	\$6,270	
Pre-Tax Cash Flow		\$2,594	
Cash On Cash Return		9.93%	
CAP Rate		6.79%	

OPERATING EXPENSES			% of Total Expenses
Electric	\$0		0%
Gas	\$0		0%
Insurance	\$420		21%
Home Owners Assoc	\$0		0%
Land Lease	\$0		0%
Landscaping	\$0		0%
Legal	\$0		0%
Maintenance	\$0		0%
Property Management	8%	\$866	44%
Trash	\$0		0%
Water/Sewer	\$0		0%
Replacement	\$0		0%
Other	\$0		0%
Taxes	\$680		35%
	\$1,966		
Expenses per Sq. Foot:	\$1.36		

PROPERTY DESCRIPTION

- 3 bed / 2 bath
- Great rental neighborhood
- Work room in backyard, storage shed, bonus room (carport)
- Remodeling being complete

1765 W 6th St, Mesa



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