

OPERATING DATA & INVESTMENT HIGHLIGHTS

PROPERTY ADDRESS: 16045 W Ocotillo, Surprise Year Built 2001
List Price \$249,900

Purchase Price	Number of Units	Rent	Approx Rent	Sq Footage	Rent / Sq Ft
\$249,900					
Efficiency:	0	\$0	\$0	0	\$0.00
1 Bedrooms:	0	\$0	\$0	0	\$0.00
2 Bedrooms:	0	\$0	\$0	0	\$0.00
3 Bedrooms:	1	\$900	\$900	1,518	\$0.59
	1	\$900	\$900	1518	

INCOME

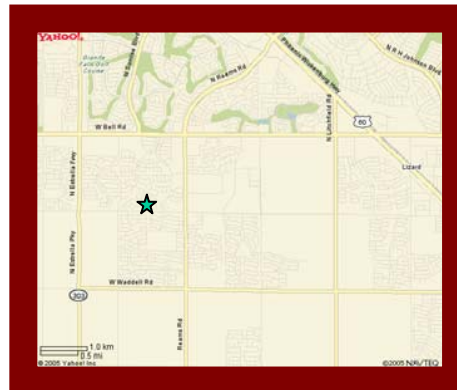
Scheduled Rent		\$10,800	
Other Income		\$0	
Gross Income		\$10,800	
Vacancy	0%	\$0	
Effective Gross Income		\$10,800	
Operating Expenses		\$1,583	15%
Net Operating Income		\$9,217	
Down Payment	20%	\$49,980	
Debt Service (Int only)	2.000%	\$4,002	
Pre-Tax Cash Flow		\$5,215	
Cash On Cash Return		10.43%	
CAP Rate		3.69%	

OPERATING EXPENSES

			% of Total Expenses
HOA	\$180		11%
Gas	\$0		0%
Insurance	\$360		23%
Land Lease	\$0		0%
Landscaping	\$0		0%
Legal	\$0		0%
Maintenance	\$0		0%
Property Management	0%	\$0	0%
Trash	\$0		0%
Water/Sewer	\$0		0%
Replacement	\$0		0%
Other	\$0		0%
Taxes	\$1,043		66%
	\$1,583		
Expenses per Sq. Foot:	\$1.04		

PROPERTY DESCRIPTION

- Great location, near schools, near shopping, near parks
- Fully leased – will extend lease for 1 more year....currently paying \$825/month.....will increase to \$895/month.



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