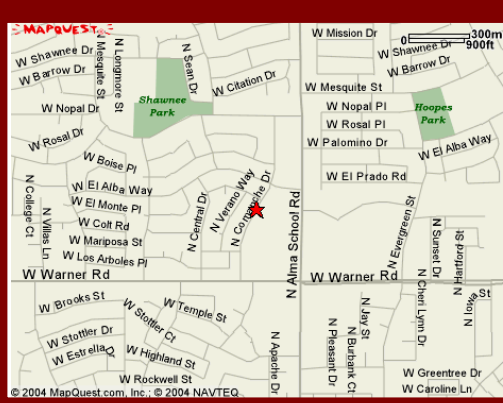


PROPERTY DESCRIPTION

- 3 bedroom/2 bath, 2 car garage
- Pebble tech Pool, In floor cleaning,
- Built in 1979
- Near Bark Park, new garage door, neutral carpet, new stove & dishwasher
- 3 year lease – option to own

INVESTMENT HIGHLIGHTS

Square Feet: 1,249
 List Price: \$151,000
 Price per sq/ft: \$120.90
 Avg Rent per sq/ft - 85224: \$0.66
 Approx Rent per Month: \$824



OPERATING DATA

| Purchase Price | Number of Units | Bdr/Baths | Sq. Foot | Approx Rent |
|----------------|-----------------|-----------|----------|-------------|
| \$151,000 | 1 | 3/2 | 1,249 | \$900 |

INCOME

| | | | | |
|-----------------------------|--------|-----------------|-----|------|
| Scheduled Rent | | \$10,800 | | |
| Other Income | | \$0 | | |
| Gross Income | | \$10,800 | | |
| Vacancy | 0% | \$0 | | |
| Operating Expenses | | \$1,507 | 14% | |
| Net Operating Income | | \$9,293 | | |
| Debt Service | 6.000% | \$7,248 | 20% | down |
| Pre-Tax Cash Flow | | \$2,045 | | |

CAP RATE

6.15%

CASH ON CASH RETURN

27.09%

OPERATING EXPENSES

| | | |
|-------------------------|----------------|-----|
| Administrative Expenses | \$0 | 0% |
| Insurance | \$600 | 40% |
| Homeowners Association | \$0 | 0% |
| Property Management | \$0 | 0% |
| Repairs & Maintenance | \$0 | 0% |
| Taxes - Property | \$907 | 60% |
| Utilities | \$0 | 0% |
| | \$1,507 | |
| Expenses per Sq. Foot: | \$1.21 | |



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