

OPERATING DATA & INVESTMENT HIGHLIGHTS

PROPERTY ADDRESS: 687 E Del Rio, Chandler Year Built 1980

List Price	\$149,900	% Discount	4%		
Purchase Price	Number of Units	Rent	Approx Rent	Sq Footage	Rent / Sq Ft
\$143,904					
Home:	1	\$950	\$950	1,468	\$0.65
	1	\$950	\$950	1468	

INCOME

Scheduled Rent		\$11,400	
Other Income		\$0	
Gross Income		\$11,400	
Vacancy	5%	\$570	
Effective Gross Income		\$10,830	
Operating Expenses		\$2,119	19%
Net Operating Income		\$8,711	
Down Payment	20%	\$28,781	
Debt Service (Int only)	6.000%	\$6,907	
Pre-Tax Cash Flow		\$1,803	
Cash On Cash Return		6.27%	
CAP Rate		6.05%	

OPERATING EXPENSES			% of Total Expenses
Electric	\$0		0%
Gas	\$0		0%
Insurance	\$420		20%
Home Owners Assoc	\$0		0%
Land Lease	\$0		0%
Landscaping	\$0		0%
Legal	\$0		0%
Maintenance	\$0		0%
Property Management	8%	\$866	41%
Trash	\$0		0%
Water/Sewer	\$0		0%
Replacement	\$0		0%
Other	\$0		0%
Taxes	\$833		39%
	\$2,119		
Expenses per Sq. Foot:	\$1.44		

PROPERTY DESCRIPTION

- 3 bed / 2 bath
- Great rental neighborhood
- Satillo tile throughout, hard wood floors in bedrooms
- Remodeling being complete
- Needs backyard

687 E Del Rio, Chandler



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