

PROPERTY DESCRIPTION

- 1 bedroom/1 bath, 1 car garage
- Located in Grayhawk
- Apartment converted to town home
- Heated pools, spas, bbq, ramadas, GREAT ROOM with theatre, wine lounge, fitness center, kitchen, concierge, + more

OPERATING DATA

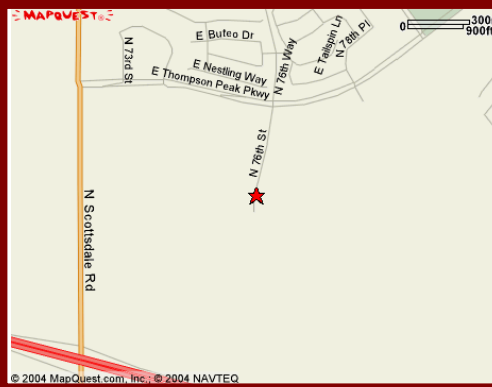
Purchase Price	Number of Units	Bdr/Baths	Sq. Foot	Approx Rent
\$230,900	1	1/1	1,005	\$1,050

INCOME

Scheduled Rent		\$12,600		
Other Income		\$0		
Gross Income		\$12,600		
Vacancy	5%	\$630		
Operating Expenses		\$3,358	27%	
Net Operating Income		\$8,612		
Debt Service	4.000%	\$7,389	20%	down
Pre-Tax Cash Flow		\$1,223		
CAP RATE		3.73%		
CASH ON CASH RETURN		10.59%		

OPERATING EXPENSES

Administrative Expenses	\$0	0%
Insurance	\$420	13%
Homeowners Association	\$2,316	69%
Property Management	\$0	0%
Repairs & Maintenance	\$0	0%
Taxes - Property	\$622	19%
Utilities	\$0	0%
	\$3,358	
Expenses per Sq. Foot:	\$3.34	



INVESTMENT HIGHLIGHTS

Square Feet:	1,005
List Price:	\$230,900
Price per sq/ft:	\$229.75
Avg Rent per sq/ft - 85255:	\$0.82
Approx Rent per Month:	\$824

VENU
real.life.style



Since we are continuing product development, all prices, materials, maps, elevations, specifications and colors are subject to change without notice. The plans and drawings shown are artist's conceptions. The boundaries, dimensions and square footages depicted are approximate and may vary from the actual boundaries and square footages. The square footage of the unit as shown on these floor plans is the gross square footage measured from the exterior wall of the building and the center of any demising wall between units and does not represent the actual square footage within the legal boundaries of the unit.

Venu @ Grayhawk, Scottsdale



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