

9481-9491 W 65th Ave, Arvada - Financials

Unit	Lease Expiration	Unit Mix	Approx Sqft	Current Income	Proforma Income	Yr 2 Income	Yr 3 Income
Income							
9481	vacant	3bd, 2ba	1426	\$0	\$2,750	\$2,800	\$2,850
9491	6/30/2025	3bd, 2ba	1426	\$2,697	\$2,750	\$2,800	\$2,850
Monthly			total	\$2,697	\$5,500	\$5,600	\$5,700
Vacancy				5%	5%	5%	5%
Annual Income				\$30,746	\$62,700	\$63,840	\$64,980
Expenses (Approximate)	Current	Proforma	Year 2	Year 3			
Gas/electric	\$0	\$0	\$0	\$0	<i>tenant paid</i>		
Water/sewer/Trash	\$1,500	\$1,545	\$1,591	\$1,639			
Property Taxes	\$4,897	\$5,044	\$5,195	\$5,351	<i>estimate</i>		
Maintenance	\$2,400	\$2,472	\$2,546	\$2,623			
Property Insurance	\$2,300	\$2,369	\$2,440	\$2,513			
Annual Expense	\$11,097	\$11,430	\$11,773	\$12,126			
Average Monthly	\$925	\$952	\$981	\$1,010			
Net Opp Income	\$19,649	\$51,270	\$52,067	\$52,854			
List Price/Value	\$775,000	\$775,000	\$790,500	\$806,310			
Cap Rate	Current	Proforma	Year 2	Year 3			
	2.54%	6.62%	6.72%	6.82%			
Purchase Price	\$775,000						
Down Payment %	25%						
Down Payment Amount	\$193,750						
Loan amount	\$581,250						
Annual Interest Rate	6.75%						
PI Payments	\$3,770						
Net Operating Income	\$19,649	\$51,270	\$52,067	\$52,854			
Debt Service	\$45,240	\$45,240	\$45,240	\$45,240			
Cash Flow	-\$25,591	\$6,030	\$6,827	\$7,614			
Cash on Cash Return	-13.21%	3.11%	3.52%	3.93%			
Yr 1 Principal Reduction	\$6,435.69	\$6,435.69	\$6,870.10	\$7,333.83			
Total Return	-9.89%	6.43%	7.07%	7.72%			
Total Return (Inc Appreciation)		6%	22%	37%			

* Expenses assume 2% annual appreciation

* List Price/Value assumes 3% annual Appreciation