

1022 S Arbutus St Duplex Financials

Unit	Lease Expiration	Unit Mix	Approx Sqft	Current Income	Year 1	Year 2	Year 3
Income							
1022	1/31/2027	3bd, 1.5ba	1530	\$2,350	\$2,650	\$2,750	\$2,850
1024	4/30/2027	3bd, 1.5ba	1530	\$2,350	\$2,650	\$2,750	\$2,850
Monthly			total	\$4,700	\$5,300	\$5,500	\$5,700
Vacancy				5%	5%	5%	5%
Annual Income				\$53,580	\$60,420	\$62,700	\$64,980

Expenses (Approximate)	Current	Year 1	Year 2	Year 3
Gas/electric	tenant paid	tenant paid	tenant paid	tenant paid
Water/sewer/Trash	tenant paid	tenant paid	tenant paid	tenant paid
Property Taxes	\$4,187	\$4,200	\$4,284	\$4,370
Maintenance	\$2,000	\$2,040	\$2,081	\$2,122
Property Insurance	\$3,000	\$3,060	\$3,121	\$3,184
Annual Expense	\$9,187	\$9,300	\$9,486	\$9,676
Average Monthly	\$766	\$775	\$791	\$806

Net Opp Income	\$44,393	\$51,120	\$53,214	\$55,304
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List Price/Value	\$835,000	\$860,050	\$885,852	\$912,427
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Cap Rate	Current	Year 1	Year 2	Year 3
	5.32%	6.12%	6.37%	6.62%

Purchase Price	\$835,000			
Down Payment %	25%			
Down Payment Amount	\$208,750			
Loan amount	\$626,250			
Annual Interest Rate	6.25%			
PI Payments	\$3,856			
Net Operating Income	\$44,393	\$51,120	\$53,214	\$55,304
Annual Debt Service	\$46,271	\$46,271	\$46,271	\$46,271
Annual Cash Flow	-\$1,878	\$4,849	\$6,943	\$9,033

Cash on Cash Return	-0.90%	2.32%	3.33%	4.33%
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Yr 1 Principal Reduction	\$7,579.40	\$7,579.40	\$8,053.11	\$8,556.43
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Total Return	2.73%	5.95%	7.18%	8.43%
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Total Return (Inc Appreciation)		18%	37%	59%
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\$0
Cap Ex improvement cost to achieve Proforma rents estimated

* Expenses assume 2% annual appreciation

* List Price/Value assumes 3% annual Appreciation

West Peak Properties



Brad Uhlig and Jay Peterson	0.005208333
Monthly Rate	
Amortization Period (year)	30
Amortization Period (mon)	360