

## 1022 S Arbutus St Duplex Financials

Unit	Lease Expiration	Unit Mix	Approx Sqft	Current Income	Year 1	Year 2	Year 3
<b>Income</b>							
<b>1022</b>	1/31/2027	3bd, 1.5ba	1530	\$2,350	\$2,650	\$2,750	\$2,850
<b>1024</b>	4/30/2027	3bd, 1.5ba	1530	\$2,350	\$2,650	\$2,750	\$2,850
<b>Monthly</b>							
<b>Vacancy</b>				5%	5%	5%	5%
<b>Annual Income</b>				<b>\$53,580</b>	<b>\$60,420</b>	<b>\$62,700</b>	<b>\$64,980</b>
 <b>Expenses (Approximate)</b>							
<b>Gas/electric</b>	tenant paid	tenant paid	tenant paid	tenant paid	tenant paid	tenant paid	tenant paid
<b>Water/sewer/Trash</b>	tenant paid	tenant paid	tenant paid	tenant paid	tenant paid	tenant paid	tenant paid
<b>Property Taxes</b>	\$4,187	\$4,200	\$4,284	\$4,370			
<b>Maintenance</b>	\$2,000	\$2,040	\$2,081	\$2,122			
<b>Property Insurance</b>	\$3,000	\$3,060	\$3,121	\$3,184			
<b>Annual Expense</b>	<b>\$9,187</b>	<b>\$9,300</b>	<b>\$9,486</b>	<b>\$9,676</b>			
<b>Average Monthly</b>	\$766	\$775	\$791	\$806			
<b>Net Opp Income</b>	\$44,393	\$51,120	\$53,214	\$55,304			
<b>List Price/Value</b>	<b>\$835,000</b>	<b>\$860,050</b>	<b>\$885,852</b>	<b>\$912,427</b>			
 <b>Cap Rate</b>							
	<b>Current</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>			
	5.32%	6.12%	6.37%	6.62%			
<b>Purchase Price</b>	\$835,000						
<b>Down Payment %</b>	25%						
<b>Down Payment Amount</b>	\$208,750						
<b>Loan amount</b>	\$626,250						
<b>Annual Interest Rate</b>	6.25%						
<b>PI Payments</b>	\$3,856						
<b>Net Operating Income</b>	\$44,393	\$51,120	\$53,214	\$55,304			
<b>Annual Debt Service</b>	\$46,271	\$46,271	\$46,271	\$46,271			
<b>Annual Cash Flow</b>	-\$1,878	\$4,849	\$6,943	\$9,033			
<b>Cash on Cash Return</b>	<b>-0.90%</b>	<b>2.32%</b>	<b>3.33%</b>	<b>4.33%</b>			
<b>Yr 1 Principal Reduction</b>	\$7,579.40	\$7,579.40	\$8,053.11	\$8,556.43			
<b>Total Return</b>	<b>2.73%</b>	<b>5.95%</b>	<b>7.18%</b>	<b>8.43%</b>			
<b>Total Return (Inc Appreciation)</b>		<b>18%</b>	<b>37%</b>	<b>59%</b>			

<b>\$0</b>
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, Julie and Jay Peterson	0.005208333
Monthly Rate	0.005208333
Amortization Period (year)	30
Amortization Period (month)	360

