

# Exclusive Listing



## Woodland Manor

5350 E 30th St, Tucson, AZ. 85711

**Price: \$595,000**

Units: 7 | Price/Unit: \$85,000

Sq Ft: 3,024 | Price/Sq Ft: \$196.76

Year Built: 1957 | Cap Rate: 5.14%

**Joe Boyle**

Associate

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**Joseph Bernard**  
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# INCOME & EXPENSE

## Woodland Manor

5350 E 30th St  
Tucson, AZ. 85711



### Scheduled Monthly Rents

<u>Units</u>	<u>Type</u>	<u>Est. SF</u>	<u>Current Avg. Rent</u>	<u>Monthly Income</u>	<u>Highest Level in Building</u>	<u>Monthly Income</u>
2	Studio	250	\$485	\$970	\$595	\$1,190
5	1 Bed/1 Bath	450	\$609	\$3,045	\$750	\$3,750
7	Estimated Total			\$4,015		\$4,940
Scheduled Gross Income				\$48,180		\$59,280
▪ Less: Vacancy (5%)				-\$2,409		-\$2,964
Effective Gross Income				\$45,771		\$56,316
▪ Plus: RUBs				+\$13,696		+\$13,696
▪ Plus: Other Income				+\$2,500		+\$2,500
Effective Annual Income				\$61,967		\$72,512

### Summary

Price	\$595,000
Units	7
Building Sq Ft	3,024
Price/Unit	\$85,000
Price/Sq Ft	\$196.76
Year Built	1957

### Proposed Financing

Down Payment	\$238,000
Down Payment %	40%
Loan Amount	\$357,000
Debt Service	\$27,077
Interest Rate	6.50%
Term	30 yr amort

### Estimated Expenses

	Current			Budget		
	%EGI	Per/Unit	Amount	%EGI	Per/Unit	Amount
Taxes	4.78%	\$312	\$2,187	3.88%	\$312	\$2,187
Insurance	7.65%	\$500	\$3,500	6.21%	\$500	\$3,500
Utilities	28.29%	\$1,850	\$12,950	23.00%	\$1,850	\$12,950
Professional Management	8.00%	\$523	\$3,661	8.00%	\$644	\$4,505
Maintenance & Repairs	11.47%	\$750	\$5,250	9.32%	\$750	\$5,250
Turnover Reserves	3.82%	\$250	\$1,750	3.11%	\$250	\$1,750
Capital Reserves	4.59%	\$300	\$2,100	3.73%	\$300	\$2,100
Total Est. Annual Expenses	68.60% of EGI	\$4,485 Per Unit	\$31,398	57.25% of EGI	\$4,606 Per Unit	\$32,242

### Investment Summary

	Current	Projected
Net Operating Income (NOI)	\$30,569	\$40,270
Cap Rate	5.14%	6.77%
Debt Service	\$27,077	\$27,077
Cash Flow	\$3,492	\$13,193
Cash Return	1.47%	5.54%

For further information, please contact

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