

Property Data	
Property Address	1129 W 650 N
Sq. Footage	2,832
Total Bedrooms	8
Total Bathrooms	4.00
Land Size	.18 acres
Year of Construction	1979
Number of Units	2 units
Zoning	MF
After Repair Value (ARV)	\$802,799
Assumed Annual Appreciation	
Costs of Sale	
Analysis Date	September 16, 2026
Prepared By	
Scenario	In-Place Rents
Market	UT
Days On Market (on analysis date)	
Listing Agent	
Listing Agent Phone Number	

Purchase Price	
Purchase Price	\$789,900
Renovations	\$5,000
Closing Costs	\$7,899
Total Cost Basis	\$802,799

Variables	
Income Growth	2.50%
General Vacancy	3.00%
Bad Debt	2.00%
Expense Growth	2.00%
Property Tax Growth	0.00%

Debt Assumptions	
Loan to Price	80.0%
Interest Rate	8.00%
Amortization	30 Years
Loan Amount	\$631,920
Equity	\$170,879
Loan Payment (PI)	\$4,637 Per Month

		Year 1	Year 2	Year 3	Year 5	Year 10	Year 15	Year 20
Rental Income	\$4,345 Per Month	\$52,140	\$53,444	\$54,780	\$57,553	\$65,116	\$73,672	\$83,354
RUBS	\$85 Per Unit/Month	\$2,040	\$2,091	\$2,143	\$2,252	\$2,548	\$2,882	\$3,261
Other Income	\$ Per Month	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Potential Gross Income		\$54,180	\$55,535	\$56,923	\$59,805	\$67,663	\$76,555	\$86,615

Less Vacancy and Bad Debt		\$2,709	\$2,777	\$2,846	\$2,990	\$3,383	\$3,828	\$4,331
Effective Gross Income		\$51,471	\$52,758	\$54,077	\$56,814	\$64,280	\$72,727	\$82,284

Property Management	0.00% of EGI	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Leasing Fees	999999 Mo. Lease Term	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Maintenance	\$133 Per Month	\$1,600	\$1,632	\$1,665	\$1,732	\$1,912	\$2,111	\$2,331
Utilities	\$100 Per Month	\$1,200	\$1,224	\$1,248	\$1,299	\$1,434	\$1,583	\$1,748
HOA Dues	\$0 Per Month	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Insurance	\$268 Per Month	\$3,211	\$3,275	\$3,341	\$3,476	\$3,838	\$4,237	\$4,678
Property Taxes	\$268 Per Month	\$3,211	\$3,211	\$3,211	\$3,211	\$3,211	\$3,211	\$3,211
Other	\$0 Per Month	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0 Per Month	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Expenses		\$9,222	\$9,343	\$9,465	\$9,718	\$10,395	\$11,143	\$11,968
<i>Operating Expense Ratio</i>		17.9%	17.7%	17.5%	17.1%	16.2%	15.3%	14.5%

		Year 1	Year 2	Year 3	Year 5	Year 10	Year 15	Year 20
Passive Income		\$42,249	\$43,415	\$44,611	\$47,096	\$53,885	\$61,584	\$70,316
Net Operating Income		\$50,363	\$49,925	\$49,450	\$48,380	\$44,823	\$39,523	\$31,627
Interest Cost		\$5,279	\$5,717	\$6,191	\$7,262	\$10,819	\$16,119	\$24,015
Principal Reduction		\$55,642	\$55,642	\$55,642	\$55,642	\$55,642	\$55,642	\$55,642
Total Debt Payment		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Expense	\$0 Per Month	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cash Flow After Debt Service		(\$13,393)	(\$12,227)	(\$11,030)	(\$8,545)	(\$1,757)	\$5,943	\$14,674

	Year 0 (Today)	Year 1	Year 2	Year 3	Year 5	Year 10	Year 15	Year 20
Wealth Creation								
Property Value w/assumed 0.0% appreciation	\$802,799	\$802,799	\$802,799	\$802,799	\$802,799	\$802,799	\$802,799	\$802,799
Annual Appreciation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Year End Debt Balance		\$626,641	\$620,924	\$614,733	\$600,765	\$554,350	\$485,198	\$382,172
Principal Reduction		\$5,279	\$5,717	\$6,191	\$7,262	\$10,819	\$16,119	\$24,015
Potential Net Sale Proceeds	\$170,879	\$176,158	\$181,875	\$188,066	\$202,034	\$248,449	\$317,601	\$420,627

Operating Metrics	Year 1	Year 2	Year 3	Year 5	Year 10	Year 15	Year 20
Cap Rate	5.3%	5.4%	5.6%	5.9%	6.7%	7.7%	8.8%
Cash on Cash Return	-7.8%	-7.2%	-6.5%	-5.0%	-1.0%	3.5%	8.6%
Total Equity Return (Including debt reduction)	-4.7%	-3.8%	-2.8%	-0.8%	5.3%	12.9%	22.6%
Total Return (Including cashflow, debt reduction and assumed 0.0% appreciation)	-4.7%	-3.8%	-2.8%	-0.8%	5.3%	12.9%	22.6%

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Other Metrics	Year 1	Year 2	Year 3	Year 5	Year 10	Year 15	Year 20
Debt Service Coverage Ratio (DSCR)	0.76x	0.78x	0.80x	0.85x	0.97x	1.11x	1.26x
Operating Expense Ratio	17.9%	17.7%	17.5%	17.1%	16.2%	15.3%	14.5%
Equity Value (before sale costs)	\$170,879 Invested Equity	\$176,158	\$181,875	\$188,066	\$202,034	\$248,449	\$317,601
Internal Rate of Return (IRR)	-4.7%	-4.2%	-3.7%	-2.6%	0.0%	2.1%	3.8%
Equity Multiple	0.95 x	0.91 x	0.89 x	0.86 x	1.00 x	1.49 x	2.42 x