Financial Summary

FOR SALE

Investment Overview	June 1, 2025 - May 31, 2026	2025	2024	Pro Forma
Price	$289,000	$289,000	$289,000	$289,000
Price per SF	$330	$330	$330	$330
Price per Unit	$289,000	$289,000	$289,000	$289,000
CAP Rate	7.29%	3.89%	0.27%	8.13%
Cash-on-Cash Return (yr 1)	7.29%	3.89%	0.27%	8.13%
Total Return (yr 1)	$21,061	$11,251	$784	$23,501

Operating Data	June 1, 2025 - May 31, 2026	2025	2024	Pro Forma
Gross Income	$27,056	$16,851	$5,950	$29,400
Operating Expenses	$5,995	$5,600	$5,166	$5,899
Net Operating Income	$21,061	$11,251	$784	$23,501
Pre-Tax Cash Flow	$21,061	$11,251	$784	$23,501

Financing Data	June 1, 2025 - May 31, 2026	2025	2024	Pro Forma
Down Payment	$289,000	$289,000	$289,000	$289,000

Tori Martinez
Broker
928 363 8181
tori.martinez@rimhomes.com

Berkshire Hathaway HomeServices Advantage Realty
620 East Highway 260 Suite B2
Payson, AZ 85541
928.363.8181
View Website

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Income & Expenses

FOR SALE

Income Summary	June 1, 2025 - May 31, 2026	2025	2024	Pro Forma
Gross Income	$0	$0	$0	$0

Expenses Summary	June 1, 2025 - May 31, 2026	2025	2024	Pro Forma
Insurance	$998	$843	$400	$843
Property Tax	$838	$838	$785	$837
Maintenance	$788	$0	$1,237	$300
Utilities	$3,371	$3,919	$2,744	$3,919
Operating Expenses	$5,995	$5,600	$5,166	$5,899

Net Operating Income	$21,061	$11,251	$784	$23,501

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