

**OPERATING DATA & INVESTMENT HIGHLIGHTS**

<b>PROPERTY ADDRESS:</b>	<b>255 N Colorado</b>		<b>Year Built</b>	<b>1942</b>	
<b>List Price</b>	<b>\$149,900</b>	<b>% Discount</b>	<b>7%</b>		
<b>Purchase Price</b>	<b>\$139,407</b>	<b>Number of Units</b>	<b>Approx Rent</b>	<b>Sq Footage</b>	<b>Rent / Sq Ft</b>
	Home:	<b>1</b>	<b>\$950</b>	<b>1,516</b>	<b>\$0.63</b>
		1	\$950	1516	

**INCOME**

Scheduled Rent		\$11,400	
Other Income		\$0	
<b>Gross Income</b>		<b>\$11,400</b>	
Vacancy	5%	\$570	
<b>Effective Gross Income</b>		<b>\$10,830</b>	
Operating Expenses		\$2,126	19%
<b>Net Operating Income</b>		<b>\$8,704</b>	
Down Payment	20%	\$27,881	
Debt Service (Int only)	6.000%	\$6,692	
<b>Pre-Tax Cash Flow</b>		<b>\$2,012</b>	
<b>Cash On Cash Return</b>		<b>7.22%</b>	
<b>CAP Rate</b>		<b>6.24%</b>	

<b><u>OPERATING EXPENSES</u></b>			<b>% of Total Expenses</b>
Electric	\$0		0%
Gas	\$0		0%
Insurance	\$480		23%
Home Owners Assoc	\$0		0%
Land Lease	\$0		0%
Landscaping	\$0		0%
Legal	\$0		0%
Maintenance	\$0		0%
Property Management	8%	\$866	41%
Trash	\$0		0%
Water/Sewer	\$0		0%
Replacement	\$0		0%
Other	\$0		0%
Taxes	\$780		37%
	<b>\$2,126</b>		
Expenses per Sq. Foot:	\$1.40		

**PROPERTY DESCRIPTION**

- 3 bed / 2 bath
- Great rental neighborhood – section 8 approved
- Upgraded bath, flooring, kitchen, plumbing, & roof in 2004
- Needs backyard

**255 N Colorado, Chandler**



**Presented By:**  
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