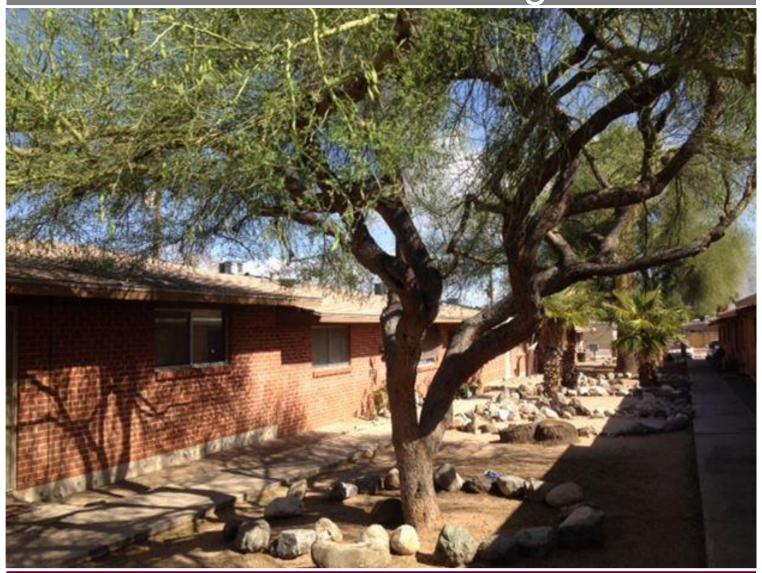
Exclusive Listing



3736 E Fairmount

3736 E Fairmount St, Tucson, AZ 85716

Price: \$944,000

Units: 12 | Price/Unit: \$78,667

Sq Ft: 11,648 | Price/Sq Ft: \$81.04

Year Built: 1963 | Cap Rate: 6.36%

Joseph Chaplik

President / Designated Broker

(480) 305-5600 | (866) 546-9390

jchaplik@josephbernard.net



The professional approach to apartment investing.

INCOME & EXPENSE

3736 E Fairmount

3736 E Fairmount St Tucson, AZ 85716



Summary		
Price	\$944,000	
Units	12	
Building Sq Ft	11,648	
Price/Unit	\$78,667	
Price/Sq Ft	\$81.04	
Year Built	1963	

Proposed Financing				
Down Payment	\$330,400			
Down Payment %	35%			
Debt Service	\$40,659			
Loan Amount	\$613,600			
Interest Rate	5.25%			
Term	30			

Footnote

1 Actual

2 Budget

Scheduled Monthly Rents						
<u>Units</u>	<u>Type</u> 2 bd/1.5 ba	<u>Est. SF</u> 970	Current Avg. Rent \$741	Monthly Income \$8,892	Rent at Market \$850	Monthly Income \$10,200
12			Stimated Total	\$8,892		\$10,200
	Scheduled Gross Income • Less: Vacancy (5%)			\$106,704 -\$ <i>5</i> ,335		\$122,400 -\$6,120
	Effective Gross Income		<u>3</u> ross <u>I</u> ncome	\$101,369		\$116,280
			Plus: Laundry	+\$600		+\$600
İ			Plus: RUBS	+\$1,500		+\$1,500
l		Effective A	nnual Income	\$103,469		\$118,380

Estimated Expenses						
	Current			Budget		
	%EGI	Per/Unit	Amount	%EGI	Per/Unit	Amount
¹ Taxes	8.53%	\$721	\$8,649	7.44%	\$721	\$8,649
² Insurance	2.66%	\$225	\$2,700	2.32%	\$225	\$2,700
1 Utilities	11.77%	\$994	\$11,928	10.26%	\$994	\$11,928
Professional Management	8.00%	\$676	\$8,109	8.00%	\$775	\$9,302
Maintenance & Repairs	5.92%	\$500	\$6,000	5.16%	\$500	\$6,000
Turnover Reserves	2.37%	\$200	\$2,400	2.06%	\$200	\$2,400
Capital Reserves	3.55%	\$300	\$3,600	3.10%	\$300	\$3,600
Total Est. Annual Expenses	42.80% of EGI	\$3,615 Per Unit	\$43,386	38.34% of EGI	\$3,715 Per Unit	\$44,579

Investment Summary		
Net Operating Income (NOI)	<u>Current</u> \$60,083	Projected \$73,801
Cap Rate	6.36%	7.82%
Debt Service	\$40,659	\$40,659
Cash Flow	\$19,424	\$33,142
Cash Return	5.88%	10.03%

For further information, please contact

Joseph Chaplik

480-305-5600 | 866-546-9390 jchaplik@josephbernard.net



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