

# Exclusive Listing



## Mohave Rd

320 E Mohave Rd, Tucson, AZ 85705

**Price: \$295,000**

Units: 5 | Price/Unit: \$59,000

Sq Ft: 3,870 | Price/Sq Ft: \$76.23

Year Built: 1973 | Cap Rate: 6.37%

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# INCOME & EXPENSE

## Mohave Rd

320 E Mohave Rd  
Tucson, AZ 85705



### Scheduled Monthly Rents

<u>Units</u>	<u>Type</u>	<u>Est. SF</u>	<u>Current Avg. Rent</u>	<u>Monthly Income</u>	<u>Rent at Market</u>	<u>Monthly Income</u>
3	1 bed/ 1 ba	625	\$502	\$1,505	\$550	\$1,650
1	3 bed/ 2 ba	900	\$795	\$795	\$800	\$800
1	4 bed/ 2 ba	1,095	\$795	\$795	\$900	\$900
5	Estimated Total			\$3,095		\$3,350
Scheduled Gross Income				\$37,140		\$40,200
▪ Less: Vacancy (5%)				-\$1,857		-\$2,010
Effective Gross Income				\$35,283		\$38,190
▪ Plus: RUBS				+\$900		+\$900
Effective Annual Income				\$36,183		\$39,090

### Summary

<b>Price</b>	<b>\$295,000</b>
Units	5
Building Sq Ft	3,870
Price/Unit	\$59,000
Price/Sq Ft	\$76.23
Year Built	1973

### Proposed Financing\*

Down Payment	\$88,500
Down Payment %	30%
Debt Service	\$13,302
Loan Amount	\$206,500
Interest Rate	5.00%
Term	30 yr fix

### Footnotes

1 Actual

2 Budget

\* Owner financing available

### Estimated Expenses

	Current			Budget		
	%EGI	Per/Unit	Amount	%EGI	Per/Unit	Amount
<sup>1</sup> Taxes	4.97%	\$351	\$1,754	4.59%	\$351	\$1,754
<sup>2</sup> Insurance	3.19%	\$225	\$1,125	2.95%	\$225	\$1,125
<sup>1</sup> Utilities	18.28%	\$1,290	\$6,450	16.89%	\$1,290	\$6,450
<sup>1</sup> Professional Management	8.00%	\$564	\$2,822	8.00%	\$611	\$3,055
<sup>2</sup> Maintenance & Repairs	7.09%	\$500	\$2,500	6.55%	\$500	\$2,500
<sup>2</sup> Turnover Reserves	3.54%	\$250	\$1,250	3.27%	\$250	\$1,250
<sup>2</sup> Capital Reserves	4.25%	\$300	\$1,500	3.93%	\$300	\$1,500
<b>Total Est. Annual Expenses</b>	<b>49.32% of EGI</b>	<b>\$3,480 Per Unit</b>	<b>\$17,401</b>	<b>46.18% of EGI</b>	<b>\$3,527 Per Unit</b>	<b>\$17,635</b>

### Investment Summary

	<u>Current</u>	<u>Projected</u>
<b>Net Operating Income (NOI)</b>	<b>\$18,781</b>	<b>\$21,455</b>
<b>Cap Rate</b>	<b>6.37%</b>	<b>7.27%</b>
Debt Service	\$13,302	\$13,302
Cash Flow	\$5,479	\$8,153
<b>Cash Return</b>	<b>6.19%</b>	<b>9.21%</b>

For further information, please contact

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