

Annual Property Operating Data

Phillips 4 Plex

Purpose	Investment Analysis
Name	Phillips 4 Plex
Location	301 W 500 N Logan Ut
Property Type	4-plex
Date	26 October 2017
Units	4

Price	\$405,000
-Loans	0
Down Payment	405,000
+Acq Costs	0
+Loan Points	0
Investment	405,000

	\$/Unit	% of GI	Annual \$
Gross Income			
Three Apts @ \$600 per mo. (3 units)	\$7,200	68.2%	\$21,600
One Apt at \$\$675 (1 units)	8,100	25.6%	8,100
Utilities- Gas Reimbursement	498	6.3%	1,992
Total Gross Income	\$7,923	100.0%	\$31,692
Less: Operating Expenses			
RE Taxes	476	6.0%	1,905
Insurance	175	2.2%	700
Maintenance	125	1.6%	500
Utilities- Gas	498	6.3%	1,992
Total Operating Expenses	\$1,274	16.1%	\$5,097
Net Operating Income	\$6,649	83.9%	\$26,595

Capitalization Rate	6.57%
Gross Income Multiplier	12.78
Cash on Cash	6.57%
Price/Unit	\$101,250

The data and calculations presented herein, while not guaranteed,
have been obtained from sources we believe to be reliable.
Produced by planEASe for Windows from Analytic Associates