



The Avista Group

Commercial • Residential • Development

Investor Package

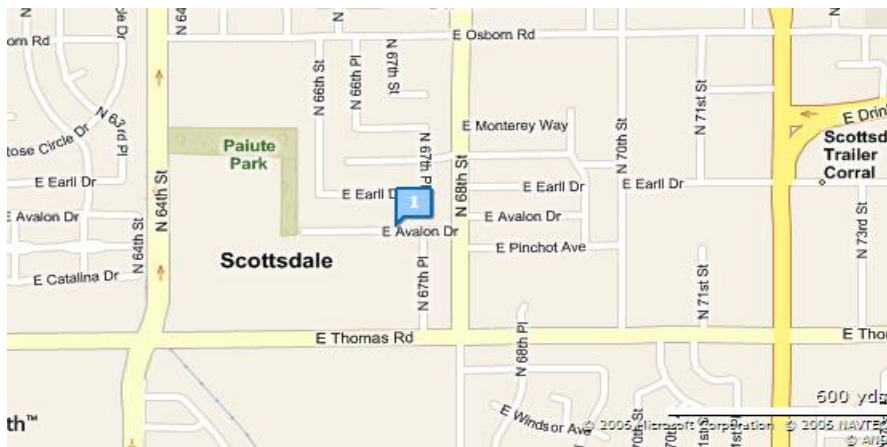
Scottsdale Arizona

Income Producing Residential Fourplexes

**The Avista Group of Keller Williams Realty
Jeff McConkey – Principal Director
3502 Henderson Blvd
Tampa, FL 33609**

**813-435-5232 – Office
866-243-6360 – Fax
Jeff@TheAvistaGroup.com**

www.GlobalPreConstruction.com ~ www.TheAvistaGroup.com



E. Avalone Dr., Scottsdale AZ 85251

Each are Quadplexes (4 plexes) Each have 3 two bedroom/1bath units and 1 one bedroom/1bath unit.

Two Bedroom units are: 750 Sq/Ft Rent @ \$680.00 / mth
One Bedroom Units are: 650 Sq/Ft Rent @ \$580.00 / mth

Built: 1962

Renovations to the units have been complete. Newer appliances. Carports, Community Pool.

**Scottsdale FourPlex #1
One Year Cash Flow**

Purchase Price: \$400,000

Unit Info and Gross Operating Income

Description	Gross Size	Count	Rent per Unit	Aggregate Rent
3 - 2 bed/1bath & 1 - 1 bed/1bath Townhomes	2900	1	2620	\$2,620

Total Rent- 12 months - Paid Monthly \$31,440

Gross Operating Income Over One Year **\$31,440**

Expenses & NOI

Vacancy -	0.00%	\$0
HOA	\$0.00	\$0
Management -	6%	\$1,886
Annual Insurance		\$600
Annual Taxes		\$1,632
Annual Operating Expenses Percentage		5.19%

Gross Operating Expenses **\$4,118**

Net Operating Income (NOI) **\$27,322**

Return on Asset (CAP) - Price/NOI **6.83%**

Mortgage Expenses

Down Payment	20.00%	\$80,000
Primary Loan Amount	80%	\$320,000 *
Interest Rate (rate may be lower or higher depending on buyer qualification)		7.00% *
Amortization Period		360

Estimated Monthly Mortgage Payment: **\$1,866.67**

Annual Debt Service (ADS) - Mortgage Payment over 12 months **\$22,400**

Cash Flow

Cash Flow (NOI - ADS) - **\$4,922 ****

Return on Equity (CASH on CASH) **6.15% ****

Debt Service Ratio (NOI / ADS x 100) **0.18%**

CONTACT: THE AVISTA GROUP OF KELLER WILLIAMS REALTY - 1-813-435-5232

* Interest rates and LTV are estimated and for qualified buyers. Buyer should consult a lender to determine actual numbers.

**THE SEC Does not allow us to guarantee any cash flow, appreciation, or return on investment.

Numbers in this analysis are estimates based off of current market conditions, and you should always consult with your tax advisor and financial advisor before making any investment.

**Scottsdale FourPlex #2
One Year Cash Flow**

Purchase Price: \$400,000

Unit Info and Gross Operating Income

Description	Groos Size	Count	Rent per Unit	Aggregate Rent
3 - 2 bed/1bath & 1 - 1 bed/1bath Townhomes	2900	1	2620	\$2,620
Total Rent- 12 months - Paid Monthly				\$31,440

Gross Operating Income Over One Year \$31,440

Expenses & NOI

Vacancy -	0.00%	\$0
HOA	\$0.00	\$0
Management -	6%	\$1,886
Annual Insurance		\$600
Annual Taxes	0%	\$1,739
Annual Operating Expenses Percentage		5.53%
Gross Operating Expenses		\$4,225

Net Operating Income (NOI) \$27,215
Return on Asset (CAP) - Price/NOI 6.80%

Mortgage Expenses

Down Payment	20.00%	\$80,000
Primary Loan Amount	80%	\$320,000
Interest Rate (rate may be lower or higher depending on buyer qualification)		7.00% *
Amortization Period		360
Estimated Monthly Mortgage Payment:		\$1,866.67

Annual Debt Service (ADS) - Mortgage Payment over 12 months \$22,400

Cash Flow

Cash Flow (NOI - ADS) -	\$4,815 **
Return on Equity (CASH on CASH)	6.02% **
Debt Service Ratio (NOI / ADS x 100)	0.19%

CONTACT: THE AVISTA GROUP OF KELLER WILLIAMS REALTY - 1-813-435-5232

* Interest rates and LTV are estimated and for qualified buyers. Buyer should consult a lender to determine actual numbers.

**THE SEC Does not allow us to guarantee any cash flow, appreciation, or return on investment.

Numbers in this analysis are estimates based off of current market conditions, and you should always consult with your tax advisor and financial advisor before making any investment.



Please Contact Us For More Information:

**The Avista Group of Keller Williams Realty
Jeff McConkey – Principal Director
3502 Henderson Blvd
Tampa, FL 33609**

**813-435-5232 – Office
866-243-6360 – Fax
Jeff@TheAvistaGroup.com**

www.GlobalPreConstruction.com ~ www.TheAvistaGroup.com