

123 CONSULTINGS LLC

Buying Multifamily Apartment buildings, remodeling with modern features, and providing clean and safe housing for good people

Problems and Opportunities

- ❖ Maricopa County, Arizona including Phoenix has an estimated population of 4,307,033 with a growth rate of 2.2%
- ❖ Lacks innovative affordable apartment complexes
- ❖ Job growth over the next ten years is expected to top 40%
- ❖ More than 200 people per day move into the area, which equals more than 80,000 new residents per year

Solution:

- ❖ Enabling people with clean, safe and modern surroundings.
- ❖ Providing "smart" apartments with Wi-Fi, USB ports, etc.
- ❖ Standing out as a modern, effective, and affordable alternative to the norm.

PROFIT:

\$100,000 A YEAR POSSIBLE WITH ONLY 80 UNITS THAT CASH FLOW \$100 PER APARTMENT!

(INCOME MINUS EXPENSES = CASH FLOW)

Multifamily 5+ units comprise 43% of renters

5 YEAR PROJECTION:

Properties Valued at \$18,000,000
300 units
\$360,000 Annual Cash Flow

Market

- ❖ Average Rent: \$1,022
- ❖ Up 8%
- ❖ Occupancy: Above 93%
- ❖ Average price: per unit \$120,962
- ❖ Income can include rent and other amenities such as washers and dryers, etc.
- ❖ Expenses can include maintenance, insurance, taxes, water & trash, landscaping, and management.
- ❖ Typically, expenses are 45% of Income

