

Property Summary

Short term + long term rental  
Chandler, AZ 85225  
2 bdrm/ 2 bath Main house + 1 bdrm/ 1 bath Guest

General Information	
Square Feet	1,480
Purchase Price	\$650,000
Initial Market Value	\$650,000
Downpayment	\$162,500
Closing Costs	\$24,375
Initial Cash Invested	\$186,875



Income & Expenses	Monthly	Annual
Gross Rent	\$4,200	\$50,400
Vacancy Losses	\$0	\$0
Operating Income	\$4,200	\$50,400
Operating Expenses	\$681	\$8,177

Net Performance	Monthly	Annual
Net Operating Income	\$3,519	\$42,223
- Mortgage Payments	\$3,081	\$36,976
= Cash Flow	\$437	\$5,247
+ Principal Reduction	\$454	\$5,449
+ First-Year Appreciation	\$3,250	\$39,000
= Gross Equity Income	\$4,141	\$49,696

Financial Indicators	
Capitalization Rate	6.5%
Cash on Cash Return	3%
Total Return on Investment	27%

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	0%
Management Fee	8%

Comments	
Long term rental is occupied at \$1200/month	
Price i	

\*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.