

Property Summary

Upcoming area of West Phoenix
Goodyear, AZ 85338
4 bdrm/ 2 bath - Built 2002

General Information

Square Feet	2,232
Purchase Price	\$415,000
Initial Market Value	\$415,000
Downpayment	\$124,500
Closing Costs	\$18,260
Initial Cash Invested	\$142,760

Income & Expenses	Monthly	Annual
Gross Rent	\$2,300	\$27,600
Vacancy Losses	\$184	\$2,208
Operating Income	\$2,116	\$25,392
Operating Expenses	\$372	\$4,470

Net Performance	Monthly	Annual
Net Operating Income	\$1,744	\$20,922
- Mortgage Payments	\$1,604	\$19,246
= Cash Flow	\$140	\$1,676
+ Principal Reduction	\$0	\$0
+ First-Year Appreciation	\$2,075	\$24,900
= Gross Equity Income	\$2,215	\$26,576



Financial Indicators

Capitalization Rate	5.0%
Cash on Cash Return	1%
Total Return on Investment	19%

Assumptions

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

Comments

Listing price is \$425k. Suggested offer price \$415k.

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