

1 Year Performance Projection

FINANCED

San Tan Valley, AZ 85143

3 bedrooms 2 bathrooms 2025 year built

Rent range \$1900-\$2200



Square Feet	1,432
Initial Market Value	\$369,990
Purchase Price	\$369,990
Downpayment	\$110,997
Loan Origination Fees	\$5,180
Depreciable Closing Costs	\$7,400
Other Closing Costs and Fixup	\$10,359
Approximate Cash Invested	\$133,936
Cost per Square Foot	\$258
Monthly Rent per Square Foot	\$1.40

Projected Income	Monthly	Annual
Gross Rent	\$2,000	\$24,000
Vacancy Losses	-\$160	-\$1,920
Operating Income	\$1,840	\$22,080

Estimated Expenses	Monthly	Annual
Property Taxes	-\$139	-\$1,665
Insurance	-\$46	-\$555
Management Fees	-\$86	-\$1,032
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$85	-\$1,020
Maintenance	-\$40	-\$480
Other	-\$0	-\$0
Operating Expenses	-\$396	-\$4,752

Net Performance	Monthly	Annual
Net Operating Income	\$1,444	\$17,328
- Mortgage Payments	-\$1,322	-\$15,863
= Cash Flow	\$122	\$1,465
+ Principal Reduction	\$0	\$0
+ First-Year Appreciation	\$1,850	\$22,199
= Gross Equity Income	\$1,972	\$23,664
+ Tax Savings	\$273	\$3,282
= GEI w/Tax Savings	\$2,245	\$26,946

Mortgage Info	First	Second
Loan-to-Value Ratio	70%	0%
Loan Amount	\$258,993	\$0
Monthly Payment	\$1,321.94	\$0.00
Loan Type	Interest Only Fixed	
Term	10 Years	
Interest Rate	6.125%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.09
Annual Gross Rent Multiplier	15
Monthly Gross Rent Multiplier	185
Capitalization Rate	4.7%
Cash on Cash Return	1%
Total Return on Investment	18%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	\$86
Maintenance Percentage	2%

Comments
Buyer incentives: Up to \$40k reduced price for cash buy
*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.

For more information, contact Empowered Investor LLC at www.JasonHartman.com or 1-714-820-4200 ext. 2

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