

Property Summary

FINANCED
San Tan Valley, AZ 85143
3 bedrooms 2 bathrooms 2025 year built
Rent range \$1900-\$2200

General Information		
Square Feet		1,432
Purchase Price		\$369,990
Initial Market Value		\$369,990
Downpayment		\$110,997
Closing Costs		\$22,939
Approximate Cash Invested		\$133,936

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



Financial Indicators		
Capitalization Rate		4.7%
Cash on Cash Return		1%
Total Return on Investment		18%

Assumptions		
Real Estate Appreciation Rate		6%
Vacancy Rate		8%
Management Fee		86%

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.