

1 Year Performance Projection

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



Square Feet	1,432
Initial Market Value	\$329,990
Purchase Price	\$329,990
Downpayment	\$329,990
Loan Origination Fees	\$0
Depreciable Closing Costs	\$3,300
Other Closing Costs and Fixup	\$0
Approximate Cash Invested	\$333,290
Cost per Square Foot	\$230
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	-\$137	-\$1,650
Insurance	-\$41	-\$495
Management Fees	-\$147	-\$1,766
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$85	-\$1,020
Maintenance	-\$40	-\$480
Other	-\$0	-\$0
Operating Expenses	-\$451	-\$5,411

Net Performance	Monthly	Annual
Net Operating Income	\$1,389	\$16,669
- Mortgage Payments	\$0	\$0
= Cash Flow	\$1,389	\$16,669
+ Principal Reduction	\$0	\$0
+ First-Year Appreciation	\$1,650	\$19,799
= Gross Equity Income	\$3,039	\$36,468
+ Tax Savings	\$0	\$0
= GEI w/Tax Savings	\$3,039	\$36,468

Mortgage Info	First	Second
Loan-to-Value Ratio	0%	0%
Loan Amount	\$0	\$0
Monthly Payment	\$0.00	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	0.000%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	N/A
Annual Gross Rent Multiplier	14
Monthly Gross Rent Multiplier	165
Capitalization Rate	5.1%
Cash on Cash Return	5%
Total Return on Investment	11%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

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

Comments

*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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