

Property Summary

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

General Information	
Square Feet	1,432
Purchase Price	\$329,990
Initial Market Value	\$329,990
Downpayment	\$329,990
Closing Costs	\$3,300
Approximate Cash Invested	\$333,290

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



Financial Indicators	
Capitalization Rate	5.1%
Cash on Cash Return	5%
Total Return on Investment	11%

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

Comments

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