

1 Year Performance Projection

BEAUTIFUL NEW CONSTRUCTION HOME
Apache Junction , AZ 85120
3 BR, 2BA, NEW CONSTRUCTION



Square Feet	1,507
Initial Market Value	\$451,490
Purchase Price	\$451,490
Downpayment	\$135,447
Loan Origination Fees	\$3,160
Depreciable Closing Costs	\$4,515
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$143,122
Cost per Square Foot	\$300
Monthly Rent per Square Foot	\$1.66

Income	Monthly	Annual
Gross Rent	\$2,500	\$30,000
Vacancy Losses	-\$200	-\$2,400
Operating Income	\$2,300	\$27,600

Expenses	Monthly	Annual
Property Taxes	-\$184	-\$2,212
Insurance	-\$94	-\$1,129
Management Fees	-\$86	-\$1,032
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$130	-\$1,560
Maintenance	-\$50	-\$600
Other	-\$0	-\$0
Operating Expenses	-\$544	-\$6,533

Net Performance	Monthly	Annual
Net Operating Income	\$1,756	\$21,067
- Mortgage Payments	-\$1,695	-\$20,336
= Cash Flow	\$61	\$731
+ Principal Reduction	\$389	\$4,671
+ First-Year Appreciation	\$2,257	\$27,089
= Gross Equity Income	\$2,708	\$32,492
+ Tax Savings	\$226	\$2,708
= GEI w/Tax Savings	\$2,933	\$35,200

Mortgage Info	First	Second
Loan-to-Value Ratio	70%	0%
Loan Amount	\$316,043	\$0
Monthly Payment	\$1,694.66	\$0.00
Loan Type	Amortizing ARM	
Term	7 Years	
Interest Rate	4.990%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.04
Annual Gross Rent Multiplier	15
Monthly Gross Rent Multiplier	181
Capitalization Rate	4.7%
Cash on Cash Return	1%
Total Return on Investment	23%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

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

Comments
Builder offering 4.99 rate and 2% towards closing costs

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