1 Year Performance Projection

BEAUTIFUL NEW CONSTRUCTION HOME Mesa, AZ 85212 4 bedrooms 2.5 bathrooms 3 BR, 2BA, NEW CONSTRUCTION

Square Feet	2,144
Initial Market Value	\$494,490
Purchase Price	\$494,490
Downpayment	\$148,347
Loan Origination Fees	\$3,461
Depreciable Closing Costs	\$4,945
Other Costs and Fixup	\$0
Approximate Cash Invested	\$156,753
Cost per Square Foot	\$231
Monthly Rent per Square Foot	\$1.35

Projected Income	Monthly	Annual
Projected Rent	\$2,900	\$34,800
Vacancy Losses	-\$232	-\$2,784
Operating Income	\$2,668	\$32,016

Estimated Expenses	Monthly	Annual
Property Taxes	-\$210	-\$2,522
Insurance	-\$103	-\$1,236
Management Fees	-\$48	-\$576
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$111	-\$1,332
Maintenance	-\$58	-\$696
Other (Utilities, Supplies, etc.)	-\$0	-\$0
Operating Expenses	-\$530	-\$6,362

Net Performance	Monthly	Annual
Net Operating Income	\$2,138	\$25,654
- Mortgage Payments	-\$1,856	-\$22,273
= Cash Flow	\$282	\$3,381
+ Principal Reduction	\$426	\$5,116
+ First-Year Appreciation	\$2,472	\$29,669
= Gross Equity Income	\$3,181	\$38,167



Mortgage Info	First	Second
Loan-to-Value Ratio	70%	0%
Loan Amount	\$346,143	\$0
Monthly Payment	\$1,856.06	\$0.00
Loan Type	Amortizing ARM	
Term	7 Years	
Interest Rate	4.990%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Rent-to-Value Ratio [™] (RV Ratio [™])	0.6%
Debt Coverage Ratio	1.15
Annual Gross Rent Multiplier	14
Capitalization Rate	5.2%
Cash on Cash Return	2%
Return on Investment	24%
+ Tay Renefits: Deductions Depreciation 1031 Exchan	

+ Tax Benefits: Deductions, Depreciation, 1031 Exchan...

Assumptions	
Projected Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	\$48
Maintenance Percentage	2%

Comments

Builder offering 4.99 rate and 2% towards closing costs, all appliances. Including washer/dryer. Cable included. Other incentives may apply. Not exact rendering.

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