Property Summary

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

General Information	
Square Feet	2,144
Purchase Price	\$494,490
Initial Market Value	\$494,490
Downpayment	\$148,347
Closing Costs	\$8,406
Approximate Cash Invested	\$156,753

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



Financial Indicators	
Capitalization Rate	5.2%
Cash on Cash Return	2%
Return on Investment	24%

Assumptions	
Projected Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	48%

Comments Builder offering 4.99 rate and 2% towards closing cos...

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