

Property Summary

BEAUTIFUL NEW CONSTRUCTION HOME
Mesa, AZ 85212
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
Initial Cash Invested	\$156,753

Income & Expenses	Monthly	Annual
Gross Rent	\$2,900	\$34,800
Vacancy Losses	\$232	\$2,784
Operating Income	\$2,668	\$32,016
Operating Expenses	\$568	\$6,818

Net Performance	Monthly	Annual
Net Operating Income	\$2,100	\$25,198
- Mortgage Payments	\$1,856	\$22,273
= Cash Flow	\$244	\$2,925
+ Principal Reduction	\$426	\$5,116
+ First-Year Appreciation	\$2,472	\$29,669
= Gross Equity Income	\$3,143	\$37,711



Financial Indicators	
Capitalization Rate	5.1%
Cash on Cash Return	2%
Total Return on Investment	24%

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	86%

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.