

1 Year Performance Projection

BEAUTIFUL NEW CONSTRUCTION HOME
Queen Creek , AZ 85142
3 BR, 2BA, NEW CONSTRUCTION



Square Feet	1,877
Initial Market Value	\$439,999
Purchase Price	\$439,999
Downpayment	\$132,000
Loan Origination Fees	\$3,080
Depreciable Closing Costs	\$4,400
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$139,480
Cost per Square Foot	\$234
Monthly Rent per Square Foot	\$1.55

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

Expenses	Monthly	Annual
Property Taxes	-\$220	-\$2,640
Insurance	-\$92	-\$1,100
Management Fees	-\$86	-\$1,032
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$149	-\$1,788
Maintenance	-\$58	-\$696
Other	-\$0	-\$0
Operating Expenses	-\$605	-\$7,256

Net Performance	Monthly	Annual
Net Operating Income	\$2,063	\$24,760
- Mortgage Payments	-\$1,652	-\$19,818
= Cash Flow	\$412	\$4,942
+ Principal Reduction	\$379	\$4,552
+ First-Year Appreciation	\$2,200	\$26,400
= Gross Equity Income	\$2,991	\$35,894
+ Tax Savings	\$99	\$1,189
= GEI w/Tax Savings	\$3,090	\$37,083

Mortgage Info	First	Second
Loan-to-Value Ratio	70%	0%
Loan Amount	\$307,999	\$0
Monthly Payment	\$1,651.52	\$0.00
Loan Type	Amortizing ARM	
Term	7 Years	
Interest Rate	4.990%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.25
Annual Gross Rent Multiplier	13
Monthly Gross Rent Multiplier	152
Capitalization Rate	5.6%
Cash on Cash Return	4%
Total Return on Investment	26%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

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

Comments
3% off base price on quick move in

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