

Property Summary

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



General Information	
Square Feet	1,877
Purchase Price	\$439,999
Initial Market Value	\$439,999
Downpayment	\$132,000
Closing Costs	\$7,480
Initial Cash Invested	\$139,480

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

Financial Indicators	
Capitalization Rate	5.6%
Cash on Cash Return	4%
Total Return on Investment	26%

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

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.