

Property Summary

BEAUTIFUL NEW CONSTRUCTION HOME
Queen Creek , AZ 85140
3 BR, 2BA, NEW CONSTRUCTION

General Information	
Square Feet	1,846
Purchase Price	\$464,890
Initial Market Value	\$464,890
Downpayment	\$139,467
Closing Costs	\$7,903
Initial Cash Invested	\$147,370

Income & Expenses	Monthly	Annual
Gross Rent	\$3,000	\$36,000
Vacancy Losses	\$240	\$2,880
Operating Income	\$2,760	\$33,120
Operating Expenses	\$475	\$5,704

Net Performance	Monthly	Annual
Net Operating Income	\$2,285	\$27,416
- Mortgage Payments	\$1,797	\$21,559
= Cash Flow	\$488	\$5,857
+ Principal Reduction	\$0	\$0
+ First-Year Appreciation	\$2,324	\$27,893
= Gross Equity Income	\$2,813	\$33,751



Financial Indicators	
Capitalization Rate	5.9%
Cash on Cash Return	4%
Total Return on Investment	23%

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

Comments
25k to closing costs

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