

1 Year Performance Projection

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



Square Feet	1,519
Initial Market Value	\$454,990
Purchase Price	\$454,990
Downpayment	\$136,497
Loan Origination Fees	\$3,185
Depreciable Closing Costs	\$4,550
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$144,232
Cost per Square Foot	\$300
Monthly Rent per Square Foot	\$1.84

Income	Monthly	Annual
Gross Rent	\$2,800	\$33,600
Vacancy Losses	-\$224	-\$2,688
Operating Income	\$2,576	\$30,912

Expenses	Monthly	Annual
Property Taxes	-\$227	-\$2,730
Insurance	-\$95	-\$1,137
Management Fees	-\$86	-\$1,032
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$125	-\$1,500
Maintenance	-\$56	-\$672
Other	-\$0	-\$0
Operating Expenses	-\$589	-\$7,071

Net Performance	Monthly	Annual
Net Operating Income	\$1,987	\$23,841
- Mortgage Payments	-\$1,708	-\$20,493
= Cash Flow	\$279	\$3,347
+ Principal Reduction	\$392	\$4,707
+ First-Year Appreciation	\$2,275	\$27,299
= Gross Equity Income	\$2,946	\$35,354
+ Tax Savings	\$153	\$1,834
= GEI w/Tax Savings	\$3,099	\$37,188

Mortgage Info	First	Second
Loan-to-Value Ratio	70%	0%
Loan Amount	\$318,493	\$0
Monthly Payment	\$1,707.79	\$0.00
Loan Type	Amortizing ARM	
Term	7 Years	
Interest Rate	4.990%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.16
Annual Gross Rent Multiplier	14
Monthly Gross Rent Multiplier	162
Capitalization Rate	5.2%
Cash on Cash Return	2%
Total Return on Investment	25%
+ 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 move in ready

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