

Property Summary

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

General Information	
Square Feet	1,519
Purchase Price	\$454,990
Initial Market Value	\$454,990
Downpayment	\$136,497
Closing Costs	\$7,735
Initial Cash Invested	\$144,232

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



Financial Indicators	
Capitalization Rate	5.2%
Cash on Cash Return	2%
Total Return on Investment	25%

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

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.