1 Year Performance Projection

FINANCED
San Tan Valley, AZ 85143
4 bedrooms 2 bathrooms 2025 year built
\$50k OFF FOR CASH BUYERS

| Square Feet | 1,697 |
|--|----------------------------------|
| Square reet | 1,037 |
| Initial Market Value | \$389,990 |
| Purchase Price | \$389,990 |
| Downpayment | \$116,997 |
| Loan Origination Fees | \$5,460 |
| Depreciable Closing Costs | \$7,800 |
| Other Costs and Fixup | \$0 |
| Approximate Cash Invested | \$130,257 |
| Cost per Square Foot | \$230 |
| Monthly Rent per Square Foot | \$1.24 |
| Other Costs and Fixup Approximate Cash Invested Cost per Square Foot | \$0 \$130,257 \$230 |

| Projected Income | Monthly | Annual |
|------------------|---------|----------|
| Projected Rent | \$2,100 | \$25,200 |
| Vacancy Losses | -\$168 | -\$2,016 |
| Operating Income | \$1,932 | \$23,184 |

| Estimated Expenses | Monthly | Annual |
|-----------------------------------|---------|----------|
| Property Taxes | -\$146 | -\$1,755 |
| Insurance | -\$49 | -\$585 |
| Management Fees | -\$86 | -\$1,032 |
| Leasing/Advertising Fees | -\$0 | -\$0 |
| Association Fees | -\$85 | -\$1,020 |
| Maintenance | -\$42 | -\$504 |
| Other (Utilities, Supplies, etc.) | -\$0 | -\$0 |
| Operating Expenses | -\$408 | -\$4,896 |

| Net Performance | Monthly | Annual |
|-----------------------------|----------|-----------|
| Net Operating Income | \$1,524 | \$18,288 |
| - Mortgage Payments | -\$1,393 | -\$16,721 |
| = Cash Flow | \$131 | \$1,567 |
| + Principal Reduction | \$0 | \$0 |
| + First-Year Appreciation | \$1,950 | \$23,399 |
| = Gross Equity Income | \$2,081 | \$24,967 |



| Mortgage Info | First | Second |
|---------------------|---------------------|--------|
| Loan-to-Value Ratio | 70% | 0% |
| Loan Amount | \$272,993 | \$0 |
| Monthly Payment | \$1,393.40 | \$0.00 |
| Loan Type | Interest Only Fixed | |
| Term | 10 Years | |
| Interest Rate | 6.125% | 0.000% |
| Monthly PMI | \$0 | |

| Financial Indicators | |
|---|------|
| Rent-to-Value Ratio [™] (RV Ratio [™]) | 0.5% |
| Debt Coverage Ratio | 1.09 |
| Annual Gross Rent Multiplier | 15 |
| Capitalization Rate | 4.7% |
| Cash on Cash Return | 1% |
| Return on Investment | 19% |
| + Tax Benefits: Deductions, Depreciation, 1031 Exchan | |

| Assumptions | |
|-----------------------------|------|
| Projected Appreciation Rate | 6% |
| Vacancy Rate | 8% |
| Management Fee | \$86 |
| Maintenance Percentage | 2% |

Comments

Buyer incentives: Cash buyers \$339,990 Blinds, Gutters, Washer, Dryer, Refrigerator, Stainless Steel Whirlpool side by side with water and ice. Double gate on the garage...

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