

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

| Projected Income | Monthly | Annual |
|-------------------------|----------------|-----------------|
| Gross 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 | -\$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 |
| + Tax Savings | \$288 | \$3,451 |
| = GEI w/Tax Savings | \$2,368 | \$28,418 |

| 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 | |
|--|------------|
| Debt Coverage Ratio | 1.09 |
| Annual Gross Rent Multiplier | 15 |
| Monthly Gross Rent Multiplier | 186 |
| Capitalization Rate | 4.7% |
| Cash on Cash Return | 1% |
| Total Return on Investment | 19% |
| + Tax Benefits: Deductions, Depreciation, 1031 Exchange | |

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

| Comments |
|---|
| Buyer incentives: Cash buyers \$339,990 Blinds, Gutte |

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

For more information, contact Empowered Investor LLC at www.JasonHartman.com or 1-714-820-4200 ext. 2

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