

Property Summary

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

General Information	
Square Feet	1,697
Purchase Price	\$389,990
Initial Market Value	\$389,990
Downpayment	\$116,997
Closing Costs	\$13,260
Approximate Cash Invested	\$130,257

Income & Expenses	Monthly	Annual
Gross Rent	\$2,100	\$25,200
Vacancy Losses	\$168	\$2,016
Operating Income	\$1,932	\$23,184
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



Financial Indicators	
Capitalization Rate	4.7%
Cash on Cash Return	1%
Total Return on Investment	19%

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

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.