1 Year Performance Projection

NEW CONSTRUCTION WITH CASITA San Tan Valley, AZ 85143

4 bedrooms 3 bathrooms 2025 year built

4 BR, 3 BA, NEW CONSTRUCTION + NEXTGEN/CASITA

Square Feet	2,647
Initial Market Value	\$559,490
Purchase Price	\$559,490
Downpayment	\$167,847
Loan Origination Fees	\$3,916
Depreciable Closing Costs	\$5,595
Other Costs and Fixup	\$0
Approximate Cash Invested	\$177,358
Cost per Square Foot	\$211
Monthly Rent per Square Foot	\$1.13

Projected Income	Monthly	Annual
Projected Rent	\$3,000	\$36,000
Vacancy Losses	-\$240	-\$2,880
Operating Income	\$2,760	\$33,120

Estimated Expenses	Monthly	Annual
Property Taxes	-\$186	-\$2,238
Insurance	-\$117	-\$1,399
Management Fees	-\$86	-\$1,032
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$95	-\$1,140
Maintenance	-\$60	-\$720
Other (Utilities, Supplies, etc.)	-\$0	-\$0
Operating Expenses	-\$544	-\$6,529

Net Performance	Monthly	Annual
Net Operating Income	\$2,216	\$26,591
- Mortgage Payments	-\$2,100	-\$25,200
= Cash Flow	\$116	\$1,391
+ Principal Reduction	\$482	\$5,789
+ First-Year Appreciation	\$2,797	\$33,569
= Gross Equity Income	\$3,396	\$40,749



Mortgage Info	First	Second
Loan-to-Value Ratio	70%	0%
Loan Amount	\$391,643	\$0
Monthly Payment	\$2,100.03	\$0.00
Loan Type	Amortizing ARM	
Term	7 Years	
Interest Rate	4.990%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Rent-to-Value Ratio [™] (RV Ratio [™])	0.5%
Debt Coverage Ratio	1.06
Annual Gross Rent Multiplier	16
Capitalization Rate	4.8%
Cash on Cash Return	1%
Return on Investment	23%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchan	

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

Comments

.Builder offering 4.99 rate and 2% towards closing costs, all appliances. Including washer/dryer. Cable included. Other incentives may apply. Not exact rendering.

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