

Property Summary

BEAUTIFUL NEW CONSTRUCTION HOME with NEXT GEN/SU
San Tan Valley, AZ 85143
4 BR, 3 BA, NEW CONSTRUCTION + NEXTGEN/CASITA

General Information	
Square Feet	2,647
Purchase Price	\$559,490
Initial Market Value	\$559,490
Downpayment	\$167,847
Closing Costs	\$9,511
Initial Cash Invested	\$177,358

Income & Expenses	Monthly	Annual
Gross Rent	\$3,000	\$36,000
Vacancy Losses	\$240	\$2,880
Operating Income	\$2,760	\$33,120
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



Financial Indicators	
Capitalization Rate	4.8%
Cash on Cash Return	1%
Total Return on Investment	23%

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

Comments
.Builder offering 4.99 rate and 2% towards closing cost

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