

## 1 Year Performance Projection

BEAUTIFUL NEW CONSTRUCTION HOME with NEXT GEN/SU  
GOODYEAR, AZ 85338  
4 BR, 3 BA, NEW CONSTRUCTION + NEXTGEN/CASITA



Square Feet	2,524
Initial Market Value	\$564,990
Purchase Price	\$564,990
Downpayment	\$169,497
Loan Origination Fees	\$3,955
Depreciable Closing Costs	\$5,650
Other Closing Costs and Fixup	\$0
<b>Initial Cash Invested</b>	<b>\$179,102</b>
Cost per Square Foot	\$224
Monthly Rent per Square Foot	\$1.19

Income	Monthly	Annual
Gross Rent	\$3,000	\$36,000
Vacancy Losses	-\$120	-\$1,440
<b>Operating Income</b>	<b>\$2,880</b>	<b>\$34,560</b>

Expenses	Monthly	Annual
Property Taxes	-\$235	-\$2,825
Insurance	-\$141	-\$1,695
Management Fees	-\$40	-\$480
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$111	-\$1,332
Maintenance	-\$60	-\$720
Other	-\$0	-\$0
<b>Operating Expenses</b>	<b>-\$588</b>	<b>-\$7,052</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$2,292</b>	<b>\$27,508</b>
- Mortgage Payments	-\$2,121	-\$25,448
<b>= Cash Flow</b>	<b>\$172</b>	<b>\$2,060</b>
+ Principal Reduction	\$487	\$5,846
+ First-Year Appreciation	\$1,883	\$22,600
<b>= Gross Equity Income</b>	<b>\$2,542</b>	<b>\$30,505</b>
+ Tax Savings	\$250	\$2,996
<b>= GEI w/Tax Savings</b>	<b>\$2,792</b>	<b>\$33,502</b>

Mortgage Info	First	Second
Loan-to-Value Ratio	70%	0%
Loan Amount	\$395,493	\$0
Monthly Payment	\$2,120.68	\$0.00
Loan Type	Amortizing ARM	
Term	7 Years	
Interest Rate	4.990%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.08
Annual Gross Rent Multiplier	16
Monthly Gross Rent Multiplier	188
Capitalization Rate	4.9%
Cash on Cash Return	1%
<b>Total Return on Investment</b>	<b>17%</b>

**+ Tax Benefits: Deductions, Depreciation, 1031 Exchange**

Assumptions	
Real Estate Appreciation Rate	4%
Vacancy Rate	4%
Management Fee	\$40
Maintenance Percentage	2%

Comments
Builder offering 4.99 rate and 2% towards closing costs

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