

Property Summary

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

General Information	
Square Feet	2,524
Purchase Price	\$564,990
Initial Market Value	\$564,990
Downpayment	\$169,497
Closing Costs	\$9,605
Initial Cash Invested	\$179,102

Income & Expenses	Monthly	Annual
Gross Rent	\$3,000	\$36,000
Vacancy Losses	\$120	\$1,440
Operating Income	\$2,880	\$34,560
Operating Expenses	\$588	\$7,052

Net Performance	Monthly	Annual
Net Operating Income	\$2,292	\$27,508
- Mortgage Payments	\$2,121	\$25,448
= Cash Flow	\$172	\$2,060
+ Principal Reduction	\$487	\$5,846
+ First-Year Appreciation	\$1,883	\$22,600
= Gross Equity Income	\$2,542	\$30,505



Financial Indicators	
Capitalization Rate	4.9%
Cash on Cash Return	1%
Total Return on Investment	17%

Assumptions	
Real Estate Appreciation Rate	4%
Vacancy Rate	4%
Management Fee	40%

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.