

1 Year Performance Projection

CASH
San Tan Valley, AZ 85143
4 bedrooms 2 bathrooms 2025 year built
Rent range \$1900-\$2300



| | |
|-------------------------------|-----------|
| Square Feet | 1,569 |
| Initial Market Value | \$339,990 |
| Purchase Price | \$339,990 |
| Downpayment | \$339,990 |
| Loan Origination Fees | \$0 |
| Depreciable Closing Costs | \$3,400 |
| Other Closing Costs and Fixup | \$0 |
| Approximate Cash Invested | \$343,390 |
| Cost per Square Foot | \$217 |
| Monthly Rent per Square Foot | \$1.34 |

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

| Estimated Expenses | Monthly | Annual |
|--------------------------|---------|----------|
| Property Taxes | -\$142 | -\$1,700 |
| Insurance | -\$42 | -\$510 |
| Management Fees | -\$155 | -\$1,855 |
| Leasing/Advertising Fees | -\$0 | -\$0 |
| Association Fees | -\$85 | -\$1,020 |
| Maintenance | -\$42 | -\$504 |
| Other | -\$0 | -\$0 |
| Operating Expenses | -\$466 | -\$5,589 |

| Net Performance | Monthly | Annual |
|---------------------------|---------|----------|
| Net Operating Income | \$1,466 | \$17,595 |
| - Mortgage Payments | \$0 | \$0 |
| = Cash Flow | \$1,466 | \$17,595 |
| + Principal Reduction | \$0 | \$0 |
| + First-Year Appreciation | \$1,700 | \$20,399 |
| = Gross Equity Income | \$3,166 | \$37,995 |
| + Tax Savings | \$0 | \$0 |
| = GEI w/Tax Savings | \$3,166 | \$37,995 |

| Mortgage Info | First | Second |
|---------------------|------------------|--------|
| Loan-to-Value Ratio | 0% | 0% |
| Loan Amount | \$0 | \$0 |
| Monthly Payment | \$0.00 | \$0.00 |
| Loan Type | Amortizing Fixed | |
| Term | 30 Years | |
| Interest Rate | 0.000% | 0.000% |
| Monthly PMI | \$0 | |

| Financial Indicators | |
|---|------|
| Debt Coverage Ratio | N/A |
| Annual Gross Rent Multiplier | 13 |
| Monthly Gross Rent Multiplier | 162 |
| Capitalization Rate | 5.2% |
| Cash on Cash Return | 5% |
| Total Return on Investment | 11% |
| + Tax Benefits: Deductions, Depreciation, 1031 Exchange | |

| Assumptions | |
|-------------------------------|----|
| Real Estate Appreciation Rate | 6% |
| Vacancy Rate | 8% |
| Management Fee | 8% |
| Maintenance Percentage | 2% |

| Comments |
|---|
| \$339,990 Cash. Finance price is \$389,990. |

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