

Property Summary

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

General Information	
Square Feet	1,569
Purchase Price	\$339,990
Initial Market Value	\$339,990
Downpayment	\$339,990
Closing Costs	\$3,400
Approximate Cash Invested	\$343,390

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



Financial Indicators	
Capitalization Rate	5.2%
Cash on Cash Return	5%
Total Return on Investment	11%

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

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.