1 Year Performance Projection

NEW CONSTRUCTION
Queen Creek, AZ 85140
3 bedrooms 2.5 bathrooms 2025 year built
NEW CONSTRUCTION

Square Feet	1,464
Initial Market Value	$477,890
Purchase Price	$477,890
Downpayment	$143,367
Loan Origination Fees	$3,345
Depreciable Closing Costs	$4,779
Other Costs and Fixup	$0
Approximate Cash Invested	**$151,491**
Cost per Square Foot	$326
Monthly Rent per Square Foot	$1.84

Projected Income	Monthly	Annual
Projected Rent	$2,700	$32,400
Vacancy Losses	-$216	-$2,592
Operating Income	**$2,484**	**$29,808**

Estimated Expenses	Monthly	Annual
Property Taxes	-$239	-$2,867
Insurance	-$100	-$1,195
Management Fees	-$86	-$1,032
Leasing/Advertising Fees	-$0	-$0
Association Fees	-$125	-$1,500
Maintenance	-$54	-$648
Other (Utilities, Supplies, etc.)	-$0	-$0
Operating Expenses	**-$604**	**-$7,242**

Net Performance	Monthly	Annual
Net Operating Income	**$1,880**	**$22,566**
- Mortgage Payments	-$1,794	-$21,525
= Cash Flow	**$87**	**$1,041**
+ Principal Reduction	$412	$4,944
+ First-Year Appreciation	$2,389	$28,673
= Gross Equity Income	**$2,888**	**$34,659**

Mortgage Info	First	Second
Loan-to-Value Ratio	70%	0%
Loan Amount	$334,523	$0
Monthly Payment	$1,793.75	$0.00
Loan Type	Amortizing ARM	
Term	7 Years	
Interest Rate	4.990%	0.000%
Monthly PMI	$0	

Financial Indicators	
Rent-to-Value Ratio™ (RV Ratio™)	0.6%
Debt Coverage Ratio	1.05
Annual Gross Rent Multiplier	15
Capitalization Rate	4.7%
Cash on Cash Return	1%
Return on Investment	**23%**
+ Tax Benefits: Deductions, Depreciation, 1031 Exchan...	

Assumptions	
Projected Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	$86
Maintenance Percentage	2%

Comments

3% off base price on move in ready FURNITURE INCLUDED

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