

Property Summary

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

General Information	
Square Feet	1,464
Purchase Price	\$477,890
Initial Market Value	\$477,890
Downpayment	\$143,367
Closing Costs	\$8,124
Approximate Cash Invested	\$151,491

Income & Expenses	Monthly	Annual
Projected Rent	\$2,700	\$32,400
Vacancy Losses	\$216	\$2,592
Operating Income	\$2,484	\$29,808
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



Financial Indicators	
Capitalization Rate	4.7%
Cash on Cash Return	1%
Return on Investment	23%

Assumptions	
Projected Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	86%

Comments
3% off base price on move in ready FURNITURE INCLUD...

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