1 Year Performance Projection

NEW CONSTRUCTION
Mesa, AZ 85212
3 bedrooms 2 bathrooms 2025 year built
3BR, 2.5BA, New Construction

Square Feet	1,744
Initial Market Value	$499,970
Purchase Price	$499,970
Downpayment	$149,991
Loan Origination Fees	$3,500
Depreciable Closing Costs	$5,000
Other Costs and Fixup	$0
Approximate Cash Invested	**$158,490**
Cost per Square Foot	$287
Monthly Rent per Square Foot	$1.66

Projected Income	Monthly	Annual
Projected Rent	$2,900	$34,800
Vacancy Losses	-$232	-$2,784
Operating Income	**$2,668**	**$32,016**

Estimated Expenses	Monthly	Annual
Property Taxes	-$212	-$2,550
Insurance	-$104	-$1,250
Management Fees	-$48	-$576
Leasing/Advertising Fees	-$0	-$0
Association Fees	-$111	-$1,332
Maintenance	-$58	-$696
Other (Utilities, Supplies, etc.)	-$0	-$0
Operating Expenses	**-$534**	**-$6,404**

Net Performance	Monthly	Annual
Net Operating Income	**$2,134**	**$25,612**
- Mortgage Payments	-$1,877	-$22,519
= Cash Flow	**$258**	**$3,093**
+ Principal Reduction	$431	$5,173
+ First-Year Appreciation	$2,500	$29,998
= Gross Equity Income	**$3,189**	**$38,264**

Mortgage Info	First	Second
Loan-to-Value Ratio	70%	0%
Loan Amount	$349,979	$0
Monthly Payment	$1,876.62	$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	1.14
Annual Gross Rent Multiplier	14
Capitalization Rate	5.1%
Cash on Cash Return	2%
Return on Investment	**24%**
+ Tax Benefits: Deductions, Depreciation, 1031 Exchan...	

Assumptions	
Projected Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	$48
Maintenance Percentage	2%

Comments

Builder offering 4.99 rate and 2% towards closing cost, subject to change. Washer, dryer, fridge included. Cable included. Other incentives may apply. Not exact renderin...

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