1 Year Performance Projection

Projected Rent

Vacancy Losses

Operating Income

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

\$2,900

-\$232

\$2 668

\$34,800

-\$2,784 \$32,016

Operating income	\$2,000	φ32,010
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		

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.