

Property Summary

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

General Information	
Square Feet	1,744
Purchase Price	\$499,970
Initial Market Value	\$499,970
Downpayment	\$149,991
Closing Costs	\$8,499
Approximate Cash Invested	\$158,490

Income & Expenses	Monthly	Annual
Projected Rent	\$2,900	\$34,800
Vacancy Losses	\$232	\$2,784
Operating Income	\$2,668	\$32,016
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



Financial Indicators	
Capitalization Rate	5.1%
Cash on Cash Return	2%
Return on Investment	24%

Assumptions	
Projected Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	48%

Comments
Builder offering 4.99 rate and 2% towards closing cos...

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