1 Year Performance Projection

FINANCED San Tan Valley, AZ 85143 3 bedrooms 2 bathrooms 2025 year built Rent range \$1900-\$2300

Square Feet	1,840
Initial Market Value	\$422,990
Purchase Price	\$422,990
Downpayment	\$126,897
Loan Origination Fees	\$5,922
Depreciable Closing Costs	\$8,460
Other Costs and Fixup	\$11,171
Approximate Cash Invested	\$152,450
Cost per Square Foot	\$230
Monthly Rent per Square Foot	\$1.14

Projected Income	Monthly	Annual
Projected Rent	\$2,100	\$25,200
Vacancy Losses	-\$168	-\$2,016
Operating Income	\$1,932	\$23,184

Estimated Expenses	Monthly	Annual
Property Taxes	-\$194	-\$2,326
Insurance	-\$70	-\$846
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$90	-\$1,080
Maintenance	-\$42	-\$504
Other (Utilities, Supplies, etc.)	-\$0	-\$0
Operating Expenses	-\$396	-\$4,756

Net Performance	Monthly	Annual
Net Operating Income	\$1,536	\$18,428
- Mortgage Payments	-\$1,511	-\$18,136
= Cash Flow	\$24	\$292
+ Principal Reduction	\$0	\$0
+ First-Year Appreciation	\$2,115	\$25,379
= Gross Equity Income	\$2,139	\$25,671



Mortgage Info	First	Second
Loan-to-Value Ratio	70%	0%
Loan Amount	\$296,093	\$0
Monthly Payment	\$1,511.31	\$0.00
Loan Type	Interest Only Fixed	
Term	10 Years	
Interest Rate	6.125%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Rent-to-Value Ratio [™] (RV Ratio [™])	0.5%
Debt Coverage Ratio	1.02
Annual Gross Rent Multiplier	17
Capitalization Rate	4.4%
Cash on Cash Return	0%
Return on Investment	17%
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Assumptions	
Projected Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	0%
Maintenance Percentage	2%

Comments

Gated community features an amenity center with a community pool, sport court, cornhole and a playground. Reduced price for cash buyers! Self management numbers

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