

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 Closing 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
Gross Rent	\$2,100	\$25,200
Vacancy Losses	-\$168	-\$2,016
Operating Income	\$1,932	\$23,184

Estimated Expenses	Monthly	Annual
Property Taxes	-\$176	-\$2,115
Insurance	-\$53	-\$634
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$90	-\$1,080
Maintenance	-\$42	-\$504
Other	-\$0	-\$0
Operating Expenses	-\$361	-\$4,333

Net Performance	Monthly	Annual
Net Operating Income	\$1,571	\$18,851
- Mortgage Payments	-\$1,511	-\$18,136
= Cash Flow	\$60	\$715
+ Principal Reduction	\$0	\$0
+ First-Year Appreciation	\$2,115	\$25,379
= Gross Equity Income	\$2,175	\$26,094
+ Tax Savings	\$340	\$4,081
= GEI w/Tax Savings	\$2,515	\$30,175

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	
Debt Coverage Ratio	1.04
Annual Gross Rent Multiplier	17
Monthly Gross Rent Multiplier	201
Capitalization Rate	4.5%
Cash on Cash Return	0%
Total Return on Investment	17%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	0%
Maintenance Percentage	2%

Comments
Gated community features an amenity center with a commu
*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.