

Property Summary

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

General Information	
Square Feet	1,840
Purchase Price	\$422,990
Initial Market Value	\$422,990
Downpayment	\$126,897
Closing Costs	\$25,553
Approximate Cash Invested	\$152,450

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



Financial Indicators	
Capitalization Rate	4.5%
Cash on Cash Return	0%
Total Return on Investment	17%

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

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.