

1 Year Performance Projection

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



Square Feet	1,840
Initial Market Value	\$369,990
Purchase Price	\$369,990
Downpayment	\$369,990
Loan Origination Fees	\$0
Depreciable Closing Costs	\$7,400
Other Closing Costs and Fixup	\$0
Approximate Cash Invested	\$377,390
Cost per Square Foot	\$201
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	-\$154	-\$1,850
Insurance	-\$46	-\$555
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$90	-\$1,080
Maintenance	-\$42	-\$504
Other	-\$0	-\$0
Operating Expenses	-\$332	-\$3,989

Net Performance	Monthly	Annual
Net Operating Income	\$1,600	\$19,195
- Mortgage Payments	\$0	\$0
= Cash Flow	\$1,600	\$19,195
+ Principal Reduction	\$0	\$0
+ First-Year Appreciation	\$1,850	\$22,199
= Gross Equity Income	\$3,450	\$41,394
+ Tax Savings	\$0	\$0
= GEI w/Tax Savings	\$3,450	\$41,394

Mortgage Info	First	Second
Loan-to-Value Ratio	0%	0%
Loan Amount	\$0	\$0
Monthly Payment	\$0.00	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	0.000%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	N/A
Annual Gross Rent Multiplier	15
Monthly Gross Rent Multiplier	176
Capitalization Rate	5.2%
Cash on Cash Return	5%
Total Return on Investment	11%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

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

Comments
Self management numbers. *lots and floor plans might ch
*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.

For more information, contact Empowered Investor LLC at www.JasonHartman.com or 1-714-820-4200 ext. 2

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