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

Estimated Expenses	Monthly	Annual
Property Taxes	-\$170	-\$2,035
Insurance	-\$62	-\$740
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	-\$363	-\$4,359

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	\$1,569	\$18,825
- Mortgage Payments	\$0	\$0
= Cash Flow	\$1,569	\$18,825
+ Principal Reduction	\$0	\$0
+ First-Year Appreciation	\$1,850	\$22,199
= Gross Equity Income	\$3,419	\$41,024



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	
Rent-to-Value Ratio <sup>™</sup> (RV Ratio <sup>™</sup> )	0.6%
Debt Coverage Ratio	N/A
Annual Gross Rent Multiplier	15
Capitalization Rate	5.1%
Cash on Cash Return	5%
Return on Investment	11%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchan	

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

## Comments

Self management numbers. \*lots and floor plans might change. Gated community features an amenity center with a community pool, sport court, cornhole and a playground.

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

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