

Property Summary

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

General Information	
Square Feet	1,840
Purchase Price	\$369,990
Initial Market Value	\$369,990
Downpayment	\$369,990
Closing Costs	\$7,400
Approximate Cash Invested	\$377,390



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

Financial Indicators	
Capitalization Rate	5.2%
Cash on Cash Return	5%
Total Return on Investment	11%

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

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.