

Property Summary

Great location!
Queen Creek, AZ 85142
3 bedrooms 2 bathrooms 2025 year built
Up to 11% financed incentives!



General Information	
Square Feet	1,775
Purchase Price	\$473,519
Initial Market Value	\$473,519
Downpayment	\$142,056
Closing Costs	\$16,100
Approximate Cash Invested	\$158,155

Income & Expenses	Monthly	Annual
Projected Rent	\$2,400	\$28,800
Vacancy Losses	\$192	\$2,304
Operating Income	\$2,208	\$26,496
Operating Expenses	\$493	\$5,915

Net Performance	Monthly	Annual
Net Operating Income	\$1,715	\$20,581
- Mortgage Payments	\$1,777	\$21,328
= Cash Flow	-\$62	-\$747
+ Principal Reduction	\$408	\$4,899
+ First-Year Appreciation	\$2,368	\$28,411
= Gross Equity Income	\$2,714	\$32,563

Financial Indicators	
Capitalization Rate	4.3%
Cash on Cash Return	0%
Return on Investment	21%

Assumptions	
Projected Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	0%

Comments	
Breakdown:	
5 pre-paid pts AND give the allowable 2% ...	

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