

1 Year Performance Projection

Growing area near TSMC  
Surprise, AZ 85387  
3 bedrooms 2 bathrooms 2025 year built  
Rent range: \$1900 - \$2200



Square Feet	1,400
Initial Market Value	\$399,990
Purchase Price	\$399,990
Downpayment	\$119,997
Loan Origination Fees	\$5,600
Depreciable Closing Costs	\$4,000
Other Costs and Fixup	\$0
Approximate Cash Invested	\$129,597
Cost per Square Foot	\$286
Monthly Rent per Square Foot	\$1.43

Projected Income	Monthly	Annual
Projected Rent	\$2,000	\$24,000
Vacancy Losses	-\$160	-\$1,920
Operating Income	\$1,840	\$22,080

Estimated Expenses	Monthly	Annual
Property Taxes	-\$133	-\$1,600
Insurance	-\$67	-\$800
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$149	-\$1,788
Maintenance	-\$40	-\$480
Other (Utilities, Supplies, etc.)	-\$0	-\$0
Operating Expenses	-\$389	-\$4,668

Net Performance	Monthly	Annual
Net Operating Income	\$1,451	\$17,412
- Mortgage Payments	-\$1,419	-\$17,024
= Cash Flow	\$32	\$388
+ Principal Reduction	\$376	\$4,517
+ First-Year Appreciation	\$2,000	\$23,999
= Gross Equity Income	\$2,409	\$28,904

Mortgage Info	First	Second
Loan-to-Value Ratio	70%	0%
Loan Amount	\$279,993	\$0
Monthly Payment	\$1,418.68	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	4.500%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Rent-to-Value Ratio™ (RV Ratio™)	0.5%
Debt Coverage Ratio	1.02
Annual Gross Rent Multiplier	17
Capitalization Rate	4.4%
Cash on Cash Return	0%
Return on Investment	22%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchan...	

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

Comments
Internet included, Community pool with (coming soon), Fire pit, BBQ island (in pool area), Tot lot with ramada, Half basketball court, Corn hole, BBQ grills \$10k reduced...
*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.