

1 Year Performance Projection

New Construction near TSMC
Surprise, AZ 85361
3 bedrooms 2 bathrooms 2025 year built
Rent range: \$1900 - \$2200



Square Feet	1,703
Initial Market Value	\$405,945
Purchase Price	\$405,945
Downpayment	\$121,784
Loan Origination Fees	\$5,683
Depreciable Closing Costs	\$4,059
Other Costs and Fixup	\$0
Approximate Cash Invested	\$131,526
Cost per Square Foot	\$238
Monthly Rent per Square Foot	\$1.20

Projected Income	Monthly	Annual
Projected Rent	\$2,050	\$24,600
Vacancy Losses	-\$164	-\$1,968
Operating Income	\$1,886	\$22,632

Estimated Expenses	Monthly	Annual
Property Taxes	-\$135	-\$1,624
Insurance	-\$68	-\$812
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$100	-\$1,200
Maintenance	-\$41	-\$492
Other (Utilities, Supplies, etc.)	-\$0	-\$0
Operating Expenses	-\$344	-\$4,128

Net Performance	Monthly	Annual
Net Operating Income	\$1,542	\$18,504
- Mortgage Payments	-\$1,539	-\$18,470
= Cash Flow	\$3	\$34
+ Principal Reduction	\$0	\$0
+ First-Year Appreciation	\$2,030	\$24,357
= Gross Equity Income	\$2,033	\$24,391

Mortgage Info	First	Second
Loan-to-Value Ratio	70%	0%
Loan Amount	\$284,162	\$0
Monthly Payment	\$1,539.21	\$0.00
Loan Type	Interest Only Fixed	
Term	10 Years	
Interest Rate	6.500%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Rent-to-Value Ratio™ (RV Ratio™)	0.5%
Debt Coverage Ratio	1.00
Annual Gross Rent Multiplier	17
Capitalization Rate	4.6%
Cash on Cash Return	0%
Return on Investment	19%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchan...	

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

Comments

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