

1 Year Performance Projection

New construction includes bonus studio
Queen Creek, AZ 85142
4 bedrooms 3 bathrooms 2025 year built
Rent range \$3000-\$3200



Square Feet	2,649
Initial Market Value	\$693,490
Purchase Price	\$693,490
Downpayment	\$208,047
Loan Origination Fees	\$9,709
Depreciable Closing Costs	\$13,870
Other Costs and Fixup	\$0
Approximate Cash Invested	\$231,626
Cost per Square Foot	\$262
Monthly Rent per Square Foot	\$1.13

Projected Income	Monthly	Annual
Projected Rent	\$3,000	\$36,000
Vacancy Losses	-\$240	-\$2,880
Operating Income	\$2,760	\$33,120

Estimated Expenses	Monthly	Annual
Property Taxes	-\$231	-\$2,774
Insurance	-\$87	-\$1,040
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$90	-\$1,080
Maintenance	-\$60	-\$720
Other (Utilities, Supplies, etc.)	-\$0	-\$0
Operating Expenses	-\$468	-\$5,614

Net Performance	Monthly	Annual
Net Operating Income	\$2,292	\$27,506
- Mortgage Payments	-\$2,315	-\$27,777
= Cash Flow	-\$23	-\$272
+ Principal Reduction	\$714	\$8,564
+ First-Year Appreciation	\$3,467	\$41,609
= Gross Equity Income	\$4,158	\$49,902

Mortgage Info	First	Second
Loan-to-Value Ratio	70%	0%
Loan Amount	\$485,443	\$0
Monthly Payment	\$2,314.78	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	3.990%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Rent-to-Value Ratio™ (RV Ratio™)	0.4%
Debt Coverage Ratio	0.99
Annual Gross Rent Multiplier	19
Capitalization Rate	4.0%
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

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