

Property Summary

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

General Information	
Square Feet	2,649
Purchase Price	\$693,490
Initial Market Value	\$693,490
Downpayment	\$208,047
Closing Costs	\$23,579
Approximate Cash Invested	\$231,626

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



Financial Indicators	
Capitalization Rate	4.0%
Cash on Cash Return	0%
Return on Investment	22%

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

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