

1 Year Performance Projection

New Construction includes bonus studio  
San Tan Valley, AZ 85143  
4 bedrooms 3 bathrooms 2025 year built  
Rent range \$2600-\$2900

Square Feet	2,647
Initial Market Value	\$554,490
Purchase Price	\$554,490
Downpayment	\$166,347
Loan Origination Fees	\$7,763
Depreciable Closing Costs	\$11,090
Other Costs and Fixup	\$0
Approximate Cash Invested	\$185,200
Cost per Square Foot	\$209
Monthly Rent per Square Foot	\$1.02

Projected Income	Monthly	Annual
Projected Rent	\$2,700	\$32,400
Vacancy Losses	-\$216	-\$2,592
Operating Income	\$2,484	\$29,808

Estimated Expenses	Monthly	Annual
Property Taxes	-\$185	-\$2,218
Insurance	-\$69	-\$832
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$90	-\$1,080
Maintenance	-\$54	-\$648
Other (Utilities, Supplies, etc.)	-\$0	-\$0
Operating Expenses	-\$398	-\$4,778

Net Performance	Monthly	Annual
Net Operating Income	\$2,086	\$25,030
- Mortgage Payments	-\$2,102	-\$25,229
= Cash Flow	-\$17	-\$199
+ Principal Reduction	\$0	\$0
+ First-Year Appreciation	\$2,772	\$33,269
= Gross Equity Income	\$2,756	\$33,070



Mortgage Info	First	Second
Loan-to-Value Ratio	70%	0%
Loan Amount	\$388,143	\$0
Monthly Payment	\$2,102.44	\$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	0.99
Annual Gross Rent Multiplier	17
Capitalization Rate	4.5%
Cash on Cash Return	0%
Return on Investment	18%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchan...	

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

Comments
Self management numbers.

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