

Property Summary

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

General Information	
Square Feet	2,647
Purchase Price	\$554,490
Initial Market Value	\$554,490
Downpayment	\$166,347
Closing Costs	\$18,853
Approximate Cash Invested	\$185,200

Income & Expenses	Monthly	Annual
Projected Rent	\$2,800	\$33,600
Vacancy Losses	\$224	\$2,688
Operating Income	\$2,576	\$30,912
Operating Expenses	\$400	\$4,802

Net Performance	Monthly	Annual
Net Operating Income	\$2,176	\$26,110
- Mortgage Payments	\$1,851	\$22,210
= Cash Flow	\$325	\$3,900
+ Principal Reduction	\$571	\$6,847
+ First-Year Appreciation	\$2,772	\$33,269
= Gross Equity Income	\$3,668	\$44,017



Financial Indicators	
Capitalization Rate	4.7%
Cash on Cash Return	2%
Return on Investment	24%

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

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.