

1 Year Performance Projection

New construction includes bonus studio
San Tan Valley, AZ 85143
4 bedrooms 3 bathrooms 2025 year built
Rent range \$2500-\$2700

Square Feet	2,105
Initial Market Value	\$467,190
Purchase Price	\$467,190
Downpayment	\$116,798
Loan Origination Fees	\$7,008
Depreciable Closing Costs	\$9,344
Other Costs and Fixup	\$0
Approximate Cash Invested	\$133,149
Cost per Square Foot	\$222
Monthly Rent per Square Foot	\$1.24

Projected Income	Monthly	Annual
Projected Rent	\$2,600	\$31,200
Vacancy Losses	-\$208	-\$2,496
Operating Income	\$2,392	\$28,704

Estimated Expenses	Monthly	Annual
Property Taxes	-\$156	-\$1,869
Insurance	-\$58	-\$701
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$90	-\$1,080
Maintenance	-\$52	-\$624
Other (Utilities, Supplies, etc.)	-\$0	-\$0
Operating Expenses	-\$356	-\$4,274

Net Performance	Monthly	Annual
Net Operating Income	\$2,036	\$24,430
- Mortgage Payments	-\$1,671	-\$20,050
= Cash Flow	\$365	\$4,381
+ Principal Reduction	\$515	\$6,181
+ First-Year Appreciation	\$2,336	\$28,031
= Gross Equity Income	\$3,216	\$38,593



Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$350,392	\$0
Monthly Payment	\$1,670.81	\$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™)	0.6%
Debt Coverage Ratio	1.22
Annual Gross Rent Multiplier	15
Capitalization Rate	5.2%
Cash on Cash Return	3%
Return on Investment	29%
+ 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.