

Property Summary

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

General Information	
Square Feet	2,105
Purchase Price	\$467,190
Initial Market Value	\$467,190
Downpayment	\$116,798
Closing Costs	\$16,352
Approximate Cash Invested	\$133,149

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



Financial Indicators	
Capitalization Rate	5.2%
Cash on Cash Return	3%
Return on Investment	29%

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.