

1 Year Performance Projection

New Construction
Mesa, AZ 85212
3 bedrooms 2 bathrooms 2025 year built
Nice Community!

Square Feet	1,738
Initial Market Value	\$511,690
Purchase Price	\$511,690
Downpayment	\$153,507
Loan Origination Fees	\$3,582
Depreciable Closing Costs	\$5,117
Other Costs and Fixup	\$0
Approximate Cash Invested	\$162,206
Cost per Square Foot	\$294
Monthly Rent per Square Foot	\$1.67

Projected Income	Monthly	Annual
Projected Rent	\$2,900	\$34,800
Vacancy Losses	-\$232	-\$2,784
Operating Income	\$2,668	\$32,016

Estimated Expenses	Monthly	Annual
Property Taxes	-\$217	-\$2,610
Insurance	-\$107	-\$1,279
Management Fees	-\$48	-\$576
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$111	-\$1,332
Maintenance	-\$58	-\$696
Other (Utilities, Supplies, etc.)	-\$0	-\$0
Operating Expenses	-\$541	-\$6,493

Net Performance	Monthly	Annual
Net Operating Income	\$2,127	\$25,523
- Mortgage Payments	-\$2,235	-\$26,815
= Cash Flow	-\$108	-\$1,292
+ Principal Reduction	\$342	\$4,099
+ First-Year Appreciation	\$2,558	\$30,701
= Gross Equity Income	\$2,792	\$33,509



Mortgage Info	First	Second
Loan-to-Value Ratio	70%	0%
Loan Amount	\$358,183	\$0
Monthly Payment	\$2,234.60	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.375%	0.000%
Monthly PMI	\$0	

Financial Indicators		
Rent-to-Value Ratio™ (RV Ratio™)		0.6%
Debt Coverage Ratio		0.95
Annual Gross Rent Multiplier		15
Capitalization Rate		5.0%
Cash on Cash Return		-1%
Return on Investment		21%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchan...		

Assumptions		
Projected Appreciation Rate		6%
Vacancy Rate		8%
Management Fee		\$48
Maintenance Percentage		2%

Comments
Washer, dryer, fridge included. Cable included. Other incentives may apply. Not exact rendering. Rent Range 2600-2900/mo.

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