

Property Summary

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

General Information	
Square Feet	1,738
Purchase Price	\$511,690
Initial Market Value	\$511,690
Downpayment	\$153,507
Closing Costs	\$8,699
Approximate Cash Invested	\$162,206

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



Financial Indicators	
Capitalization Rate	5.0%
Cash on Cash Return	-1%
Return on Investment	21%

Assumptions	
Projected Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	48%

Comments
Washer, dryer, fridge included. Cable included. Othe...

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