1 Year Performance Projection

Builder Close Out- \$20k CASH PRICE Reduction Mesa, AZ 85212 3 bedrooms 2.5 bathrooms 2025 year built Nice Community!

Square Feet	1,744
Initial Market Value	\$479,990
Purchase Price	\$479,990
Downpayment	\$479,990
Loan Origination Fees	\$0
Depreciable Closing Costs	\$4,800
Other Costs and Fixup	\$0
Approximate Cash Invested	\$484,790
Cost per Square Foot	\$275
Monthly Rent per Square Foot	\$1.61

Projected Income	Monthly	Annual
Projected Rent	\$2,800	\$33,600
Vacancy Losses	-\$224	-\$2,688
Operating Income	\$2,576	\$30,912

Estimated Expenses	Monthly	Annual
Property Taxes	-\$204	-\$2,448
Insurance	-\$100	-\$1,200
Management Fees	-\$48	-\$576
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$111	-\$1,332
Maintenance	-\$56	-\$672
Other (Utilities, Supplies, etc.)	-\$0	-\$0
Operating Expenses	-\$519	-\$6,228

Net Performance	Monthly	Annual
Net Operating Income	\$2,057	\$24,684
- Mortgage Payments	\$0	\$0
= Cash Flow	\$2,057	\$24,684
+ Principal Reduction	\$0	\$0
+ First-Year Appreciation	\$2,400	\$28,799
= Gross Equity Income	\$4,457	\$53,483



Mortgage Info	First	Second
Loan-to-Value Ratio	0%	0%
Loan Amount	\$0	\$0
Monthly Payment	\$0.00	\$0.00
Loan Type	Amortizing Fixed	
Term	0 Years	
Interest Rate	0.000%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Rent-to-Value Ratio [™] (RV Ratio [™])	0.6%
Debt Coverage Ratio	N/A
Annual Gross Rent Multiplier	14
Capitalization Rate	5.1%
Cash on Cash Return	5%
Return on Investment	11%
+ 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.