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.