

Property Summary

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

General Information	
Square Feet	1,744
Purchase Price	\$479,990
Initial Market Value	\$479,990
Downpayment	\$479,990
Closing Costs	\$4,800
Approximate Cash Invested	\$484,790

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



Financial Indicators	
Capitalization Rate	5.1%
Cash on Cash Return	5%
Return on Investment	11%

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.