

1 Year Performance Projection

\$10k CASH PRICE REDUCTION
Queen Creek , AZ 85142
3 bedrooms 2 bathrooms 2025 year built
Nice Community

| | |
|------------------------------|-----------|
| Square Feet | 1,775 |
| Initial Market Value | \$461,419 |
| Purchase Price | \$461,419 |
| Downpayment | \$461,419 |
| Loan Origination Fees | \$0 |
| Depreciable Closing Costs | \$4,614 |
| Other Costs and Fixup | \$0 |
| Approximate Cash Invested | \$466,033 |
| Cost per Square Foot | \$260 |
| Monthly Rent per Square Foot | \$1.41 |

| Projected Income | Monthly | Annual |
|------------------|---------|----------|
| Projected Rent | \$2,500 | \$30,000 |
| Vacancy Losses | -\$200 | -\$2,400 |
| Operating Income | \$2,300 | \$27,600 |

| Estimated Expenses | Monthly | Annual |
|-----------------------------------|---------|----------|
| Property Taxes | -\$231 | -\$2,769 |
| Insurance | -\$96 | -\$1,154 |
| Management Fees | -\$86 | -\$1,032 |
| Leasing/Advertising Fees | -\$0 | -\$0 |
| Association Fees | -\$149 | -\$1,788 |
| Maintenance | -\$50 | -\$600 |
| Other (Utilities, Supplies, etc.) | -\$0 | -\$0 |
| Operating Expenses | -\$612 | -\$7,342 |

| Net Performance | Monthly | Annual |
|---------------------------|---------|----------|
| Net Operating Income | \$1,688 | \$20,258 |
| - Mortgage Payments | \$0 | \$0 |
| = Cash Flow | \$1,688 | \$20,258 |
| + Principal Reduction | \$0 | \$0 |
| + First-Year Appreciation | \$2,307 | \$27,685 |
| = Gross Equity Income | \$3,995 | \$47,943 |



| 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™) | 0.5% |
| Debt Coverage Ratio | N/A |
| Annual Gross Rent Multiplier | 15 |
| Capitalization Rate | 4.4% |
| Cash on Cash Return | 4% |
| Return on Investment | 10% |
| + Tax Benefits: Deductions, Depreciation, 1031 Exchan... | |

| Assumptions | |
|-----------------------------|------|
| Projected Appreciation Rate | 6% |
| Vacancy Rate | 8% |
| Management Fee | \$86 |
| Maintenance Percentage | 2% |

| Comments |
|---|
| -Not exact rendering rents range from \$2400-2600 |

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