

1 Year Performance Projection

High Cash Flow Property
Mesa, AZ 85203
9bd | 4ba | Built: 1969 | Remodeled: 2026
Completely Remodeled Turn Key Investment



Square Feet	2,567
Initial Market Value	\$610,000
Purchase Price	\$610,000
Downpayment	\$152,500
Loan Origination Fees	\$0
Depreciable Closing Costs	\$18,300
Other Costs and Fixup	\$0
Approximate Cash Invested	\$170,800
Cost per Square Foot	\$238
Monthly Rent per Square Foot	\$3.39

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$457,500	\$0
Monthly Payment	\$2,742.94	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.000%	0.000%
Monthly PMI	\$0	

Projected Income	Monthly	Annual
Projected Rent	\$8,700	\$104,400
Vacancy Losses	-\$696	-\$8,352
Operating Income	\$8,004	\$96,048

Estimated Expenses	Monthly	Annual
Property Taxes	-\$142	-\$1,708
Insurance	-\$137	-\$1,647
Management Fees	-\$1,281	-\$15,368
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$261	-\$3,132
Other (Utilities, Supplies, etc.)	-\$2,192	-\$26,304
Operating Expenses	-\$4,013	-\$48,159

Financial Indicators		
Rent-to-Value Ratio™ (RV Ratio™)		1.4%
Debt Coverage Ratio		1.45
Annual Gross Rent Multiplier		6
Capitalization Rate		7.9%
Cash on Cash Return		9%
Return on Investment		33%
Return on Investment with IIDD		42%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchan...		

Net Performance	Monthly	Annual
Net Operating Income	\$3,991	\$47,889
- Mortgage Payments	-\$2,743	-\$32,915
= Cash Flow	\$1,248	\$14,974
+ Principal Reduction	\$468	\$5,618
+ Inflation Induced Debt Destruction® (IIDD) - Beta	\$1,144	\$13,725
+ First-Year Appreciation	\$3,050	\$36,600
= Gross Equity Income	\$5,910	\$70,917

Assumptions		
Projected Appreciation Rate		6%
Projected Inflation Rate		3%
Vacancy Rate		8%
Management Fee		16%
Maintenance Percentage		3%

Comments		
This house features 8 bed 3 bath with one on suit and a casita one bed one bath with kitchenette. This home also comes with Solar Power on roof.		

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

For more information, contact Empowered Investor LLC at www.JasonHartman.com or 1-714-820-4200 ext. 2

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