

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

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

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



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	

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...		

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.