

1 Year Performance Projection

\$20k OFF FOR CASH BUYER  
San Tan Valley, AZ 85143  
4 bedrooms 2 bathrooms 2025 year built  
Rent range: \$1900-\$2100

Square Feet	1,809
Initial Market Value	\$399,990
Purchase Price	\$399,990
Downpayment	\$399,990
Loan Origination Fees	\$0
Depreciable Closing Costs	\$4,000
Other Costs and Fixup	\$0
Approximate Cash Invested	\$403,990
Cost per Square Foot	\$221
Monthly Rent per Square Foot	\$1.11

Projected Income	Monthly	Annual
Projected Rent	\$2,000	\$24,000
Vacancy Losses	-\$160	-\$1,920
Operating Income	\$1,840	\$22,080

Estimated Expenses	Monthly	Annual
Property Taxes	-\$167	-\$2,000
Insurance	-\$50	-\$600
Management Fees	-\$147	-\$1,766
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$114	-\$1,368
Maintenance	-\$40	-\$480
Other (Utilities, Supplies, etc.)	-\$0	-\$0
Operating Expenses	-\$518	-\$6,214

Net Performance	Monthly	Annual
Net Operating Income	\$1,322	\$15,866
- Mortgage Payments	\$0	\$0
= Cash Flow	\$1,322	\$15,866
+ Principal Reduction	\$0	\$0
+ First-Year Appreciation	\$2,000	\$23,999
= Gross Equity Income	\$3,322	\$39,865



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	30 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		17
Capitalization Rate		4.0%
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		8%
Maintenance Percentage		2%

Comments
Washer/dryer/stainless steel appliances included Gated community: amenity center with a community pool, sport court, cornhole and a playground.

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