

1 Year Performance Projection

New Construction near TSMC
Surprise, AZ 85361
3bd | 2.5ba | Built: 2025
Rent range: \$1900 - \$2200



Square Feet	1,742
Initial Market Value	\$370,000
Purchase Price	\$370,000
Downpayment	\$370,000
Loan Origination Fees	\$0
Depreciable Closing Costs	\$3,700
Other Costs and Fixup	\$0
Approximate Cash Invested	\$373,700
Cost per Square Foot	\$212
Monthly Rent per Square Foot	\$1.15

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	

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

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%
Return on Investment with IIDD	10%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchan...	

Operating Expenses	Monthly	Annual
Property Taxes	-\$123	-\$1,480
Insurance	-\$62	-\$740
Management Fees	-\$147	-\$1,766
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$100	-\$1,200
Maintenance	-\$40	-\$480
Other (Utilities, Supplies, etc.)	-\$0	-\$0
Operating Expenses	-\$472	-\$5,666

Assumptions	
Projected Appreciation Rate	6%
Projected Inflation Rate	3%
Vacancy Rate	8%
Management Fee	8%
Maintenance Percentage	2%

Net Performance	Monthly	Annual
Net Operating Income	\$1,368	\$16,414
- Mortgage Payments	\$0	\$0
= Cash Flow	\$1,368	\$16,414
+ Principal Reduction	\$0	\$0
+ Inflation Induced Debt	\$0	\$0
Destruction® (IIDD) - Beta		
+ First-Year Appreciation	\$1,850	\$22,200
= Gross Equity Income	\$3,218	\$38,614

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