

1 Year Performance Projection

New Construction near TSMC
Surprise, AZ 85361
3bd | 2ba | Built: 2025
Rent range: \$1900 - \$2200



Square Feet	1,703
Initial Market Value	\$405,945
Purchase Price	\$405,945
Downpayment	\$405,945
Loan Origination Fees	\$0
Depreciable Closing Costs	\$4,059
Other Costs and Fixup	\$0
Approximate Cash Invested	\$410,004
Cost per Square Foot	\$238
Monthly Rent per Square Foot	\$1.20

Projected Income	Monthly	Annual
Projected Rent	\$2,050	\$24,600
Vacancy Losses	-\$164	-\$1,968
Operating Income	\$1,886	\$22,632

Estimated Expenses	Monthly	Annual
Property Taxes	-\$135	-\$1,624
Insurance	-\$68	-\$812
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$100	-\$1,200
Maintenance	-\$41	-\$492
Other (Utilities, Supplies, etc.)	-\$0	-\$0
Operating Expenses	-\$344	-\$4,128

Net Performance	Monthly	Annual
Net Operating Income	\$1,542	\$18,504
- Mortgage Payments	\$0	\$0
= Cash Flow	\$1,542	\$18,504
+ Principal Reduction	\$0	\$0
+ Inflation Induced Debt	\$0	\$0
Destruction® (IIDD) - Beta		
+ First-Year Appreciation	\$2,030	\$24,357
= Gross Equity Income	\$3,572	\$42,861

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		4.6%
Cash on Cash Return		5%
Return on Investment		10%
Return on Investment with IIDD		10%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange...		

Assumptions		
Projected Appreciation Rate		6%
Projected Inflation Rate		3%
Vacancy Rate		8%
Management Fee		0%
Maintenance Percentage		2%

Comments		

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