

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
<b>Approximate Cash Invested</b>	<b>\$410,004</b>
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
<b>Operating Income</b>	<b>\$1,886</b>	<b>\$22,632</b>

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
<b>Operating Expenses</b>	<b>-\$344</b>	<b>-\$4,128</b>

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

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

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.