

Single Family Home

Sales Price:
\$78,500

Rent:
\$875/month

Cash Flow Accelerated:

\$293.43/month

Cash Flow Outright:

\$650.00/month

Total ROI Accelerated:

24.00%

Total ROI Outright:

19.94%

- Single family property
 - Built in 2007
 - Approx 1862 sq. ft.
 - 3 bed/ 2.5 bath
 - 2 car garage

Phoenix, AZ 85041



About Property

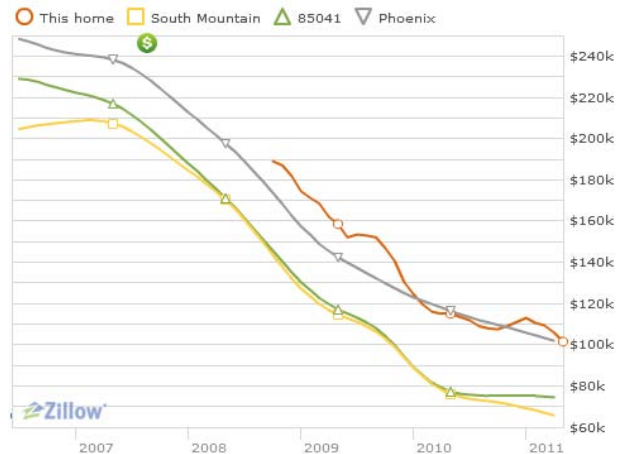
beautiful 3 bedroom, 2 and a half bath house. It has a great kitchen with maple cabinets and black appliances. This home has 1,862 sq/ft on a two story floor plan. Its close proximity to downtown Phoenix makes it an excellent addition to an investment portfolio. You can take advantage of the entertainment offered in the city, while enjoying the more quiet privacy of a suburban neighborhood.

This home is nearby several schools in the area. The following list below shows the schools as well as the distance to each school.

- Ed Pastor Elementary School
1.3 miles
- Victory High School
1.2 miles
- South Mountain High School
2.7 miles
- Bernard Black Elementary School
1.3 miles

It is also located about a half mile from a local Food Island Market, making quick items close by for tenants' convenience. There is also a larger Wal-mart Supercenter about a mile and a half away on 6150 S. 35th Avenue. Other stores in the area include:

- Restaurants:** Jack In the Box, Little Caesars Pizza, Dulceria La Mexicana
- Banks:** TCF Bank, U.S. Bank, Wells Fargo, Bank One
- Other:** Forever Young Personal Fitness, Gold's Gym, UPS Store



Accelerated Path Pro-forma

Purchase Price	\$78,500
Down Payment	\$15,700
Rehab Estimate	\$2560
Coordination Fee	\$2500
Closing Costs Estimate	\$5495
HOA Closing Estimate	\$500
Total Out-of-Pocket	\$26,755
Income & Expenses	
Monthly Rent Estimate	\$875
Annual Rental Income	\$10,500
Mortgage Payment (PITI) 5.5%	\$481.57
HOA Monthly	\$30
Property Mgt Monthly	\$70
Vacancies/Repairs <small>*Not figured in monthly cash flow</small>	\$35
Cash Flows & Returns	
Monthly Cash Flow	\$293.43
TOTAL ROI <small>*5YR replacement cost @ \$65/sq ft</small>	24.00%

Note: This pro-forma is for illustrative purposes only. Actual results may vary from these values.

Outright Path Pro-forma

Purchase Price	\$78,500
Rehab Estimate	\$2560
Coordination Fee	\$2500
Closing Costs Estimate	\$1570
HOA Closing Estimate	\$500
Total Out-of-Pocket	\$85,630
Income & Expenses	
Monthly Rent Estimate	\$875
Annual Rental Income	\$10,500
Annual Taxes & Insurance Estimate	\$1500
HOA Monthly	\$30
Property Mgt Monthly	\$70
Vacancies/Repairs <small>*Not figured in monthly cash flow</small>	\$35
Cash Flows & Returns	
Monthly Cash Flow	\$650.00
TOTAL ROI <small>*5YR replacement cost @ \$65/sq ft</small>	19.94%

Note: This pro-forma is for illustrative purposes only. Actual results may vary from this pro-forma.